

FILE

35

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

PUCO

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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

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).

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

Q9. 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.



Kevin Corcoran

Attorney for Bob Schmitt Homes, Inc., Sue Steigerwald, Joan Heginbotham and CKAP

Jeffrey L. Small
Maureen Grady
Christopher Allwein
Office of the Ohio Consumers' Counsel
10 West Broad Street, Suite 1800
Columbus, Ohio 43215
small@OCC.state.oh.us
grady@OCC.state.oh.us
allwein@OCC.state.oh.us

Samuel C. Randazzo
Joseph M. Clark
McNees Wallace & Nurick LLC
21 East State Street, 17th Floor
Columbus, Ohio 43215
sam@mwncmh.com
jclark@mwncmh.com

John Jones
Sarah Parot
Public Utilities Section
Office of the Attorney General
180 E. Broad St., 6th Floor
Columbus, Ohio 43215
duane.luckey@puc.state.oh.us
thomas.mcnamee@puc.state.oh.us
william.wright@puc.state.oh.us

Richard L. Sites
General Counsel & Senior Director of Health Policy
Ohio Hospital Association
155 East Broad Street, 15th Floor
Columbus, Ohio 43215
ricks@ohanet.org

Thomas J. O'Brien
Bricker & Eckler LLP
100 South Third Street
Columbus, Ohio 43215
tobrien@bricker.com

James W. Burk
FirstEnergy Service Company
76 South Main Street
Akron, OH 44308
burkj@firstenergycorp.com

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M. Howard Petricoff
Stephen M. Howard
Vorys, Sater, Seymour and Pease LLP
52 E. Gay Street
P.O. Box 1008
Columbus, Ohio 43216-1008
mhpetricoff@vssp.com

Cynthia Fonner Brady
Senior Counsel
Constellation Energy Resources, LLC
550 West Washington Blvd, Suite 300
Chicago, Illinois 60661
cynthia.brady@constellation.com

David C. Rinebolt
Colleen L. Mooney
Ohio Partners for Affordable Energy
231 West Lima Street
Findlay, Ohio 45839-1793
cmooney2@columbus.rr.com
drinebolt@ohiopartners.org

CMA Report

Sorted by Area (asc), Price (asc)

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

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X 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 Pellets OR Propane OR Solar OR Wood

RESIDENTIAL

CLOSED Properties

Address	City	Bd	Bth	SqFt	LotSz	Year Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	P % LI
18179 Marks Road	Strongsville	2	(1 0)	682	1.560ac	1928/02/18/08	65.98	80/72	69,500	59,900	45,000	75.13
10024 W 130th St	Strongsville	3	(1 0)	1403	0.660ac	1954/03/12/08	36.35	28/25	74,000	60,000	51,000	85.00
15030 Prospect	Strongsville	2	(1 0)	1212	0.730ac	1920/08/28/08	56.48	65/26	74,900	69,800	68,450	97.93
20179 Westwood	Strongsville	3	(2 0)	1852	0.860ac	1935/04/05/08	37.74	60/49	89,900	79,900	69,900	87.48
12290 Janette	Strongsville	3	(1 0)	1040	0.580ac	1959/06/27/08	78.85	20/18	95,000	96,000	82,000	86.32
20430 Carlyle	Strongsville	3	(1 1)	988	0.290ac	1959/10/31/08	85.93	31/28	84,900	84,900	84,900	100.00
14950 Lenox Dr	Strongsville	2	(2 0)	1227		2000/10/17/08	70.90	79/77	94,900	89,000	87,000	97.76
13464 Blazey	Strongsville	3	(1 1)	1232	0.320ac	1952/09/29/08	71.02	121/210	118,655	98,900	87,500	88.47
19110 Benbow	Strongsville	3	(1 1)	1347	0.800ac	1958/12/22/08	66.82	57/86	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)	2392	0.380ac	1983/12/01/08	39.92	10/179	95,000	95,000	95,500	100.53
20967 Springfield	Strongsville	2	(2 0)	1502	0.140ac	1988/12/15/08	63.91	68/77	128,000	115,200	96,000	83.33
10136 Fair	Strongsville	4	(2 1)	2598	0.240ac	1984/12/19/08	38.52	19/39	118,500	118,500	100,000	84.39
14729 Lenox Dr #129	Strongsville	2	(2 0)	0	9.560ac	1999/05/13/08	0.00	239/203	126,000	105,000	100,000	95.24
8498 Lincolnshire	Strongsville	3	(1 1)	1688	0.270ac	1986/12/05/08	59.24	107/186	114,900	89,900	100,000	100.10
7991 Lito	Strongsville	4	(1 1)	1332	0.430ac	1965/08/25/08	78.83	21/17	130,000	130,000	105,000	80.77
14727 Lenox #127	Strongsville	2	(2 0)	1185		1999/11/07/08	89.45	180/167	114,900	110,900	106,000	95.58
12297 Webster Road	Strongsville	4	(2 0)	0	0.660ac	1958/10/30/08	0.00	49/73	119,900	118,900	107,000	89.24
15107 Lenox Dr #407	Strongsville	3	(2 0)	0	9.560ac	2000/01/07/08	0.00	91/42	119,900	119,900	109,000	90.91
9844 Twelve Oaks	Strongsville	2	(2 0)	1522	0.070ac	1988/05/20/08	72.27	129/101	142,000	114,900	110,000	95.74
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	112,500	92.21
16253 Lanier	Strongsville	3	(1 1)	2312	0.330ac	1952/06/23/08	48.88	5/31	119,900	119,900	113,000	94.25
20496 Drake Road	Strongsville	3	(1 1)	2092	0.780ac	1958/01/18/08	54.25	23/135	124,900	124,900	113,500	90.87
9829 Plum Brook Lane	Strongsville	3	(2 0)	2047	0.270ac	1978/08/28/08	66.18	56/101	139,900	126,910	115,000	91.34
18249 Meadow Lane	Strongsville	3	(2 0)	1359	0.380ac	1957/11/03/08	85.36	10/247	129,900	129,900	116,000	89.30
15683 Grosse Pointe Oval	Strongsville	2	(1 1)	1442		1987/09/25/08	80.44	134/131	139,900	122,900	116,000	94.39
17585 Drake	Strongsville	2	(1 1)	1308	0.530ac	1905/10/21/08	91.12	33/0	136,999	119,900	119,000	99.25
11251 Brady	Strongsville	3	(1 0)	1527	0.360ac	1959/12/18/08	78.59	61/56	129,900	124,900	120,000	96.08
20610 Boston Road	Strongsville	3	(1 0)	1243	1.180ac	1953/03/14/08	96.54	43/40	135,000	125,000	120,000	96.00
11725 Point Overlook Pl	Strongsville	3	(2 1)	0		1972/10/27/08	0.00	138/136	164,900	154,900	122,500	79.08
18288 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
8483 Lincolnshire	Strongsville	3	(1 1)	1638	0.270ac	1988/02/28/08	75.09	175/173	144,900	135,800	123,000	90.51
16604 Glendale	Strongsville	3	(1 2)	1849	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	134,800	123,500	91.55
18761 Dell Dr	Strongsville	2	(1 1)	0		1972/06/16/08	0.00	48/45	129,000	129,000	125,000	96.90
22341 W Sprague Road	Strongsville	5	(3 1)	2164	0.670ac	1956/05/30/08	57.76	77/76	204,900	184,900	125,000	67.80
18178 Howe	Strongsville	4	(2 1)	2274	0.290ac	1977/11/13/08	55.41	74/79	144,900	134,900	126,000	93.40
17266 Akita	Strongsville	3	(2 1)	1944	3.590ac	1971/04/28/08	64.87	52/9	124,900	124,900	126,100	100.96
8488 Webster Road	Strongsville	3	(1 1)	1180	0.350ac	1959/08/28/08	107.63	87/37	145,999	132,900	127,000	95.56
19105 Wheelers Lane	Strongsville	2	(2 0)	1326		1994/08/28/08	96.15	114/105	140,000	135,000	127,500	94.44
14448 Settlers Way #103	Strongsville	2	(2 0)	1546		1992/12/12/08	82.79	328/315	157,900	133,900	128,000	95.59
19255 Heather	Strongsville	2	(2 1)	1610	0.400ac	1972/11/17/08	79.50	144/113	134,543	134,543	128,000	95.14
15650 Albion	Strongsville	3	(1 1)	1626	0.680ac	1957/08/29/08	79.89	128/66	174,800	129,900	129,900	100.00
8804 Lincolnshire Blvd	Strongsville	3	(2 0)	0	0.270ac	1964/04/07/08	0.00	43/558	134,900	134,900	129,900	96.29
18482 Shurmer Road	Strongsville	4	(3 0)	2230	0.750ac	1967/06/10/08	58.30	15/40	117,500	117,500	130,000	110.64

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

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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	SqFt	LotSz	YearDate	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	P %	L1
10077 Priem Road	Strongsville	3	(1 1)	1064	0.340ac	198001/31/08	122.18	166/163	149,900	137,000	130,000	94.89	
13374 Tomson Dr	Strongsville	3	(1 0)	1250	0.300ac	195909/30/08	104.00	37/6	134,900	134,900	130,000	96.37	
20637 Sun Meadow Trl	Strongsville	2	(2 0)	0		199104/26/08	0.00	193/192	158,900	139,500	130,000	93.19	
19383 Hunt Road	Strongsville	3	(2 1)	1778	0.930ac	196307/29/08	73.31	13/10	145,000	145,000	130,200	88.78	
8854 Lincolnshire	Strongsville	3	(1 1)	0	0.270ac	198305/28/08	0.00	66/62	149,900	140,000	131,790	94.14	
19445 Lymans Lane #97	Strongsville	3	(2 0)	1328		199103/12/08	99.92	173/165	139,800	139,900	132,500	94.71	
16734 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	198908/20/08	86.88	283/278	157,900	137,400	134,400	97.82	
20656 Royalton Road	Strongsville	3	(2 0)	2234		195508/05/08	60.43	99/56	155,000	149,900	135,000	90.08	
8445 Marks Road	Strongsville	3	(1 0)	1281	0.610ac	195409/16/08	105.39	133/120	144,900	144,900	135,000	93.17	
16771 Lanier	Strongsville	3	(1 1)	0		197301/29/08	0.00	199/196	194,900	139,900	135,000	96.50	
18695 Bonnie Lane	Strongsville	3	(1 1)	1801	0.420ac	196207/25/08	75.24	158/156	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 Settlers Way	Strongsville	2	(2 0)	0		198205/28/08	0.00	69/53	142,900	142,900	136,000	95.17	
14270 Bent Tree	Strongsville	3	(2 1)	1796	0.110ac	198805/30/08	76.06	136/134	162,000	144,900	136,600	94.27	
20677 Chestnut	Strongsville	2	(2 0)	0	0.290ac	197205/02/08	0.00	131/325	155,000	139,000	137,000	98.56	
8684 Ashwood Dr	Strongsville	3	(2 0)	0	0.340ac	197211/07/08	0.00	81/965	155,000	139,999	138,000	98.57	
19153 Wheelers Lane #13	Strongsville	2	(2 0)	1326	0.010ac	199402/06/08	104.45	78/76	144,900	144,900	138,500	95.58	
19644 Westwood	Strongsville	3	(1 0)	1229	0.770ac	194107/03/08	113.10	77/76	149,900	149,900	139,000	92.73	
20841 Sun Meadow Trl #4	Strongsville	2	(1 1)	1750		199109/26/08	79.94	92/92	159,900	139,900	125,000	89.35	
13257 Whitney Road	Strongsville	3	(1 1)	1462	0.340ac	195801/31/08	95.76	106/492	144,900	139,999	139,999	100.00	
9757 Hazelwood Ave	Strongsville	3	(1 1)	1858	0.500ac	196608/21/08	84.54	64/27	157,000	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 Barton	Strongsville	4	(1 1)	2126	0.290ac	197312/29/08	66.09	55/51	149,500	139,900	140,500	100.43	
16290 Cypress Ave	Strongsville	3	(1 1)	1104	0.440ac	195909/25/08	128.62	76/73	162,000	152,000	142,000	93.42	
16492 Morning Star	Strongsville	4	(2 1)	2502	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	99.85	
14594 Settlers Way #163	Strongsville	3	(2 0)	1404		199307/01/08	103.28	275/457	159,900	149,900	145,000	96.73	
12973 Ridge Creek CRK	Strongsville	3	(2 0)	1972	0.280ac	196803/13/08	73.53	6/4	149,900	149,900	145,000	96.73	
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	192907/09/08	90.18	246/596	158,900	149,900	146,000	97.40	
10930 Blodgett CRK	Strongsville	3	(2 0)	1645	0.140ac	198808/29/08	89.36	189/547	163,500	154,777	147,000	94.98	
19893 Olde 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	197807/02/08	82.78	36/213	162,900	149,900	149,000	89.40	
12973 Ridge Creek CRK	Strongsville	3	(2 0)	1972	0.260ac	196801/16/08	76.06	74/47	159,900	159,900	150,000	93.81	
13101 Richards Dr	Strongsville	3	(1 0)	1540	0.320ac	196004/22/08	97.40	234/203	159,900	153,900	150,000	97.47	
8486 Fair Road	Strongsville	3	(2 0)	1860	0.310ac	196511/20/08	80.65	99/279	159,900	159,900	150,000	93.81	
15127 Colony Ct	Strongsville	3	(2 1)	1842	0.110ac	199511/24/08	81.43	37/382	164,900	164,900	150,000	90.96	
18435 Cook Ave	Strongsville	3	(2 1)	0	0.320ac	198812/16/08	0.00	62/61	162,000	162,000	150,000	92.59	
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 Broxton Dr	Strongsville	3	(1 1)	1330	0.180ac	198207/29/08	114.29	59/55	161,900	159,900	152,000	95.06	
19668 Westwood Dr	Strongsville	4	(2 1)	1639	1.070ac	194003/03/08	93.35	82/206	164,900	155,000	153,000	98.71	
18287 Cook Ave	Strongsville	3	(2 0)	1264	0.320ac	195608/15/08	121.84	18/16	154,000	154,000	154,000	100.00	
15489 Drake Road	Strongsville	3	(2 0)	1788	0.950ac	194310/27/08	86.41	36/24	159,900	159,900	154,500	96.62	
11901 The Bluffs	Strongsville	4	(2 1)	2388	0.280ac	196912/16/08	84.91	51/232	164,777	164,777	155,000	94.07	
8497 Grovaside	Strongsville	4	(2 1)	1860	0.290ac	198509/22/08	83.33	96/91	179,900	164,500	155,000	94.22	
16583 Sunwood	Strongsville	2	(2 1)	1684	0.130ac	199304/14/08	92.04	67/63	169,000	169,000	155,000	91.72	
19832 Hidden Meadows	Strongsville	2	(2 1)	1801	0.650ac	199405/27/08	86.06	56/48	171,900	166,900	155,000	92.87	
9884 Brushwood Lane	Strongsville	3	(2 1)	1823	0.200ac	199001/14/08	95.50	61/9	157,500	157,500	155,000	98.41	

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16334 Lakeforest Dr	Strongsville	4	(2 1)	2031	0.240ac	1981/06/13/08	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	158,000	97.50
18609 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
8586 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 CIRC	Strongsville	3	(2 0)	1884	0.130ac	1989/03/04/08	84.00	109/92	174,500	168,900	158,250	93.69
16003 Windsor Dr	Strongsville	4	(1 1)	2212	0.370ac	1971/12/19/08	71.88	83/77	164,900	159,900	169,000	99.44
11494 Co Moor Blvd	Strongsville	3	(2 0)	1650	0.130ac	1987/07/31/08	96.91	35/32	169,500	169,500	159,900	94.34
17080 Hawks Lookout Lane	Strongsville	4	(2 1)	0	0.290ac	1986/08/15/08	0.00	70/76	169,000	160,900	160,000	99.44
8418 Lincolnshire	Strongsville	3	(1 1)	1604	0.270ac	1967/09/17/08	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	165,000	160,000	96.97
22301 W Sprague Road	Strongsville	4	(2 1)	2112	0.420ac	1975/03/11/08	75.76	43/148	165,000	165,000	160,000	96.97
19166 Westbrook	Strongsville	3	(2 0)	0	0.080ac	2000/09/04/08	0.00	165/164	182,500	169,900	160,000	94.17
18197 Raccoon Trl	Strongsville	4	(2 1)	2102	0.310ac	1975/07/22/08	76.12	87/245	199,900	189,900	180,000	84.25
15642 Grosse Pointe Oval	Strongsville	2	(2 0)	1821	0.070ac	1987/05/28/08	88.96	104/96	169,900	164,900	162,000	96.24
17983 Walnut Dr	Strongsville	3	(2 0)	0	0.430ac	1978/08/26/08	0.00	215/399	174,500	172,800	163,000	94.27
20689 White Bark	Strongsville	3	(2 0)	2150	0.310ac	1974/09/29/08	76.05	88/86	174,900	169,500	163,500	96.46
17851 Framingham Oval	Strongsville	2	(2 0)	1380	0.130ac	1986/06/02/08	118.78	80/56	159,900	155,000	163,918	105.75
19891 Idlewood	Strongsville	4	(3 1)	0	0.410ac	1989/06/10/08	0.00	88/87	199,900	179,900	164,000	91.16
8411 Celliana Dr	Strongsville	4	(1 1)	1688	0.290ac	1970/06/26/08	97.16	46/232	174,900	169,900	164,000	96.53
18492 Shumer Road	Strongsville	5	(3 0)	2100	0.420ac	1983/08/08/08	78.10	34/72	174,900	164,900	164,000	99.45
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
15818 Albion Road	Strongsville	4	(1 1)	1778	0.310ac	1965/12/15/08	92.80	143/141	172,000	167,500	165,000	96.51
19608 Misty Lake	Strongsville	4	(2 1)	3048	0.240ac	1978/05/17/08	54.13	27/16	169,900	189,900	165,000	97.12
22451 Ethel Dr	Strongsville	3	(2 0)	1964	0.530ac	1979/03/28/08	84.01	212/210	174,900	169,900	165,000	97.12
18674 Whitney	Strongsville	4	(1 2)	2149	0.330ac	1954/03/18/08	76.78	50/46	170,000	170,000	165,000	97.06
18412 Woodhaven Dr	Strongsville	3	(2 1)	0	0.040ac	1999/04/18/08	0.00	295/283	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	166,000	98.52
9318 Brushwood	Strongsville	3	(2 0)	2252	0.370ac	1988/12/22/08	75.44	37/45	169,900	168,900	169,900	100.00
14777 Wilmington	Strongsville	3	(1 1)	1664	0.230ac	1964/05/01/08	102.10	18/17	174,900	174,900	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)	1759		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)	2251	0.300ac	1971/01/22/08	76.41	176/173	189,900	184,900	172,000	93.02
18163 N Inlet Dr	Strongsville	4	(2 1)	2054	0.220ac	1978/05/29/08	83.98	17/287	178,000	176,000	172,500	96.91
13930 Whitney Road	Strongsville	4	(2 1)	2282	0.380ac	1988/04/30/08	75.44	156/149	199,900	184,900	172,900	93.51
15326 Oak Hollow	Strongsville	3	(2 0)	2492	0.220ac	2001/12/16/08	70.22	61/57	239,900	219,900	175,000	79.58
13365 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		1998/08/26/08	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	240/225	204,899	179,900	177,500	98.67
18647 Evergreen	Strongsville	3	(2 1)	1946	0.340ac	1962/08/08/08	91.21	106/104	194,900	184,900	177,500	96.00
17800 Falling Leaves Road	Strongsville	3	(2 0)	1968	0.400ac	1972/01/31/08	90.45	163/180	204,900	188,900	178,000	93.73
14976 Albion Road	Strongsville	4	(1 1)	1768	0.420ac	1979/11/12/08	101.24	225/224	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	1984/08/20/08	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	188,900	180,000	94.79
17570 W 130	Strongsville	4	(2 1)	1830	0.480ac	1991/12/30/08	98.36	19/16	189,900	189,900	180,000	94.79
18274 Sherbrooke Oval #	Strongsville	3	(2 0)	1851	0.100ac	1981/06/27/08	96.72	90/81	169,900	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	80.50	152/152	189,900	189,900	185,000	97.42

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17105 Woodleaf Road	Strongsville	4	(2 1)	2550	0.280ac	1968/05/16/08	72.55	256/255	228,900	199,000	185,000	92.86
18052 Benbow	Strongsville	2	(1 1)	0	6.370ac	1953/07/11/08	0.00	48/440	199,900	199,900	185,000	92.55
14608 Bennington Dr	Strongsville	4	(2 1)	2056	0.250ac	1978/09/30/08	89.98	29/26	199,900	199,900	185,000	92.55
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	194,900	189,900	186,000	97.95
15081 Camden Cir	Strongsville	4	(3 0)	2500	0.270ac	1979/02/29/08	74.80	58/308	225,000	199,900	187,000	93.55
14835 Trenton Ave	Strongsville	4	(3 1)	2700	0.260ac	1987/10/24/08	69.44	56/52	194,835	189,900	187,500	98.74
20219 W Winding Trl	Strongsville	4	(3 1)	3210	2.610ac	1992/05/08/08	59.18	228/229	267,400	199,900	189,900	95.00
17038 Raccoon Trl	Strongsville	4	(2 1)	2200	0.300ac	1976/12/26/08	86.36	64/59	197,500	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	199,900	190,000	95.05
14309 Wilma Dr	Strongsville	4	(2 0)	2180	0.290ac	1977/04/09/08	88.07	14/7	194,500	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
19097 Bennington	Strongsville	4	(3 1)	2236	0.280ac	1983/05/29/08	86.54	133/319	209,000	199,900	193,500	96.80
22515 Northwood	Strongsville	3	(2 1)	2446	0.170ac	2000/06/19/08	79.72	35/29	214,900	214,900	195,000	90.74
10199 Council Bluff Dr	Strongsville	3	(2 1)	2002	0.190ac	1992/09/26/08	97.40	73/71	205,000	199,500	195,000	97.74
16923 Deer Path Dr	Strongsville	3	(2 1)	2069	0.290ac	1977/06/18/08	94.49	91/53	202,500	199,500	195,500	97.89
17072 Greenwood	Strongsville	4	(2 1)	2454	0.280ac	1988/03/21/08	79.87	35/197	200,000	200,000	196,000	98.00
16270 Lakeforest	Strongsville	4	(2 1)	2834	0.240ac	1980/06/20/08	70.57	85/84	224,900	209,900	200,000	95.28
15513 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
16051 Lakeforest Dr	Strongsville	4	(2 1)	2368	0.300ac	1979/07/28/08	84.53	20/19	205,000	205,000	200,000	97.56
16576 Sunwood Oval	Strongsville	3	(2 0)	2500	0.230ac	1995/11/21/08	80.00	39/38	220,000	220,000	200,000	90.91
18824 Southporte	Strongsville	3	(3 0)	2582	0.090ac	1999/03/28/08	77.93	138/135	206,900	206,900	202,000	97.83
14235 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
14059 Placid Cove	Strongsville	3	(2 1)	1986	0.140ac	1995/07/24/08	102.72	91/52	219,900	219,900	204,000	92.77
16453 S Red Rock	Strongsville	3	(3 0)	3100	0.390ac	1984/11/24/08	66.13	28/26	214,900	214,900	205,000	95.39
14170 Glenbrook Dr	Strongsville	3	(2 0)	1786	0.130ac	2005/06/23/08	115.34	87/82	219,900	212,900	206,000	96.76
10171 Versailles	Strongsville	4	(2 1)	3526	0.230ac	1990/08/22/08	58.56	72/70	235,900	219,900	206,500	93.91
13225 Halo Oval	Strongsville	3	(2 2)	2106	0.350ac	1985/02/29/08	98.29	106/311	214,777	209,777	207,000	98.88
20987 Montclare	Strongsville	4	(2 1)	2778	0.380ac	1987/12/17/08	74.78	75/75	221,875	209,985	207,750	98.94
8445 Litta Dr	Strongsville	3	(3 0)	1960	0.330ac	1973/01/18/08	106.12	105/104	224,900	224,900	208,000	92.49
14385 Glenbrook Dr	Strongsville	3	(2 0)	1872	0.130ac	2005/12/03/08	111.11	50/47	225,000	225,000	206,000	92.44
15375 Sassafras	Strongsville	3	(2 1)	1939	0.290ac	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	1989/05/08/08	85.57	328/323	240,000	220,000	210,000	95.45
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
12588 Bristol	Strongsville	3	(2 0)	1840		1998/09/24/08	114.13	142/92	229,900	224,900	210,000	93.37
13086 Falling Water Road	Strongsville	3	(2 0)	1768	0.270ac	1968/08/18/08	119.91	253/251	219,900	219,900	212,000	96.41
12608 Bristol	Strongsville	3	(2 1)	2608	0.280ac	1998/11/28/08	81.48	12/12	235,000	235,000	212,500	90.43
17070 N Red Oak	Strongsville	4	(2 1)	0	0.330ac	1980/07/16/08	0.00	149/330	239,000	219,000	215,000	98.17
21344 Creekside Dr	Strongsville	3	(2 1)	2688	0.470ac	1993/08/20/08	79.99	39/38	234,900	234,900	215,000	91.53
19544 Cherry Stone	Strongsville	4	(2 1)	2032	0.360ac	1989/04/18/08	106.30	48/46	219,900	219,900	216,000	98.23
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
15528 Highland Park Dr	Strongsville	4	(3 0)	2466	0.290ac	1987/08/29/08	88.40	294/292	235,000	225,000	218,000	96.89
10530 Juniper	Strongsville	4	(2 1)	4102	0.200ac	1988/04/04/08	53.33	99/49	217,500	217,500	218,750	100.57
17238 Greenwood	Strongsville	3	(2 1)	0	0.250ac	2001/07/16/08	0.00	29/26	219,900	219,900	219,500	99.82
19400 Westwood Dr	Strongsville	3	(2 1)	1752	0.650ac	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	18/8	229,900	228,800	220,000	95.69
19842 Trapper Trl	Strongsville	4	(2 2)	0	0.330ac	1991/03/04/08	0.00	55/30	239,900	229,900	220,000	95.89
19669 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	92.96

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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
18886 Misty Lake Dr	Strongsville	4	(2 1)	2544		199006/17/08	88.44	58/232	229,900	229,900	225,000	97.87
14318 Shireen	Strongsville	3	(2 1)	2255	0.310ac	199307/11/08	99.76	80/44	234,999	215,000	225,000	104.65
9992 Greerwich	Strongsville	4	(2 1)	2524	0.280ac	198808/21/08	89.14	8/7	233,958	233,958	225,000	96.17
8912 Oak Leaf Dr	Strongsville	4	(2 0)	0	0.290ac	198806/26/08	0.00	26/24	237,500	237,500	227,000	95.58
13453 Maple Brook Trl	Strongsville	3	(2 1)	1959	0.310ac	199108/29/08	115.86	88/26	239,500	239,500	227,000	94.78
21783 Jonathan	Strongsville	4	(2 1)	2597	0.410ac	198712/29/08	87.60	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
14265 Pinebrook	Strongsville	3	(2 1)	2600	0.170ac	200603/14/08	88.46	170/129	264,900	249,900	230,000	92.04
10461 Juniper Ct	Strongsville	4	(2 1)	0	0.250ac	198807/31/08	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	70.99	56/54	279,900	249,900	230,000	92.04
19421 Winding Trl	Strongsville	4	(2 1)	2719	0.330ac	199008/08/08	84.96	24/256	239,900	238,900	231,000	96.29
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
20086 Winding Trl	Strongsville	4	(2 1)	2166	0.290ac	199308/13/08	107.62	21/19	229,900	229,900	233,000	101.35
17859 Brick Mill Run	Strongsville	4	(2 1)	3008	0.230ac	198808/21/08	78.13	109/77	254,900	239,900	235,000	97.96
17470 Woodlawn Crt	Strongsville	4	(3 1)	2074	0.300ac	199907/18/08	113.31	15/9	239,900	239,900	235,000	97.96
20256 Ellsworth	Strongsville	4	(2 1)	2128	0.310ac	198408/13/08	110.43	163/153	248,900	248,900	235,000	94.42
12492 The Bluffs	Strongsville	4	(2 0)	0	0.270ac	196902/18/08	0.00	33/205	259,900	259,900	235,000	90.42
14499 Pin Oak Dr	Strongsville	3	(2 0)	2000	0.250ac	199806/24/08	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	105.33	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	27/26	239,900	239,900	238,000	99.21
16641 Forestwood	Strongsville	4	(2 3)	3038	0.290ac	198005/21/08	79.00	49/47	269,900	250,000	240,000	96.00
12378 Mulberry Circ	Strongsville	3	(3 1)	3610	0.150ac	199709/03/08	66.48	114/90	259,900	249,900	240,000	96.04
21296 Albion Road	Strongsville	4	(3 0)	3112	0.710ac	197104/18/08	77.19	108/289	249,800	249,799	240,200	96.18
20547 Sterling Way	Strongsville	4	(3 0)	3046	0.340ac	199106/20/08	79.61	217/575	299,900	278,900	242,500	86.95
13877 Basswood Circ	Strongsville	4	(2 1)	2267	0.340ac	198803/21/08	108.07	174/184	269,900	269,900	245,000	90.77
14028 Maple Circ	Strongsville	4	(2 1)	2482	0.260ac	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	111.36	169/167	284,900	274,900	245,000	89.12
19342 Trilium Trl	Strongsville	4	(2 1)	3716	0.310ac	198303/31/08	65.93	47/38	269,900	269,900	245,000	94.27
20280 Collier Dr	Strongsville	4	(2 1)	2808	0.400ac	199706/19/08	87.25	98/91	264,900	239,900	245,000	102.13
17558 Ridge Creek CRK	Strongsville	4	(2 0)	2192	0.360ac	196806/30/08	113.14	8/102	249,900	249,900	248,000	99.24
20082 Abigail	Strongsville	3	(2 1)	2402	0.290ac	199206/20/08	104.04	16/7	249,900	249,900	249,900	100.00
13972 Cartwright Pkwy	Strongsville	3	(2 0)	1954	0.350ac	198908/18/08	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	269,000	269,000	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)	2886	0.340ac	199905/08/08	87.23	28/26	255,000	255,000	251,751	98.73
19945 Shenandoah Ridge	Strongsville	4	(2 1)	0	0.370ac	199512/16/08	0.00	247/308	349,900	299,000	252,000	84.28
18921 Willow Wood Dr	Strongsville	4	(2 1)	0	0.230ac	198703/05/08	0.00	131/232	284,900	259,900	252,000	96.96
19708 Summer Place Dr	Strongsville	4	(3 0)	3052	0.320ac	199304/08/08	82.57	181/362	274,900	264,900	252,000	95.13
13933 Timber Lake	Strongsville	4	(2 1)	2640	0.270ac	199809/17/08	96.02	50/47	264,900	259,900	253,500	97.54
9078 Eldorado Trl #14	Strongsville	3	(4 0)	2960	0.150ac	200812/23/08	85.81	175/174	302,590	259,990	253,990	97.69
22318 Country Meadows L	Strongsville	3	(2 0)	2413	0.300ac	199905/30/08	105.26	102/8	264,900	264,900	254,000	96.89
19448 Blue Spruce Dr	Strongsville	3	(2 1)	2090	0.310ac	199606/10/08	122.97	177/175	279,500	269,500	257,000	95.36
20581 Wildwood Lane	Strongsville	4	(2 1)	2867	0.300ac	198806/29/08	89.99	110/346	278,500	269,900	258,000	95.59
20470 Bradgate Lane	Strongsville	4	(3 0)	3105	0.230ac	199512/10/08	83.09	93/91	275,000	269,900	258,000	95.59
9195 Eldorado Trl #32	Strongsville	4	(2 1)	2803		200712/01/08	92.59	131/130	299,530	269,990	259,530	96.13
19597 Winding Trl	Strongsville	4	(3 0)	2652	0.300ac	199104/28/08	98.04	65/39	279,900	279,900	260,000	92.69
20766 Wakefield Circ	Strongsville	4	(2 1)	2818	0.250ac	199404/15/08	103.26	15/328	289,900	269,900	260,000	98.33
14857 Cortland Way	Strongsville	4	(2 1)	3094	0.470ac	198906/30/08	84.03	14/3	259,900	259,900	260,000	100.04
19091 Blue Spruce Dr	Strongsville	4	(2 1)	2602	0.300ac	199702/21/08	103.92	42/223	274,900	274,900	260,000	94.58

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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	Blt	SqFt	LotSz	YearDate	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	% 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	199603/03/08	85.90	130/129	278,900	274,900	262,500	95.49
18541 Northrup	Strongsville	4	(2 2)	2609	0.350ac	199405/27/08	100.80	150/146	299,500	274,900	283,000	95.67
12619 Bristol Lane	Strongsville	3	(3 0)	1737		199807/07/08	152.56	74/67	269,900	269,900	265,000	98.18
20719 Carlton Ct	Strongsville	4	(0 0)	0	0.270ac	199402/21/08	0.00	3/74	265,000	265,000	265,000	100.00
21208 Oakhurst Lane	Strongsville	4	(2 1)	3015	0.280ac	200612/18/08	87.89	78/73	299,900	274,999	266,000	96.36
20060 Ellsworth Dr	Strongsville	4	(2 1)	2724	0.310ac	199401/11/08	98.38	73/63	279,900	279,900	268,000	95.75
20172 Ellsworth Dr	Strongsville	4	(2 1)	2680	0.310ac	199408/14/08	100.19	104/87	275,000	275,000	268,500	97.64
20378 Foxe	Strongsville	4	(2 1)	2736	0.290ac	200408/08/08	98.32	13/98	274,777	274,777	269,000	97.90
13345 Cheryl Dr	Strongsville	3	(3 1)	2628	0.360ac	200202/28/08	95.40	100/85	273,900	273,900	269,600	98.50
14824 Britannia Ct	Strongsville	3	(3 1)	0	0.500ac	199003/18/08	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
8097 Eldorado #16	Strongsville	4	(0 0)	2893		200702/28/08	93.33	28/27	299,690	299,180	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	96.60
21683 Fairfield Pl	Strongsville	4	(2 1)	2708	0.370ac	199912/18/08	100.07	172/169	304,900	284,900	271,000	95.12
16540 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	0.460ac	198905/09/08	91.06	71/591	299,000	299,000	273,900	91.61
13800 Blackberry Cir	Strongsville	4	(3 1)	3373	0.250ac	198804/05/08	81.43	53/235	289,900	289,900	274,667	94.75
16552 Selby Cr	Strongsville	3	(3 1)	2416	0.380ac	200107/11/08	113.82	165/162	309,900	279,900	275,000	98.25
16585 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)	2909	0.240ac	199906/25/08	94.53	35/33	299,500	289,900	275,000	94.86
16449 Drake	Strongsville	4	(2 1)	2450	0.520ac	200609/17/08	112.24	36/25	289,900	289,900	275,000	94.86
16414 Academy	Strongsville	4	(2 1)	3046	0.250ac	199806/05/08	91.92	35/25	299,900	289,900	280,000	96.59
19508 Sloughton Dr	Strongsville	4	(3 1)	2912	0.310ac	199305/12/08	97.15	73/343	289,900	289,900	282,900	97.59
19323 Blue Point	Strongsville	4	(3 1)	2358	0.260ac	198809/24/08	120.87	152/149	334,000	282,000	285,000	97.60
9711 Nicola 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	5	(4 0)	3197	0.280ac	198708/07/08	88.15	273/291	314,900	288,500	285,000	98.79
13692 Clipper Cove Dr #D	Strongsville	4	(3 1)	3176	0.260ac	199504/29/08	89.74	168/157	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	93.26
19306 Ridgeline	Strongsville	4	(2 1)	2627	0.310ac	199408/01/08	110.01	62/212	287,900	287,800	289,000	100.38
17811 Monterey Pine	Strongsville	4	(2 1)	3412	0.230ac	199408/22/08	84.99	46/43	315,500	309,900	290,000	93.58
20158 Carlyle Dr	Strongsville	3	(2 0)	0	0.290ac	200810/03/08	0.00	27/23	290,000	290,000	290,000	100.00
19245 Prospect Road	Strongsville	3	(2 0)	2186	5.050ac	198710/01/08	132.66	25/388	309,900	309,900	290,000	93.58
15030 Old Oak Dr	Strongsville	4	(2 1)	3037	0.250ac	200003/26/08	95.49	306/297	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
16302 Drake Road	Strongsville	4	(3 0)	3338	0.840ac	200309/17/08	88.08	136/320	324,900	309,900	294,000	94.87
16361 Falmouth	Strongsville	4	(2 1)	2996	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	364,900	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
21265 Oakhurst Lane	Strongsville	4	(2 1)	3112	0.280ac	200101/18/08	96.40	88/77	329,900	319,900	300,000	93.76
18989 Saratoga Trl	Strongsville	4	(2 1)	3408	0.280ac	199304/16/08	88.32	94/93	325,000	299,900	301,000	100.37
15232 Scarlet Oak	Strongsville	4	(3 1)	3774	0.270ac	200107/25/08	79.76	14/15	304,900	304,900	301,000	98.72
9153 Tahoe Cir #25	Strongsville	2	(3 0)	3392	0.190ac	200812/23/08	89.18	78/78	283,590	296,990	302,500	101.86
15435 Old Oak Dr	Strongsville	3	(2 1)	3682	0.320ac	200303/20/08	87.80	151/127	339,900	324,900	314,500	96.80
13503 Burlwood	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	64/68	319,500	319,500	315,000	98.59
17645 Monterey Pine Dr	Strongsville	4	(3 1)	3200	0.230ac	199108/29/08	98.44	50/35	325,000	325,000	315,000	96.92
21331 Breckenridge	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	339,500	320,000	94.26

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CMA Report

Sorted by Area (asc), Price (asc)

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	% LI
20176 Colleen Ct	Strongsville	4	(3 1)	3204	0.310ac	199805/08/08	102.06	90/87	344,900	344,900	327,000	94.81
9567 Nicole Circ	Strongsville	4	(3 1)	4578	0.310ac	199606/16/08	72.30	15/10	339,000	339,000	331,000	97.64
19611 E Kerry	Strongsville	4	(3 1)	3138	0.340ac	199605/30/08	105.80	134/132	387,000	362,400	332,000	91.61
22226 Yarrow Trl	Strongsville	5	(3 0)	0	0.320ac	200305/01/08	0.00	90/262	364,999	364,999	338,750	92.81
22245 Yarrow Trl	Strongsville	4	(4 0)	3588	0.350ac	200203/31/08	94.48	135/128	374,900	369,900	339,000	91.85
21223 Breckenridge	Strongsville	4	(2 1)	2702	0.390ac	200701/15/08	125.83	79/77	337,000	337,000	340,000	100.89
20167 Kylemore Dr	Strongsville	4	(2 2)	3742		200108/26/08	90.88	58/24	355,900	347,500	340,000	97.84
20623 Kylemore	Strongsville	4	(3 1)	3692	0.260ac	199909/16/08	92.09	98/106	379,900	349,000	340,000	97.42
12524 Saddle Horn Circ	Strongsville	4	(2 1)	3371	0.510ac	199906/11/08	101.60	70/52	369,500	349,000	342,500	98.14
21310 Briar Bush Lane	Strongsville	4	(3 1)	4478	0.650ac	198908/05/08	78.60	113/387	385,000	385,000	343,000	89.09
14541 Pebblestone Ct	Strongsville	4	(2 1)	3334	0.430ac	200510/29/08	103.48	23/564	389,900	389,900	345,000	93.27
22156 Horseshoe Lane	Strongsville	4	(3 1)	3942	0.330ac	200009/30/08	88.79	93/273	375,000	360,000	350,000	100.00
21377 Castlewood Dr #17	Strongsville	4	(2 1)	2940	0.550ac	200811/14/08	124.15	6/2	365,000	365,000	355,000	100.00
20473 Colleen Ct	Strongsville	4	(3 1)	3287	0.240ac	199601/15/08	114.09	76/57	389,900	389,900	375,000	98.18
26 Breckenridge	Strongsville	4	(2 1)	3100		200606/05/08	123.87	30/29	399,900	399,900	384,000	96.02
13801 Royalton	Strongsville	4	(3 0)	0	1.540ac	199510/07/08	0.00	60/36	399,993	399,993	385,000	96.25
21521 Castlewood Dr #13	Strongsville	4	(2 1)	2800	0.680ac	200809/08/08	139.29	6/2	390,000	390,000	390,000	100.00
19809 E Kerry	Strongsville	4	(2 1)	3480	0.370ac	199607/29/08	113.51	2/1	399,900	399,900	395,000	98.77
11680 Coopers Run	Strongsville	4	(2 1)	3514	0.350ac	200406/06/08	116.39	94/92	439,500	424,900	409,000	98.26
21411 Castlewood Dr #S/L	Strongsville	4	(3 1)	2830	0.500ac	200808/29/08	145.58	10/2	412,000	412,000	412,000	100.00
14881 Pebblestone	Strongsville	4	(3 1)	3959	0.390ac	200606/30/08	107.35	119/101	489,900	449,900	425,000	94.47
20728 Carlton Ct	Strongsville	4	(3 2)	5905	0.270ac	199407/16/08	71.97	193/175	524,900	499,900	425,000	85.02
14316 Castlereagh #39	Strongsville	4	(2 1)	0		200601/15/08	0.00	1/0	551,995	551,995	425,745	77.13
12585 South Churchill Way	Strongsville	4	(2 1)	4268	0.340ac	200705/23/08	100.24	259/266	449,436	454,829	427,604	94.01
20505 Donegal Lane	Strongsville	4	(3 1)	3741	0.290ac	200307/24/08	115.74	70/430	449,900	439,900	433,000	98.43
12537 South Churchill Way	Strongsville	4	(2 1)	4268		200706/21/08	101.62	271/267	441,767	447,627	433,497	98.84
20351 East Donegal Lane	Strongsville	4	(2 1)	0	0.290ac	200808/01/08	0.00	156/149	447,900	457,551	440,000	96.16
20712 Kelsey Lane #WC2	Strongsville	4	(2 1)	4268		200702/01/08	103.85	169/113	432,131	441,371	443,038	100.38
20615 Donegal Lane #WC	Strongsville	4	(2 1)	4268		200703/19/08	104.31	180/178	445,873	454,307	445,000	97.95
14653 Pebblestone	Strongsville	4	(3 1)	5535	0.390ac	200610/08/08	81.30	184/353	499,900	479,000	450,000	93.95
20448 Kelsey Lane	Strongsville	4	(4 1)	3605	0.270ac	200406/17/08	129.54	33/31	489,900	479,900	467,000	97.31
14388 Savannah Ct	Strongsville	4	(3 1)	4268	0.470ac	200404/28/08	111.06	68/359	549,900	489,900	474,000	96.75
20285 E Donegal Lane	Strongsville	4	(4 1)	3861	0.280ac	200508/27/08	123.03	184/365	535,000	510,000	475,000	93.14
14272 Caldarale Lane #91	Strongsville	4	(2 1)	0		200812/30/08	0.00	7/7	506,550	506,550	506,550	100.00
18144 Stony Point Dr	Strongsville	4	(2 1)	4368	0.660ac	200207/31/08	121.22	65/441	525,000	525,000	529,500	100.86
14298 Caldarale	Strongsville	4	(4 1)	4775	0.440ac	200706/30/08	149.21	4/1	787,900	787,900	712,500	90.43

Listing Count	332	Averages	2,398		90.62	88/136	234,090	226,783	216,111	95.29
		High	712,500		Low	45,000		Median	200,000	

Report Count	332	Report Averages	2,398	90.62	88/136	234,090	226,783	216,111
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CMA Report

Sorted by Area (asc), Price (asc)

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

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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/CDOM	Orig Price	List Price	Sale Price	% LI
8008 Steven David	Strongsville	2	(2 1)	1428		197910/30/08	51.12	147/181	109,000	79,900	73,000 91.36
19229 Brianwood	Strongsville	2	(2 1)	1610		197308/28/08	52.80	35/20	100,000	100,000	85,000 85.00
10812 Priem	Strongsville	2	(2 1)	1716	0.110ac	198011/10/08	69.87	11/10	119,900	119,900	119,900 100.00
10134 Peachtree	Strongsville	4	(3 0)	2335	0.290ac	197310/17/08	51.61	25/183	143,900	143,900	120,500 83.74
17154 Valley Creek CRK	Strongsville	2	(2 0)	0	0.110ac	197905/13/08	0.00	37/36	139,900	139,900	130,000 92.92
18220 Brianwood Lane	Strongsville	3	(2 0)	0		197409/15/08	0.00	182/364	155,900	149,900	133,300 88.93
11028 Westwind Ct	Strongsville	2	(2 0)	1704	0.120ac	197912/03/08	79.81	126/133	169,900	139,900	136,000 87.21
15248 Forest Park Dr	Strongsville	3	(2 0)	1576	0.340ac	197310/15/08	88.20	161/118	154,000	139,000	139,000 100.00
14945 Sherwood Dr	Strongsville	4	(2 1)	2608	0.520ac	197610/06/08	53.64	74/70	149,900	138,800	139,900 100.00
18042 Ledgepoint	Strongsville	2	(2 0)	1360	7.580ac	197403/21/08	102.94	44/18	149,900	149,900	140,000 83.40
13774 Boston Road	Strongsville	3	(2 0)	1676	0.290ac	197707/30/08	86.52	34/32	149,500	149,500	145,000 96.99
11024 Southwind	Strongsville	2	(2 0)	1534	0.090ac	197907/01/08	94.85	46/46	149,900	149,900	145,500 87.06
20274 Applewood Lane	Strongsville	3	(1 1)	0	0.240ac	197606/11/08	0.00	19/9	131,300	131,300	146,000 111.20
10810 Meadow Trl	Strongsville	2	(2 0)	1402		198503/10/08	104.14	34/40	157,900	157,900	146,000 92.46
16989 Bob White Cir	Strongsville	4	(2 1)	2100	0.330ac	197710/20/08	70.00	339/303	199,900	169,000	147,000 86.98
19018 Turkey Meadow	Strongsville	4	(2 0)	1728	0.300ac	197404/09/08	86.23	44/43	164,900	154,900	149,000 96.19
9598 Pebble Brook Lane	Strongsville	3	(2 0)	2824	0.250ac	197904/29/08	62.94	64/506	174,900	154,900	149,480 86.61
17843 Hollowrun Pl	Strongsville	2	(2 1)	0		197608/06/08	0.00	69/64	164,900	164,900	160,000 90.96
17049 Eagles Nest Cir	Strongsville	4	(2 0)	1716	0.290ac	197608/21/08	88.00	176/139	170,000	168,600	161,000 86.27
9989 Plum Brook Lane	Strongsville	3	(2 0)	2062	0.390ac	198106/20/08	73.71	357/355	175,850	169,900	162,000 89.46
13492 Suncrest Ct	Strongsville	3	(2 0)	1920		197902/11/08	83.33	11/194	168,900	168,900	160,000 94.73
11639 Pleasant Ridge	Strongsville	4	(2 1)	2203	0.890ac	197310/17/08	72.63	142/141	209,900	168,900	160,000 94.17
12452 Kronos Ct	Strongsville	2	(2 0)	1288		199309/04/08	126.55	25/22	163,000	163,000	163,000 100.00
19347 Blue Point	Strongsville	4	(1 1)	2208	0.260ac	198608/14/08	74.73	64/62	200,000	179,900	165,000 91.72
15237 High Point Road	Strongsville	3	(2 0)	1814	0.640ac	197307/09/08	90.96	64/34	179,500	174,500	165,000 94.56
17122 Partridge	Strongsville	4	(1 1)	2176	0.300ac	197509/22/08	75.83	58/314	175,000	175,000	165,000 94.29
11017 Southwind	Strongsville	3	(2 0)	2210	0.200ac	197910/07/08	75.11	82/27	179,500	175,000	166,000 94.86
18186 Walnut Dr	Strongsville	3	(2 1)	1952	0.370ac	197908/28/08	86.07	78/143	179,900	177,900	168,000 94.44
20684 Homestead Park	Strongsville	3	(2 0)	1960	0.330ac	197307/01/08	85.87	84/82	174,800	172,500	168,300 97.57
22617 Creek Bend	Strongsville	3	(2 1)	3992	0.310ac	197809/02/08	42.33	58/53	195,000	182,900	189,000 92.40
20289 White Bark	Strongsville	3	(1 1)	1995	0.260ac	197708/25/08	85.24	15/14	170,000	170,000	170,050 100.03
16213 Drake Road	Strongsville	4	(2 1)	2016	0.290ac	197704/24/08	84.82	161/160	178,800	168,900	171,000 100.65
10802 Meadow Trl	Strongsville	2	(2 0)	1792	0.130ac	198607/08/08	96.54	175/173	177,900	174,900	173,000 98.91
14335 Bent Tree Dr	Strongsville	4	(2 1)	2350	0.230ac	197805/30/08	74.47	185/168	199,900	188,900	175,000 92.15
11017 Southwind Ct	Strongsville	3	(2 0)	2210	0.190ac	197902/28/08	79.19	142/126	185,000	177,500	175,000 98.58
20286 Applewood Lane	Strongsville	3	(2 0)	2120	0.220ac	197607/29/08	82.65	102/38	184,900	184,900	175,000 94.65
15214 High Point	Strongsville	3	(2 0)	1844		197510/30/08	94.90	157/157	194,900	182,900	175,000 95.68
14627 Mill Hollow	Strongsville	3	(2 0)	1777	2.290ac	197602/04/08	98.48	153/226	189,900	188,900	175,000 92.15
16273 Prospect	Strongsville	4	(2 0)	2168	0.330ac	197908/08/08	80.96	13/262	169,900	169,900	175,520 103.31
16851 Pheasant Trl	Strongsville	3	(1 1)	1875	0.290ac	197410/28/08	95.20	40/38	189,500	185,500	178,500 96.23
9396 Priem Road	Strongsville	3	(2 1)	2111	0.410ac	199509/02/08	85.27	28/804	192,900	190,000	180,000 94.74
16922 Antler	Strongsville	4	(3 0)	2608	0.380ac	197812/18/08	69.40	184/159	214,900	199,900	181,000 90.55
21623 Briar Bush	Strongsville	3	(2 0)	1908	0.310ac	198708/05/08	95.13	161/160	199,900	188,900	181,500 96.68
13778 Brigadoon Way	Strongsville	3	(2 0)	1788		197808/06/08	102.85	82/78	192,900	184,900	184,000 98.51
10815 Gate Post	Strongsville	3	(2 0)	2038	0.290ac	197711/03/08	90.78	92/87	189,700	189,700	185,000 97.62
11816 River Ridge Road	Strongsville	4	(2 1)	2442	0.340ac	197609/12/08	76.17	74/357	217,500	200,000	186,000 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	Year Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	P % LI
17938 Fox Hollow Dr	Strongsville	4	(2 1)	2785	0.310ac	197409/26/08	67.15	66/64	196,900	185,000	187,000	101.06
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	198707/18/08	99.09	10/8	204,900	204,900	197,000	96.14
10027 Peachtree Dr	Strongsville	4	(2 1)	2289	0.380ac	197402/29/08	86.06	45/43	199,500	199,500	197,000	98.75
17452 Lexington	Strongsville	4	(2 1)	2816		197903/20/08	69.99	200/187	209,000	199,000	197,100	99.06
20381 White Bark Dr	Strongsville	4	(2 0)	0	0.220ac	197705/20/08	0.00	90/10	197,900	197,900	197,900	100.00
20405 Village Green	Strongsville	4	(2 0)	2080	0.290ac	197306/18/08	96.55	20/11	199,900	199,900	198,900	99.50
21596 Meadows Edge	Strongsville	3	(2 0)	2364	0.460ac	198610/31/08	83.85	66/64	219,900	199,900	199,900	100.00
10758 Gate Post Road	Strongsville	4	(2 1)	2617	0.290ac	197808/01/08	76.42	23/10	204,900	204,900	200,000	97.61
21838 Little Brook Way	Strongsville	3	(2 0)	0	0.290ac	198403/13/08	0.00	29/28	219,900	219,900	200,000	90.95
10828 Watercress	Strongsville	3	(2 0)	2230	0.290ac	197803/06/08	92.38	17/15	219,900	219,900	206,000	93.68
20696 Forestwood Dr	Strongsville	4	(2 1)	2320	0.270ac	198412/23/08	93.53	137/134	235,000	224,900	217,000	96.49
12810 Olympus Way	Strongsville	3	(2 0)	2138	0.240ac	199001/28/08	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	135/186	239,900	239,900	220,000	91.70
21608 Hickory Branch Trl	Strongsville	3	(2 1)	2517	0.310ac	198408/28/08	90.98	77/331	234,900	234,900	229,000	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)	4054	0.480ac	199111/06/08	82.63	99/245	360,000	355,000	335,000	94.37

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

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

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 Pellets OR Propane OR Solar OR Wood

RESIDENTIAL

CLOSED Properties

Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	% LI
14805 Lenox Dr #205	Strongsville	2	(2 0)	0	9.580ac	199906/09/09	0.00	61/61	114,500	114,500	850	0.74
20736 Donegal Ln	Strongsville	4	(3 2)	5337	0.400ac	200711/18/09	0.71	104/104	599,000	\$74,900	3,800	0.86
21148 Morris Dr	Strongsville	3	(1 0)	1158	8650sf	194804/13/09	28.50	8/8	34,900	34,900	33,000	94.56
21042 Westwood Dr	Strongsville	3	(1 1)	1376	0.140ac	193505/06/09	26.16	138/138	68,000	54,200	36,000	66.42
21043 Westwood	Strongsville	3	(1 0)	1066	0.190ac	188512/23/09	37.52	697/697	84,900	49,000	40,000	81.63
19132 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)	1699	0.510ac	195601/26/09	32.37	39/36	79,900	74,900	55,000	73.43
20429 Westwood Dr	Strongsville	2	(1 1)	936	0.550ac	195503/08/09	66.24	33/33	75,000	75,000	62,000	82.67
19751 Drake	Strongsville	3	(1 1)	1056	0.510ac	196004/30/09	61.55	77/77	82,000	71,500	65,000	80.91
17658 Ash Dr	Strongsville	3	(2 1)	1056	12750sf	196110/19/09	65.86	75/75	120,000	96,000	69,553	72.45
15447 Drake Road	Strongsville	3	(1 0)	0	0.500ac	196006/03/09	0.00	116/116	88,900	80,000	72,900	91.13
14802 Lenox Dr #202	Strongsville	2	(2 0)	1145		200008/31/09	63.76	36/36	85,000	80,000	73,000	91.25
11114 Prospect	Strongsville	2	(1 0)	936	0.770ac	186507/01/09	80.13	176/176	97,997	84,900	75,000	88.34
16400 Shummer Rd	Strongsville	3	(1 1)	1248	0.489ac	186807/22/09	60.10	47/47	89,900	69,900	75,000	107.30
8028 Steven David Dr #42	Strongsville	2	(2 1)	1428	0.190ac	197912/10/09	52.52	49/49	79,900	79,900	75,000	93.87
18869 Meadow Ln	Strongsville	4	(1 1)	1400	14700sf	195910/23/09	53.57	58/4	88,600	88,600	75,000	84.65
17315 Iyami Ct #4309	Strongsville	2	(2 0)	1466		197104/10/09	51.91	9/117	89,900	89,900	76,100	84.66
14184 Prospect Rd	Strongsville	3	(1 0)	1088	25090sf	191707/22/09	70.31	23/23	76,500	76,500	76,500	100.00
13504 Tomson Dr	Strongsville	3	(1 1)	988	13260sf	195905/04/09	77.94	22/22	89,900	84,900	77,000	90.69
14930 Lenox Dr #530	Strongsville	2	(2 0)	1206	9.560ac	200012/31/09	66.34	40/40	84,900	84,900	80,000	94.23
13418 Yager Dr	Strongsville	3	(1 0)	872	13260sf	196009/30/09	87.46	8/8	84,900	84,900	85,000	100.12
17280 Akita Ct #4607	Strongsville	2	(2 0)	1232	3.588ac	197108/31/09	68.99	78/78	99,900	99,900	85,000	85.09
10163 Fairtree Dr	Strongsville	3	(1 1)	1224	12750sf	196207/01/09	69.45	22/22	84,900	84,900	85,001	100.12
17292 Akita	Strongsville	2	(2 0)	1646	3.590ac	197103/20/09	52.55	135/135	99,500	89,800	86,500	96.22
14730 Lenox Dr #130	Strongsville	2	(2 0)	1206		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	80.99
17253 Akita #4501	Strongsville	2	(2 0)	1876		197104/07/09	49.04	163/163	150,000	99,900	92,000	92.09
16295 Main St	Strongsville	4	(3 0)	2160	0.301ac	197209/18/09	42.59	115/4	118,900	118,900	92,000	77.38
20354 Boston Rd	Strongsville	2	(2 0)	2024	40443sf	182009/15/09	45.95	21/21	89,900	89,900	93,000	103.45
14948 Lenox Dr #548	Strongsville	2	(2 0)	1205	9.560ac	200011/25/09	77.18	108/108	99,900	99,900	93,000	93.09
9989 Twelve Oaks Cir	Strongsville	2	(2 0)	1522	5214sf	198611/23/09	61.76	55/404	110,000	102,900	94,000	91.35
14133 Delaware	Strongsville	4	(2 0)	2139	0.220ac	197704/17/09	44.37	152/152	126,900	94,900	94,900	100.00
19302 Bradford Ct	Strongsville	3	(2 1)	1670	0.040ac	198303/03/09	56.89	177/177	139,000	112,900	95,000	84.15
10286 Eastland Rd	Strongsville	3	(2 0)	1785	10500sf	197812/03/09	53.22	15/15	84,900	84,900	95,001	111.90
20685 Chestnut Dr	Strongsville	4	(2 1)	1968	10508sf	197108/24/09	48.78	51/51	118,900	106,900	96,000	90.65
14705 Lenox Dr #105	Strongsville	2	(2 0)	1145		199907/08/09	85.59	59/59	115,000	102,000	98,000	96.08
20610 Boston Rd	Strongsville	3	(1 0)	1243	51426sf	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	196711/26/09	87.11	215/215	129,900	109,900	100,000	90.99
12340 Blazey Trl	Strongsville	3	(2 0)	1144	18360sf	195811/10/09	87.41	43/43	119,900	119,900	100,000	83.40
18022 Shummer Rd	Strongsville	3	(2 0)	1025	22050sf	196208/28/09	99.37	153/153	134,900	104,900	101,850	97.09
19707 Dell Dr #7020	Strongsville	2	(1 0)	1260		197210/01/09	81.75	84/84	114,900	109,900	103,000	93.72
11307 Co Moor	Strongsville	2	(2 0)	1452	0.100ac	198705/11/09	71.69	48/129	125,000	115,000	104,100	90.52
19326 Drake	Strongsville	3	(1 0)	1120	0.850ac	195501/26/09	87.05	96/96	124,900	104,900	97,500	92.95
10342 Webster	Strongsville	3	(1 1)	1102	0.340ac	196201/06/09	95.28	74/29	127,500	127,500	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	96.42
14090 Settlers Way #1409	Strongsville	3	(2 0)	1404	5.070ac	199005/27/09	75.50	88/88	130,000	112,000	106,000	94.64

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

Page 2

Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	P %	LI
21230 Willow Lane	Strongsville	3	(1 1)	1144	0.250ac	1959/02/06/09	93.44	34/787	119,999	119,999	106,900	89.08	
13505 Prospect Rd	Strongsville	4	(1 1)	2304	0.868ac	1957/11/03/09	46.66	62/62	128,000	115,200	107,500	93.32	
15066 Wilmington Dr	Strongsville	3	(2 0)	1620	0.260ac	1980/07/31/09	66.67	18/108	138,000	138,000	108,000	78.26	
15026 Lenox Dr #326	Strongsville	3	(2 0)	1397	9.560ac	2000/05/21/09	78.02	50/97	109,000	109,000	109,000	100.00	
10864 Meadow Trl	Strongsville	2	(2 0)	1380	0.130ac	1982/11/20/09	79.35	587/587	149,900	118,000	109,500	92.02	
14364 Settlers Way	Strongsville	2	(1 1)	1417		1992/05/12/09	77.63	189/189	128,900	118,899	110,000	91.74	
15290 Howe	Strongsville	3	(1 1)	1956	0.330ac	1972/04/23/08	56.24	88/86	129,900	109,900	110,000	100.09	
16138 Robindale Dr	Strongsville	3	(1 1)	2072	12936sf	1968/06/22/09	53.09	9/9	119,900	119,900	110,000	91.74	
17288 W 130	Strongsville	3	(2 1)	0	0.270ac	1972/02/16/09	0.00	57/57	129,000	119,900	113,000	94.25	
17288 Greenbrier Dr	Strongsville	3	(1 1)	1432	15000sf	1958/06/26/09	79.54	6/6	111,899	111,899	113,900	101.79	
7951 Webster Rd	Strongsville	3	(1 1)	1349	18600sf	1956/05/20/09	85.25	3/3	114,900	114,900	115,000	100.09	
22850 Westwood Dr	Strongsville	3	(1 0)	1290	0.490ac	1980/03/08/09	89.15	78/78	129,000	129,000	115,000	89.15	
22742 Westwood	Strongsville	3	(2 1)	1560	0.500ac	1957/04/24/09	73.72	106/106	129,900	129,900	115,000	88.53	
19169 Wheelers	Strongsville	3	(2 0)	1423	0.010ac	1994/11/19/09	80.82	354/354	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	122,500	115,000	93.88	
17257 Akita Ct #4502	Strongsville	3	(2 0)	1372		1971/09/17/09	84.55	87/87	124,800	124,800	116,000	92.96	
9945 Twelve Oaks Cir	Strongsville	2	(1 1)	1522	43385sf	1986/11/10/09	76.22	28/28	121,120	121,120	116,000	95.77	
11095 Pearl Rd	Strongsville	2	(1 0)	946	12710sf	1955/09/18/09	124.63	11/11	124,900	124,900	117,900	94.40	
17317 N Otani Ct	Strongsville	2	(2 0)	1488		1970/10/07/09	80.49	250/250	129,900	129,900	118,000	90.84	
17279 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)	2160	0.301ac	1972/10/27/09	55.09	7/7	119,900	119,900	119,000	99.25	
13586 Whitney	Strongsville	3	(1 0)	0	0.410ac	1966/09/28/09	0.00	264/264	142,900	122,000	120,000	98.38	
16475 Commons Oval	Strongsville	2	(2 0)	1399	3025sf	1984/09/24/09	85.78	111/111	130,000	130,000	120,000	92.31	
13104 Richards Dr	Strongsville	3	(1 1)	1040	12328sf	1960/05/29/09	115.38	21/21	124,900	124,900	120,000	96.08	
14317 E Hartford	Strongsville	3	(3 0)	2137	0.280ac	1977/06/22/09	56.62	85/85	134,900	123,900	121,000	97.66	
19888 Westwood Dr	Strongsville	3	(1 1)	1366	13110sf	1967/08/14/09	88.73	64/64	129,000	125,000	121,200	96.96	
20914 Springfield Cir	Strongsville	3	(2 0)	1884	0.124ac	1988/07/20/09	64.76	11/192	104,900	104,900	122,000	116.30	
13169 Whitney Rd	Strongsville	3	(1 1)	1371	15000sf	1958/05/28/09	88.99	53/53	124,900	124,900	122,000	97.68	
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	1938/11/20/09	115.74	161/161	139,900	129,900	125,000	96.23	
19250 Bradford Ct	Strongsville	3	(2 1)	1850	2136sf	1993/11/06/09	75.76	101/101	152,500	139,500	125,000	89.61	
21561 Willow	Strongsville	3	(1 1)	1204	0.250ac	1960/04/02/09	103.82	116/116	139,900	134,900	125,000	92.66	
18097 Strongsville Blvd	Strongsville	3	(2 1)	1955		1983/08/18/09	63.94	133/133	154,900	143,900	125,000	86.87	
19676 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	
19276 Wheelers Ln	Strongsville	3	(2 0)	1326	257sf	1994/10/08/09	95.78	104/104	138,500	136,500	127,000	91.70	
21704 Boston	Strongsville	3	(1 1)	1168	0.430ac	1952/05/14/09	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	62.50	86/86	149,900	149,900	128,000	85.39	
20841 Sun Meadow #45	Strongsville	2	(1 1)	1750		1991/04/20/09	73.14	61/61	139,900	134,900	128,000	94.89	
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	
12260 Woodside Ct	Strongsville	2	(2 0)	1408		1986/05/20/09	91.55	251/251	157,000	139,000	128,900	92.73	
14528 Fullers Ln	Strongsville	2	(2 0)	1546		1990/06/10/09	84.02	65/65	129,900	129,900	129,900	100.00	
13810 Webster	Strongsville	3	(1 1)	1223	0.410ac	1957/07/22/09	108.30	181/181	125,000	125,000	130,000	104.00	
10676 Scottsdale Dr	Strongsville	2	(2 0)	1547	4569sf	1989/12/10/09	84.03	69/69	139,900	139,900	130,000	92.92	
14415 Thatchers Ln	Strongsville	2	(1 1)	1326		1992/06/26/09	98.79	48/48	134,900	134,900	131,000	97.11	
17304 Otani Ct	Strongsville	3	(2 0)	1646		1970/07/01/09	80.13	208/208	159,000	149,000	131,900	88.52	
17267 Akita Ct #4504	Strongsville	3	(2 0)	1646	3.588ac	1971/11/20/09	80.50	143/143	154,900	149,900	132,500	88.39	
8041 Strongsville Blvd	Strongsville	3	(2 0)	1657	0.320ac	1963/05/06/09	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	78.63	48/48	142,000	137,500	133,989	97.45	
13596 Stoneridge Trl	Strongsville	3	(2 0)	1476	12802sf	1983/10/28/09	90.79	217/217	159,900	140,000	134,000	95.71	

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8812 Hazelwood Ave	Strongsville	4	(1 2)	1822	0.450ac	197007/16/09	73.55	191/182	159,900	139,900	134,000	95.78
8975 Groveside Dr	Strongsville	3	(2 0)	1484	0.295ac	198108/27/09	90.30	54/54	144,900	144,900	134,000	92.48
10466 Leawood	Strongsville	2	(2 0)	1292	3979sf	198910/05/09	103.72	61/81	144,900	139,900	134,000	95.78
19707 Westwood Dr	Strongsville	3	(2 0)	1996	15675sf	197608/17/09	67.23	73/73	152,900	136,900	134,200	98.03
17405 Brandywine Dr	Strongsville	3	(2 1)	2746	8712sf	198007/01/09	49.16	88/89	159,900	139,900	136,000	96.50
9809 Brookline	Strongsville	2	(2 0)	1806	3280sf	198807/24/09	74.75	99/99	149,900	142,900	136,000	94.47
20430 Carlyle Dr	Strongsville	3	(1 1)	1482	0.290ac	195908/17/09	91.09	140/140	149,900	139,900	135,000	96.50
17314 Iyami	Strongsville	3	(2 1)	1988	3.130ac	197104/09/09	67.91	164/164	149,900	146,900	136,000	91.90
18390 Ledgeside Dr	Strongsville	2	(2 0)	1800		197310/01/09	75.00	23/23	139,900	139,900	135,000	96.50
14248 Bent Tree Ct	Strongsville	3	(2 1)	1796	4660sf	198809/04/09	75.45	85/85	154,700	149,500	135,500	90.64
14458 Fullers Ln	Strongsville	3	(2 0)	1629		199108/11/09	83.43	72/254	139,900	139,900	135,900	97.14
19379 Lymans Ln #100	Strongsville	3	(2 0)	1546	3.276ac	199109/14/09	88.29	124/124	139,500	139,500	136,500	97.85
16249 Main St	Strongsville	4	(2 0)	1378	0.300ac	196410/08/09	99.06	193/1288	159,900	149,900	136,500	91.06
15814 Whitney Rd	Strongsville	3	(2 0)	1463	0.355ac	195609/30/09	93.57	78/280	144,777	139,777	136,900	97.94
6269 Barbara Dr	Strongsville	3	(1 0)	1280	0.500ac	195806/18/09	107.03	78/201	159,900	149,900	137,000	91.39
20555 Hemlock Cir	Strongsville	3	(1 1)	1946	15246sf	197411/24/09	70.66	6/6	139,900	139,900	137,500	98.28
16207 Glendale Ave	Strongsville	3	(2 0)	0	0.440ac	195711/30/09	0.00	104/104	154,900	144,900	138,000	95.24
9031 Priem	Strongsville	3	(1 1)	1232	0.260ac	196505/15/09	112.74	111/111	149,900	139,900	138,800	89.28
22254 Jonathan	Strongsville	3	(1 1)	1608	0.290ac	197101/26/09	85.51	179/177	159,900	139,000	137,500	98.92
12433 Webster	Strongsville	4	(2 1)	2732	0.770ac	182902/05/09	50.88	139/139	174,900	164,900	138,000	84.29
13280 Tomson Dr	Strongsville	4	(2 0)	1553	13416sf	195907/31/09	89.50	14/14	139,000	139,000	139,000	100.00
13505 Atlantic Rd	Strongsville	3	(2 0)	1584	14000sf	195711/20/09	88.32	29/29	139,900	139,900	139,800	100.00
16467 Georgetown Ct	Strongsville	3	(2 1)	2016	0.120ac	198009/21/09	69.44	13/13	122,500	122,500	140,000	114.29
8329 Priem	Strongsville	4	(1 1)	1450	0.470ac	195608/12/09	96.55	286/286	169,900	149,000	140,000	93.96
8346 Bernice	Strongsville	3	(2 0)	1680	0.290ac	197202/04/09	88.61	163/163	164,900	144,900	140,000	98.82
18619 Buccanear Creek Ln	Strongsville	2	(2 1)	1584		198609/24/09	88.38	130/130	155,000	155,000	140,000	90.32
17150 Golden Star Dr	Strongsville	4	(3 1)	2698	0.290ac	197711/13/09	62.04	29/29	115,900	115,900	140,402	121.14
17512 W 130th	Strongsville	4	(1 1)	1586	0.330ac	197804/27/09	88.03	158/158	149,900	144,900	140,500	96.96
20336 Carlyle Dr	Strongsville	3	(1 0)	1388	12750sf	195907/30/09	102.95	8/8	142,900	142,900	142,900	100.00
14052 Pearlylawn Dr	Strongsville	3	(2 1)	1632	0.430ac	193310/30/09	87.93	182/182	154,000	144,000	143,600	99.85
8214 Fair Rd	Strongsville	3	(1 0)	1384	18666sf	196208/26/09	104.41	59/59	154,900	149,900	144,500	96.40
19669 Fair Isle Way	Strongsville	3	(2 0)	2018	21344sf	197511/05/09	71.80	189/377	174,000	144,900	144,900	100.00
13525 Olde Orchard	Strongsville	3	(2 0)	0	0.290ac	197702/26/09	0.00	21/21	148,000	148,000	145,000	97.97
20566 White Bark Dr	Strongsville	3	(1 1)	2150	12750sf	197410/16/09	67.44	64/244	154,900	149,900	145,000	96.73
11876 Prospect Rd	Strongsville	5	(2 0)	1920	22500sf	192008/14/09	75.99	126/126	149,900	149,900	145,900	97.33
10974 Blodgett Creek Trl	Strongsville	2	(2 0)	1645	0.155ac	198812/18/09	89.06	55/55	149,000	149,000	146,500	98.32
20941 Springfield Cir	Strongsville	2	(2 0)	1884		198807/29/09	78.29	9/9	149,900	149,900	147,500	98.40
21560 Boston Rd	Strongsville	3	(1 1)	1890	28829sf	185010/19/09	78.04	140/140	168,500	163,700	147,500	95.97
13030 Ridge Creek Rd	Strongsville	4	(2 1)	2356	0.334ac	198812/18/09	63.57	7/7	149,777	149,777	149,777	100.00
18208 Adams Dr	Strongsville	3	(1 1)	1280	9486sf	196010/26/09	119.05	143/143	159,000	159,000	150,000	94.34
18381 Main St	Strongsville	5	(4 0)	0	0.300ac	196804/24/09	0.00	83/267	160,900	160,900	160,000	93.23
18245 Bonnie	Strongsville	3	(1 1)	1390	0.420ac	196003/16/09	107.91	213/213	164,900	162,500	150,000	98.36
19319 Bradford Ct	Strongsville	3	(2 1)	1674		199206/01/09	89.61	73/238	150,000	150,000	150,000	100.00
8330 Bernice Dr	Strongsville	4	(2 1)	2016		197307/30/09	74.90	79/79	159,900	158,900	161,000	96.24
19378 Bradford Ct	Strongsville	3	(2 1)	1759	0.050ac	199109/03/09	86.13	365/365	180,000	155,000	151,500	97.74
16587 Prospect Road	Strongsville	4	(3 0)	2777	0.730ac	195701/08/09	54.74	186/187	169,900	169,900	152,000	89.46
18493 Woodhaven Dr	Strongsville	3	(2 0)	1527	0.080ac	199903/18/09	99.87	186/186	169,600	169,900	162,500	95.37
19410 Lauren Way	Strongsville	3	(2 0)	1542		199205/13/09	100.52	56/182	174,000	169,000	155,000	91.72
20432 Berkshire Cir	Strongsville	3	(2 0)	1679	0.170ac	199408/06/09	93.75	161/161	179,900	174,900	157,400	89.99
16163 Cypress Ave	Strongsville	3	(1 1)	1409	0.440ac	196109/18/09	111.78	94/94	174,900	168,900	157,500	93.25

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11700 Point Overlook	Strongsville	4	(2 1)	2220	0.550ac	197208/21/09	70.95	142/142	175,000	159,900	157,500	98.50
13042 W 130th St	Strongsville	4	(1 1)	1668	0.910ac	194810/20/09	100.45	50/50	167,000	167,000	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	159,500	97.55
9411 Pheasant Run	Strongsville	3	(1 1)	2060	0.290ac	197305/22/09	77.43	110/110	164,900	159,500	159,500	100.00
20498 Carlyle Dr	Strongsville	3	(2 0)	1064	0.330ac	196901/09/08	148.03	27/24	159,900	159,900	157,500	98.50
13019 Ridge Creek Rd	Strongsville	4	(2 1)	1996	0.430ac	196805/01/09	80.16	35/35	179,900	179,900	160,000	88.94
15552 Highland Park	Strongsville	3	(2 1)	1880	0.290ac	188803/27/09	95.24	227/469	191,000	174,900	180,000	91.48
12290 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	189107/15/09	95.07	268/266	199,900	174,900	162,000	92.62
10135 Peachtree Dr	Strongsville	4	(2 1)	2124	0.400ac	197206/30/09	76.27	71/295	189,900	189,900	162,000	95.35
15672 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	0.560ac	197804/03/09	107.87	66/65	188,900	188,900	163,750	96.95
13506 Boston Rd	Strongsville	3	(2 0)	1930	0.320ac	197706/25/09	84.97	39/39	164,900	164,900	164,000	99.45
10136 Fair Rd	Strongsville	4	(2 1)	2596	0.240ac	198409/18/09	63.17	155/155	179,900	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)	1786	0.230ac	198306/25/09	92.39	162/345	179,900	179,900	165,000	91.72
16932 W 130th St	Strongsville	4	(3 0)	2400	12000sf	196712/16/09	68.75	110/110	189,900	169,900	165,000	97.12
14416 Bennington Dr	Strongsville	4	(3 0)	2815	0.260ac	197706/26/09	58.61	129/679	234,900	174,500	165,000	94.56
22306 Jonathan Dr	Strongsville	3	(1 1)	1520	0.340ac	197308/17/09	108.55	20/201	167,900	167,900	165,000	98.27
16226 Wilmington Dr	Strongsville	3	(1 1)	1720	12945sf	198611/19/09	95.93	126/126	180,000	163,000	165,000	101.23
20786 Albion	Strongsville	3	(1 0)	0	0.930ac	195304/10/09	0.00	180/180	179,800	174,800	166,500	95.25
17804 N Inlet Dr	Strongsville	4	(2 1)	2194	10040sf	197812/14/09	78.12	69/92	174,500	174,500	167,000	95.70
18252 Pirates Cove Circ	Strongsville	4	(2 1)	2104	0.280ac	198302/09/09	79.37	126/126	184,000	169,900	167,000	98.29
14818 Windsor Castle Ln	Strongsville	3	(2 1)	2412	7705sf	199212/04/09	70.90	50/50	174,900	174,900	171,000	97.77
10575 King Coe Ln	Strongsville	3	(2 1)	1583	14700sf	195908/07/09	108.02	49/49	174,900	172,500	171,000	99.13
20688 Lunn Rd	Strongsville	3	(2 1)	2151	0.170ac	188908/14/09	79.13	71/71	175,000	175,000	171,000	97.71
22307 Lorraine Dr	Strongsville	4	(2 1)	1975	0.410ac	197206/09/09	87.09	16/16	179,900	179,900	172,000	95.61
14916 Sherwood Dr	Strongsville	4	(2 1)	2608	15375sf	197609/14/09	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	160/160	190,000	184,900	177,500	96.00
16257 N Laguardia Pkwy	Strongsville	3	(2 1)	1740	10014sf	199107/02/09	102.30	25/25	187,000	187,000	178,000	95.19
12248 Moss Point	Strongsville	3	(2 0)	2088	0.480ac	197207/02/09	65.25	362/362	234,900	179,900	178,000	98.94
16896 Rabbit Run	Strongsville	4	(2 1)	2530	0.290ac	197710/22/09	70.36	325/509	209,900	189,900	178,000	93.73
14320 Bennington Dr	Strongsville	4	(2 0)	2150	0.300ac	197707/16/09	83.21	42/407	186,600	186,600	178,900	95.87
11979 Bluffsides #4706	Strongsville	3	(2 0)	2292		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	175,000	180,000	102.86
14268 Placid Cove	Strongsville	3	(2 1)	2106	0.110ac	199510/21/09	86.42	543/543	219,900	189,900	182,000	96.84
14387 Crown Point Pkwy	Strongsville	3	(2 1)	2220	0.300ac	198603/16/09	83.33	99/99	198,900	194,800	185,000	94.97
22493 Christopher Ct	Strongsville	3	(2 0)	1838	4756sf	199807/23/09	100.65	19/19	187,500	187,500	185,000	98.67
13627 Fairwinds Dr	Strongsville	3	(2 0)	2198	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	224,900	208,900	188,500	89.80
17734 Brandywine	Strongsville	4	(2 1)	2603	0.240ac	198501/22/09	72.61	64/62	229,500	189,900	189,000	99.53
10298 Fairtree	Strongsville	4	(2 1)	1629	0.330ac	196501/23/09	106.81	87/83	189,900	189,900	174,000	91.63
19665 Summer Place	Strongsville	3	(2 1)	2112	0.280ac	199106/26/09	89.96	96/96	214,900	199,900	190,000	95.05
12323 Bristol Ln	Strongsville	3	(2 0)	1745	5818sf	199705/22/09	108.88	88/88	204,900	199,900	190,000	95.05
17062 Partridge Dr	Strongsville	4	(2 1)	2910	0.310ac	197506/19/09	65.29	107/107	199,900	199,900	190,000	95.05
19559 Echo Dr	Strongsville	4	(2 1)	2584	0.240ac	198810/22/09	73.53	122/122	210,000	199,000	190,000	95.48
16558 S White Oaks Dr	Strongsville	4	(2 1)	2422	0.290ac	197711/09/09	78.86	113/113	217,800	197,500	191,000	96.71
16990 Deer Path Dr	Strongsville	4	(2 1)	2660	15150sf	197611/19/09	72.18	48/48	199,900	199,900	192,000	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)	1963	10001sf	198705/08/09	98.32	8/8	194,900	194,900	193,000	99.03	
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 Dewitt Dr	Strongsville	4	(3 0)	2213	0.320ac	199003/25/09	87.89	17/17	209,000	199,900	194,500	97.30	
8608 Downers Grove Ct #C	Strongsville	4	(2 1)	2288	14178sf	198711/04/09	86.42	46/46	214,000	199,000	196,000	98.49	
17018 Britlany Place	Strongsville	3	(3 0)	2127	0.290ac	199412/01/09	92.85	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	198,000	92.31	
9654 Juniper Ct	Strongsville	3	(2 1)	2337	14269sf	198903/31/09	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	92.61	
11966 The Bluffs	Strongsville	3	(2 1)	2516	0.340ac	198901/26/09	80.29	106/106	229,900	214,900	202,000	94.00	
19472 Cherry Stone Ln	Strongsville	4	(2 1)	2335	12950sf	198912/01/09	87.37	63/63	218,500	218,500	204,000	93.38	
14338 Glenbrook Dr	Strongsville	3	(2 0)	1907	6534sf	200510/23/09	107.50	56/342	209,900	209,900	205,000	97.67	
20065 Lismore Ct	Strongsville	3	(2 0)	1538	6680sf	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	101.35	29/29	214,900	214,900	208,000	96.79	
16275 Acacia Dr	Strongsville	4	(2 1)	2384	0.290ac	199108/02/09	87.25	197/197	234,500	224,900	208,000	92.49	
13071 Rosewood	Strongsville	4	(2 1)	2293	0.370ac	198905/18/09	91.58	31/31	219,900	219,900	210,000	95.50	
17250 Woodlawn Ct	Strongsville	4	(2 1)	2443	0.620ac	200012/09/09	86.96	131/332	219,900	219,900	210,000	95.50	
18115 Heritage Trl	Strongsville	3	(2 1)	2552	0.230ac	198504/24/09	82.88	75/259	225,000	225,000	211,500	94.00	
17903 Chatham Ct	Strongsville	4	(2 1)	2589	0.250ac	198504/02/09	81.88	62/62	217,777	217,777	212,000	97.35	
14848 Stillbrooke Dr	Strongsville	4	(3 1)	2612	0.290ac	199205/07/09	81.16	138/138	219,900	219,900	212,000	96.41	
10454 Forestview Dr	Strongsville	4	(2 1)	2274	11251sf	198903/27/09	93.23	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	235,500	214,800	212,000	98.70	
17450 Shummer	Strongsville	3	(2 2)	2612	2.290ac	195003/13/09	82.31	93/93	239,900	224,876	215,000	95.61	
14548 Trenton Ave	Strongsville	4	(3 0)	0	0.240ac	198502/20/09	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	91.53	
20196 Cardinal Cir	Strongsville	4	(2 1)	2235	17859sf	199310/01/09	96.20	171/171	265,000	219,900	215,000	97.77	
9597 Brushwood Ln	Strongsville	3	(2 0)	1856	0.373ac	199109/02/09	109.92	11/11	230,000	230,000	215,000	93.48	
20328 Collier Dr	Strongsville	4	(2 1)	1998	13939sf	199708/28/09	108.61	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	217,601	92.64	
16636 Hampton Chase	Strongsville	3	(2 1)	2323	14941sf	199608/12/09	94.06	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	218,690	218,690	218,440	100.34	
12527 Woodberry Ln	Strongsville	3	(2 0)	2381	7841sf	199608/24/09	92.19	161/161	229,900	225,000	218,500	97.56	
21524 Montclare Blvd	Strongsville	4	(3 1)	2284	0.310ac	198705/14/09	96.32	186/186	231,900	228,900	220,000	96.11	
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	
9250 Ranier Ct #38	Strongsville	3	(3 0)	2050	8648sf	New 12/02/09	108.00	16/16	217,590	217,590	221,390	101.75	
16615 Selby 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	90.65	59/59	245,000	245,000	223,000	91.02	
9141 Tahoe #23	Strongsville	3	(3 0)	2050	6425sf	New 10/19/09	109.26	103/103	218,090	221,090	223,985	101.31	
20452 Scotch Pine Way	Strongsville	4	(2 1)	2090	0.380ac	200311/23/09	107.42	24/31	225,000	225,000	224,500	99.78	
18876 Hearthstone Dr	Strongsville	4	(2 1)	2568	11235sf	199408/21/09	87.62	185/369	264,800	264,800	225,000	84.97	
18231 Wellington Ct	Strongsville	4	(3 0)	3044		198607/30/09	73.92	17/17	239,900	239,900	225,000	83.79	
16965 Hampton Chase	Strongsville	3	(2 1)	2445	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	233,500	233,500	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	199310/14/09	98.70	12/12	229,500	229,500	227,000	98.91	
17978 Lyon	Strongsville	4	(2 1)	2536	0.300ac	199506/02/09	89.51	140/140	249,900	249,900	227,000	90.84	
9129 Tahoe #21	Strongsville	2	(3 0)	1937	0.170ac	200803/30/09	118.17	192/192	278,990	228,890	228,890	100.00	
20902 Burgandy Dr	Strongsville	4	(2 1)	2621	22215sf	198808/10/09	87.56	50/50	237,500	237,500	229,500	96.63	
19935 Ellsworth	Strongsville	4	(2 1)	3150	0.320ac	199402/12/09	73.02	6/6	238,000	238,000	230,000	96.64	
10246 Pine Needle Trl	Strongsville	4	(2 1)	2817	14875sf	199011/13/09	82.36	157/157	284,900	259,900	232,000	89.27	

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18537 Saratoga	Strongsville	4	(2 1)	2603	0.230ac	198806/05/09	89.51	394/394	244,900	239,900	233,000	97.12
17548 Fairfax Ln	Strongsville	4	(2 1)	2527	0.240ac	198110/30/09	82.20	100/100	248,900	239,900	233,000	97.12
17617 Lexington	Strongsville	4	(2 1)	3039	0.230ac	198608/08/09	77.30	145/510	244,900	234,900	234,900	100.00
9068 Eldorado Trl #13	Strongsville	3	(2 1)	2349	0.220ac	200810/19/09	100.66	384/384	314,140	236,440	236,440	100.00
18167 Williamsburg Oval	Strongsville	4	(2 1)	2779	1.000sf	198806/26/09	85.10	28/28	239,900	239,900	236,500	98.58
10064 Lake Meadows	Strongsville	4	(2 1)	2394	0.250ac	198803/24/09	99.83	167/167	244,900	239,900	239,000	99.82
17207 Gold Rush Rd	Strongsville	5	(2 1)	3456	0.290ac	197709/30/09	69.30	129/129	279,900	260,000	239,500	92.12
16429 Hampton Chase	Strongsville	4	(3 1)	4587	0.330ac	199304/20/09	52.32	260/260	294,900	279,900	240,000	85.74
20013 Hawthorn	Strongsville	4	(3 1)	3211	0.390ac	197205/15/09	74.74	131/131	250,000	250,000	240,000	96.00
10610 Woodrun Dr	Strongsville	3	(2 1)	2439	0.340ac	199908/19/09	99.22	329/329	279,000	249,900	242,000	96.84
19683 Stoughton Dr	Strongsville	3	(2 1)	2430	0.260ac	199508/03/09	99.59	47/47	247,900	247,900	242,000	97.62
9675 Nicole	Strongsville	3	(2 1)	3300	0.270ac	199706/23/09	73.33	127/127	269,900	249,900	242,000	96.84
9135 Tahoe #22	Strongsville	3	(2 1)	2350	0.140ac	200910/18/09	103.49	160/160	280,590	240,790	243,190	101.00
10205 Webster	Strongsville	3	(2 0)	2328	0.570ac	200311/16/09	104.81	28/28	249,900	249,900	244,000	97.64
14116 Basswood	Strongsville	4	(2 1)	2470	0.260ac	199605/27/09	99.15	169/169	254,900	244,900	244,900	100.00
12466 Bristol	Strongsville	4	(2 1)	2756		199907/01/09	88.90	255/255	265,000	255,000	245,000	96.08
13494 Bridgecreek Cir	Strongsville	5	(3 0)	2636	0.310ac	200111/24/09	92.94	15/15	245,900	245,900	245,000	99.63
14577 Walking Stick Way	Strongsville	4	(2 1)	3218	1.000ac	198710/20/09	76.43	103/103	295,000	259,500	245,950	94.78
15118 Chandler Green	Strongsville	4	(3 0)	2379	1.360sf	199906/23/09	103.83	21/21	247,900	247,900	247,000	99.64
18155 Glen Cairn Way	Strongsville	4	(3 0)	0	0.220ac	199706/18/09	0.00	90/90	279,900	269,900	247,250	95.13
19887 Stoughton Dr	Strongsville	4	(2 1)	2515	0.240ac	199505/08/09	98.41	52/52	262,500	257,900	247,500	95.97
22210 Northwood Trl	Strongsville	5	(3 1)	2718	0.340ac	200112/01/09	91.57	37/37	260,000	260,000	248,900	95.73
20406 Scott Dr	Strongsville	4	(2 1)	2772	0.530ac	198904/24/09	90.19	32/32	250,000	250,000	250,000	100.00
17793 Princeton Cir	Strongsville	4	(3 1)	2454	1.000sf	199605/28/09	101.87	89/89	269,900	269,900	250,000	96.19
19696 Stoughton Dr	Strongsville	4	(2 1)	2350	1.106sf	199811/04/09	106.38	21/21	253,000	249,900	250,000	100.04
19849 Summer Place	Strongsville	4	(3 1)	3025	0.420ac	199104/29/09	83.28	181/181	269,900	274,900	252,000	91.67
16557 Hampton Chase	Strongsville	4	(2 1)	2327	0.450ac	199604/30/09	109.58	144/144	275,000	264,900	255,000	98.26
17683 Lexington Ln	Strongsville	4	(2 1)	3362	1.082sf	199609/29/09	76.74	7/70	264,900	264,900	258,000	97.40
20744 Wakefield Cir	Strongsville	4	(2 1)	2852	1.054sf	199805/21/09	90.81	81/81	269,900	269,900	259,000	96.96
17961 Heritage Trl	Strongsville	4	(2 1)	2662	0.230ac	199303/05/09	97.63	54/137	269,000	269,000	259,900	96.62
9147 Tahoe #24	Strongsville	2	(3 0)	1937	0.200ac	200804/03/09	134.23	76/76	249,990	260,090	260,000	99.97
18143 Brick Mill Run	Strongsville	4	(2 1)	3079	0.230ac	199006/04/09	84.44	256/500	279,000	265,000	260,000	98.11
13549 Burlwood Dr	Strongsville	4	(3 0)	3172	1.457sf	199908/26/09	83.39	9/183	269,900	269,900	264,501	98.00
16419 Currier Dr	Strongsville	4	(2 1)	2400	1.298sf	199209/02/09	110.42	74/74	272,000	272,000	265,000	97.43
16346 Falmouth Dr	Strongsville	4	(3 1)	3214	0.500ac	199409/24/09	83.23	150/447	285,000	285,000	267,500	93.86
18219 Glen Cairn Way	Strongsville	4	(2 1)	2838	0.230ac	199705/01/09	94.43	18/18	274,900	274,900	268,000	97.49
18236 Martins Ln	Strongsville	4	(2 1)	2904	0.400ac	199309/18/09	92.29	119/119	284,116	279,116	268,000	98.02
9159 Tahoe #26	Strongsville	3	(4 0)	3160	0.190ac	New 02/26/09	85.57	98/98	302,590	269,190	270,390	100.45
21744 Woodfield Trl	Strongsville	4	(2 1)	3174	1.359sf	199804/14/09	85.38	20/20	288,000	288,000	271,000	94.10
16651 Selby Cir	Strongsville	4	(2 2)	2563	0.372ac	200112/15/09	106.13	37/37	289,999	289,999	272,000	93.79
17063 Hampton Chase	Strongsville	4	(2 1)	2408	0.420ac	199403/30/09	112.96	36/218	284,950	284,950	272,000	95.46
19306 Timber Creek Crk	Strongsville	4	(2 1)	3332	0.230ac	199503/30/09	82.63	20/295	289,900	289,900	275,000	94.86
14337 Fernwood Cir	Strongsville	4	(3 1)	2817	0.210ac	199512/28/09	99.40	21/21	279,900	279,900	260,000	100.04
20170 Westwood Dr	Strongsville	4	(4 0)	3860	3.669sf	199908/28/09	72.54	148/330	299,900	289,900	280,000	96.59
19362 Ellsworth Dr	Strongsville	4	(2 1)	2678	1.360sf	199506/15/09	104.56	61/61	292,000	292,000	280,000	95.89
18299 Brick Mill Run	Strongsville	4	(2 1)	2768	999sf	199207/01/09	102.96	109/293	308,900	299,800	285,000	95.06
18085 Winchester Ct	Strongsville	5	(3 1)	3678		198607/31/09	77.49	128/128	324,000	314,000	285,000	90.76
14806 Regency	Strongsville	4	(2 1)	3464	0.320ac	198802/25/09	82.27	182/182	317,500	317,500	285,000	89.76
20670 Westminster Dr	Strongsville	4	(3 1)	3581	0.240ac	199409/29/09	79.37	109/109	319,900	309,900	285,000	91.87
17228 Woodstock Run	Strongsville	4	(3 0)	3200	1.315sf	199808/20/09	89.69	66/66	298,000	285,000	287,000	100.70

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15351 Old Oak Dr	Strongsville	4	(2 1)	2888	0.290ac	200306/30/09	100.00	78/78	298,900	299,900	288,800	96.30
18501 Vincennes	Strongsville	2	(2 0)	1885	15846sf	200604/21/09	157.13	17/17	334,129	299,900	293,040	97.71
19370 Saratoga Trl	Strongsville	4	(2 1)	3922	15483sf	198906/30/09	76.47	82/82	339,900	329,800	298,000	89.75
11744 Woodrun Dr #392	Strongsville	4	(2 1)	3013	0.310ac	200405/21/09	99.57	119/119	324,900	324,900	300,000	92.34
21295 Breckenridge	Strongsville	4	(2 1)	2745	0.370ac	200806/28/09	109.29	87/87	353,716	324,000	300,000	92.59
17255 Willow Wood	Strongsville	4	(2 2)	3815	0.350ac	199105/22/09	78.84	13/13	319,900	299,900	300,000	100.03
22206 Woodfield Trl	Strongsville	4	(3 1)	3317	0.310ac	199710/16/09	90.44	25/342	319,900	319,900	300,000	93.78
22096 Country Way	Strongsville	4	(3 1)	3305	0.382ac	199810/20/09	90.77	10/10	307,000	307,000	300,000	97.72
20169 Bradgate	Strongsville	4	(2 1)	3488	0.230ac	199707/31/09	87.44	91/91	344,900	324,900	305,000	93.88
20500 Beechwood	Strongsville	4	(3 0)	3251	0.300ac	199805/01/09	94.28	163/163	329,900	319,111	306,500	96.05
18447 Whitmarsh Ln	Strongsville	4	(2 2)	2893	14461sf	199305/29/09	106.78	45/45	324,900	319,900	308,900	96.56
21361 Oakhurst Ln	Strongsville	4	(3 1)	3313	0.260ac	200310/13/09	93.57	98/280	350,000	330,000	310,000	93.94
20672 Pembroke Oval	Strongsville	4	(2 1)	3266	0.270ac	200003/27/09	95.63	58/379	339,900	329,900	312,000	94.57
20373 Scott Dr	Strongsville	4	(3 1)	3218	12641sf	200510/15/09	97.95	205/205	369,900	330,000	315,000	95.45
11732 Fox Grove	Strongsville	4	(2 1)	3154	0.300ac	200206/26/09	99.87	120/120	375,000	329,900	315,000	95.48
22140 Woodfield Trl	Strongsville	4	(3 1)	3651	13809sf	199811/25/09	86.28	118/118	359,900	315,000	315,000	100.00
21277 Breckenridge Ln	Strongsville	4	(2 1)	2870	0.370ac	New 07/29/09	110.80	168/168	356,313	323,900	318,000	98.18
20618 Carlton Ct	Strongsville	4	(3 1)	3119	0.258ac	199412/16/09	101.96	52/108	359,900	329,000	318,000	96.86
20507 Kelsey Lane	Strongsville	4	(2 1)	0	0.300ac	200402/20/09	0.00	31/31	349,900	349,900	320,000	91.45
15271 Scarlet Oak Trl	Strongsville	4	(2 2)	3514	12386sf	200309/16/09	91.83	45/45	339,900	339,900	322,000	94.73
12299 Steeplechase Ln	Strongsville	4	(2 1)	3616	13875sf	200310/30/09	89.88	32/146	335,000	335,000	325,000	97.01
20673 Wakefield Cir	Strongsville	4	(2 1)	2964	10585sf	199509/26/09	111.67	42/42	339,900	339,900	331,000	97.38
12047 Coopers Run	Strongsville	4	(2 1)	3360	0.330ac	199902/23/09	99.40	9/9	350,000	350,000	334,000	95.43
20429 Colleen Ct	Strongsville	4	(3 1)	3987	10541sf	199809/30/09	85.28	15/15	364,900	364,900	340,000	93.18
20528 Pembroke	Strongsville	4	(2 1)	3604	12458sf	200006/15/09	89.38	61/61	384,900	384,900	340,000	88.33
17347 Willow Wood Dr	Strongsville	5	(3 1)	6200	0.350ac	199211/06/09	56.05	521/521	466,000	378,000	347,500	91.93
18891 Ballymore	Strongsville	4	(4 1)	3510	0.310ac	199805/29/09	99.72	181/181	399,900	384,900	350,000	90.93
17775 Saratoga Trl	Strongsville	4	(3 1)	3287	0.270ac	198904/02/09	108.00	271/271	394,900	389,900	365,000	95.97
20335 Kylemore	Strongsville	5	(5 1)	4548	0.290ac	200208/20/09	80.26	117/264	399,000	399,000	365,000	91.48
21816 Fairfield Place	Strongsville	4	(3 1)	4712	0.360ac	200012/21/09	77.99	83/83	394,000	385,000	367,500	95.45
21337 Castlewood Dr #19	Strongsville	3	(2 1)	2550	0.600ac	Unde06/22/09	144.31	18/18	370,000	370,000	368,000	99.46
22226 North Trl	Strongsville	2	(2 1)	2895	9355sf	200710/20/09	127.81	215/383	379,000	379,000	370,000	97.63
19321 Timber Creek CRK	Strongsville	4	(4 1)	3746		199402/20/09	98.77	175/175	389,900	389,900	370,000	94.90
12179 Spruce Pt	Strongsville	4	(3 1)	0	0.330ac	200107/23/09	0.00	168/168	409,900	399,900	375,000	93.77
11753 Fox Grove	Strongsville	4	(3 1)	3606	14374sf	200305/01/09	104.83	46/46	399,500	389,900	378,000	96.95
20406 Donegal Ln	Strongsville	4	(4 0)	3526	11891sf	200403/27/09	107.77	31/31	389,900	389,900	380,000	97.46
20475 Scott Dr	Strongsville	4	(3 2)	3800	0.380ac	199907/14/09	105.56	52/52	400,000	400,000	380,000	95.00
12333 Paddock Cir	Strongsville	4	(2 1)	3545	0.360ac	200303/26/09	112.41	83/266	419,000	419,000	398,500	95.11
22259 Olde Creek #15	Strongsville	2	(2 1)	2206	9118sf	200612/02/09	181.32	1/1	419,900	419,900	400,000	96.26
12646 S Churchill Way #3	Strongsville	4	(2 1)	3926	0.310ac	200912/29/09	101.88	400/400	432,900	409,497	400,000	97.68
20287 Kylemore Dr	Strongsville	4	(3 2)	5700	11456sf	199908/29/09	71.05	186/186	549,900	429,900	405,000	94.21
19003 Ballymore St	Strongsville	4	(3 1)	4421	0.330ac	199703/19/09	92.17	27/239	449,000	449,000	407,500	90.76
20390 Tramore Ln #200	Strongsville	4	(2 1)	3829		200807/31/09	108.38	122/122	454,144	409,900	415,000	101.24
11774 Fox Grove	Strongsville	4	(4 1)	3556	0.330ac	200302/04/09	114.88	74/74	469,900	444,900	420,000	94.40
20658 Pembroke Oval	Strongsville	4	(3 1)	4241	0.330ac	200106/04/09	102.57	68/68	479,900	469,900	435,000	94.59
20374 Tramore Ln #202	Strongsville	4	(2 1)	3926	14505sf	200907/08/09	111.44	0/0	437,500	437,500	437,500	100.00
14373 Castlereagh #30	Strongsville	3	(3 0)	3400	0.300ac	200706/30/09	130.59	260/260	525,900	489,900	444,000	90.63
20373 Donegal Ln #178	Strongsville	4	(3 1)	4945	11456sf	200308/18/09	102.12	0/0	529,900	529,900	505,000	96.30

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Listing Count	344	Averages		2,232			86.17	101/133	211,624	203,030	191,653	84.40
		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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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	0.458ac	1994 11/30/09	0.86	88/88	314,900	288,900	2,500	0.83
8002 Steven David	Strongsville	2	(2 1)	1428		1979 12/29/09	59.52	320/620	114,900	94,900	85,000	89.57
8319 Lorraine Dr	Strongsville	4	(2 1)	1812	1500sf	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	67.49	78/78	118,000	118,000	115,000	96.64
19702 Lunn Rd	Strongsville	3	(2 0)	1378	0.620ac	1974 10/15/09	85.68	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	94.62
19258 Briarwood Ln #2-2	Strongsville	3	(2 1)	1610	3.616ac	1973 08/20/09	76.40	126/126	139,500	129,900	123,000	94.69
11021 Southwind Ct	Strongsville	2	(2 0)	1582	0.090ac	1979 05/15/09	80.91	140/140	139,900	139,900	128,000	91.49
10825 Fence Row	Strongsville	3	(2 0)	2217	0.290ac	1977 02/27/09	59.54	14/14	135,900	135,900	132,000	97.13
9502 Pebble Brook Ln	Strongsville	3	(2 0)	1874	0.300ac	1979 04/21/09	72.00	12/12	129,900	129,900	134,930	103.87
18287 Glencreek Ln	Strongsville	2	(2 0)	1388	5928sf	1976 06/12/09	97.26	18/18	139,900	138,900	135,000	96.50
11589 Pleasant Ridge Plac	Strongsville	3	(2 0)	1700	0.370ac	1974 11/24/09	81.35	114/114	150,000	145,000	138,300	95.38
20432 Homestead Park Dr	Strongsville	3	(1 1)	1960	0.290ac	1973 11/25/09	70.82	85/375	146,500	146,500	139,000	94.88
11594 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 08/09/09	0.00	335/335	168,812	159,000	143,000	89.94
17901 Cliffside Dr	Strongsville	2	(2 1)	1768		1975 07/28/09	82.01	43/43	159,900	159,900	145,000	90.88
16532 S Red Rock	Strongsville	4	(2 1)	2858	0.290ac	1976 01/14/09	50.56	45/43	169,000	146,900	144,500	98.37
13509 Whitney Rd	Strongsville	3	(1 1)	1514	15225sf	1977 05/28/09	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	159,500	147,500	92.48
10819 Meadow Trl	Strongsville	2	(2 0)	1844	0.160ac	1985 03/27/09	80.62	230/230	175,000	169,900	148,667	92.97
15240 High Pnt	Strongsville	3	(2 0)	1726	15015sf	1973 08/25/09	88.64	128/128	167,900	157,900	153,000	96.90
20671 Pineview Cir	Strongsville	3	(2 0)	2150		1976 10/28/09	71.16	123/123	169,900	159,900	153,000	95.68
18148 Fox Hollow Dr	Strongsville	5	(2 1)	3123	0.340ac	1974 10/22/09	49.83	88/88	194,000	174,500	166,000	88.83
14599 Hartford Trl	Strongsville	3	(2 0)	1596	0.220ac	1987 08/29/09	98.37	120/488	159,900	149,900	157,000	104.74
10208 Shale Brook	Strongsville	3	(2 1)	2197	0.370ac	1988 06/23/09	71.46	182/286	189,500	169,900	157,000	92.41
16163 Cypress Ave	Strongsville	3	(1 1)	1409	0.440ac	1961 09/18/09	111.78	94/94	174,900	168,900	157,500	93.25
22137 Meadownorth	Strongsville	3	(2 1)	1862	0.160ac	1980 04/21/09	86.34	57/318	169,500	169,500	159,900	94.34
16254 High Point Dr	Strongsville	3	(2 0)	1863	0.340ac	1973 11/06/09	86.29	96/276	174,900	169,500	160,750	94.84
13815 Olde Orchard Rd	Strongsville	3	(2 0)	1676	12750sf	1978 06/17/09	96.84	84/84	159,800	159,800	162,300	101.56
20839 Oak Trail Ct	Strongsville	4	(2 1)	2228	12750sf	1974 10/16/09	73.38	10/10	184,900	184,900	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	169,000	165,000	97.83
20602 Sandalwood	Strongsville	3	(2 1)	1786	0.230ac	1983 06/25/09	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	96.06
17049 Eagles Nest Cir	Strongsville	4	(2 0)	1716	12768sf	1975 06/12/09	99.07	63/63	174,000	174,000	170,000	97.70
17562 Brandywine Dr	Strongsville	4	(2 1)	2436		1978 06/15/09	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
9884 Plum Brook Ln	Strongsville	3	(2 0)	2151	0.360ac	1978 11/10/09	79.96	205/205	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	178,500	172,900	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)	1968	0.350ac	1973 07/09/09	88.41	229/229	184,500	184,500	174,000	94.31
10827 Watercress 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	85.56
14881 Sherwood Dr	Strongsville	4	(2 1)	2312	12760sf	1976 12/07/09	76.12	208/208	197,900	184,900	176,000	95.19
16937 Lanier Ave	Strongsville	4	(2 1)	2500	0.670ac	1975 10/06/09	71.60	59/59	179,900	179,900	179,000	99.50

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CMA Report

Sorted by Area (asc), Price (asc)

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

Page 2

Address	City	Bd	Bth	SqFt	LotSz	Year Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	P % LI
21648 Oak Bark Trl	Strongsville	2	(2 1)	2220	0.120ac	1988 11/18/09	81.98	126/319	214,900	189,900	182,000	95.84
18139 Mallard Cir	Strongsville	4	(2 1)	2438	9086sf	1975 11/02/09	74.86	23/23	188,500	188,500	182,500	96.82
16931 Deer Path Dr	Strongsville	4	(3 0)	2072	0.290ac	1978 10/20/09	90.26	86/86	195,700	189,500	187,000	98.68
Listing Count 50		Averages		1,984			77.23	108/168	168,121	161,617	148,353	91.79
		High		187,000			Low 2,500		Median 166,000			
Report Count 50	Report Averages	1,984					77.23	108/168	168,121	161,617	148,353	

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CMA Report

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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	YearDate	\$/SqFt	DOM/CDOM	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	35,000	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	46.50	121/121	98,900	86,900	62,500	93.42
16090 W 130th St	Strongsville	3	(1 1)	1116	12000sf	1965/01/08/10	63.98	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	82.60	104/104	115,000	75,000	72,000	86.00
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	68.84	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	
16070 Lanier Ave	Strongsville	3	(1 1)	1040	0.330ac	1961/12/23/10	76.83	12/12	79,900	79,900	79,900	100.00
14807 Lenox Dr	Strongsville	2	(2 0)	1145		1999/08/10/10	69.87	131/314	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)	1208		2000/02/03/10	70.48	49/183	94,900	94,900	85,000	89.57
9800 Fair Rd	Strongsville	3	(2 0)	1265	0.340ac	1971/08/13/10	67.98	67/67	89,999	89,999	86,000	95.66
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
13512 Blazey Trl	Strongsville	3	(1 1)	1432	0.503ac	1960/09/13/10	64.94	35/176	129,900	114,900	93,000	80.94
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	9.560ac	1999/08/30/10	78.53	168/168	104,800	99,700	94,000	94.28
14703 Lenox Dr #1	Strongsville	2	(2 0)	1145	9.560ac	1999/07/14/10	82.10	27/27	98,900	98,900	94,000	95.05
18031 Shummer Rd	Strongsville	3	(1 0)	1225	27000sf	1956/04/12/10	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	119,000	95,000	88.36
16625 Lake Circle Dr	Strongsville	2	(2 0)	1292	0.060ac	1985/09/14/10	73.53	472/472	136,900	109,900	95,000	88.44
15357 Drake	Strongsville	3	(1 1)	1653	0.310ac	1969/02/18/10	57.47	395/395	132,500	119,888	95,000	79.24
19214 Boston Rd	Strongsville	3	(1 1)	1542	2.880ac	1855/05/19/10	61.61	7/7	85,000	85,000	95,000	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	84.02	124/124	129,900	107,900	96,667	89.59
14902 Lenox Dr #502	Strongsville	2	(2 0)	1160	9.560ac	2000/11/16/10	83.62	28/28	99,900	99,900	97,000	97.10
13671 Webster Rd	Strongsville	3	(2 0)	1016	0.405ac	1963/09/01/10	95.72	28/28	105,000	105,000	97,250	92.62
14450 Ordner Dr	Strongsville	3	(1 0)	1282	0.593ac	1959/11/11/10	77.22	4/4	99,000	98,000	99,000	100.00
14003 Niagara Dr	Strongsville	4	(2 0)	1308	0.494ac	1959/12/27/10	76.45	57/57	114,900	114,900	100,000	87.03
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	159/337	121,000	109,000	100,000	91.74
20851 Springfield Cir	Strongsville	2	(1 1)	1544	0.110ac	1988/02/23/10	64.83	11/54	99,000	99,000	100,100	101.11
18385 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
9719 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)	1292	0.089ac	1986/09/21/10	85.14	41/41	119,900	119,900	110,000	91.74
12316 Woodside Ct	Strongsville	2	(2 0)	1386		1986/09/10/10	79.56	143/143	129,900	119,000	110,275	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	139,931	139,931	114,000	81.47
16465 Commons Oval	Strongsville	2	(2 0)	1399		1984/05/04/10	81.49	215/468	121,999	116,000	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)	1398		1990/05/17/10	84.41	76/285	127,900	124,900	118,000	94.48
17290 Otani Ct #4202	Strongsville	3	(2 0)	1646		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	1955/06/25/10	80.39	20/20	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	125,500	125,500	119,150	94.94

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

Page 2

Address	City	Bd	Bth	SqFt	LotSz	YearData	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	P %	LI
13142 Yager Dr	Strongsville	3	(2 0)	1348	0.300ac	1980/11/19/10	88.65	35/35	124,900	124,900	119,500	95.88	
14388 Trenton Ave	Strongsville	4	(2 0)	1948	0.240ac	1977/08/03/10	81.60	84/84	168,000	139,900	120,000	86.78	
17107 Hawks Lookout Ln	Strongsville	3	(2 1)	2834	0.290ac	1977/09/28/10	42.34	95/95	149,900	123,500	120,000	97.17	
17107 Hawks Lookout Ln	Strongsville	4	(2 0)	2834	0.290ac	1977/09/28/10	42.34	80/80	149,900	149,900	120,000	80.05	
17033 Beaver Cir	Strongsville	3	(2 1)	2608	0.370ac	1974/02/01/10	46.30	61/61	138,600	119,000	120,750	101.47	
10471 Royal Oak Dr	Strongsville	2	(2 0)	1622	0.101ac	1990/10/28/10	79.83	59/59	125,000	125,000	121,500	97.20	
9736 Brookline Oval	Strongsville	2	(2 0)	1426	0.053ac	1988/07/02/10	85.55	12/12	139,900	139,900	122,000	87.21	
15401 Whitney Rd	Strongsville	3	(1 1)	1458	1.640ac	1966/05/12/10	83.68	68/68	144,900	127,500	122,000	95.69	
17209 Sun Meadow Trl	Strongsville	2	(1 1)	1626		1990/12/02/10	75.52	34/215	124,900	124,900	122,800	98.32	
15900 Boston Rd	Strongsville	3	(1 1)	1040	0.336ac	1958/04/30/10	118.27	28/28	132,900	132,900	123,000	92.55	
17986 Adams Dr	Strongsville	3	(1 0)	1008	0.180ac	1959/04/22/10	122.27	254/254	129,900	125,000	123,250	98.80	
22240 Lorraine Dr	Strongsville	3	(1 1)	1608	0.317ac	1971/11/18/10	77.11	42/102	129,900	124,900	124,000	99.28	
17547 Sun Meadow Trl	Strongsville	2	(1 1)	1624	0.105ac	1991/12/10/10	78.66	64/64	134,900	134,900	124,500	92.29	
22628 Westwood Dr	Strongsville	3	(1 0)	0	41817sf	1957/03/19/10	0.00	179/179	129,900	124,900	124,800	100.00	
14507 Fullers Ln #28	Strongsville	3	(2 0)	1487	5.065ac	1990/03/25/10	83.50	22/22	125,000	125,000	125,000	100.00	
18380 Woodside Crossing	Strongsville	3	(2 0)	1480	0.070ac	1994/10/15/10	84.46	221/359	155,000	133,000	125,000	93.98	
8334 Cellanna Dr	Strongsville	4	(1 1)	1440	0.289ac	1970/06/28/10	86.81	38/38	125,111	118,900	125,000	105.13	
16642 Lake Circle Dr	Strongsville	2	(2 0)	1428	0.058ac	1985/05/18/10	87.66	33/33	125,000	125,000	125,000	100.00	
19842 Dell Dr #7	Strongsville	3	(2 1)	1690	4.638ac	1972/10/14/10	74.50	39/39	129,900	129,900	126,900	98.82	
13595 Harper Rd	Strongsville	3	(1 0)	1138	0.321ac	1957/01/06/10	111.71	8/8	124,900	124,900	126,900	101.60	
10684 Scottsdale Dr	Strongsville	2	(2 0)	1927	4081sf	1989/02/17/10	65.81	70/192	135,900	135,900	127,000	93.45	
19190 Westwood Dr	Strongsville	3	(1 0)	1396	0.420ac	1900/07/01/10	90.97	123/123	135,000	130,000	127,000	97.69	
15634 Indianhead Ln	Strongsville	3	(1 1)	1640	0.294ac	1970/03/22/10	78.05	12/12	129,900	129,900	128,000	98.54	
15600 Grosse Pointe	Strongsville	2	(1 1)	1566	0.062ac	1987/04/23/10	81.74	42/134	139,900	139,900	128,000	91.49	
18551 Woodside Crossing	Strongsville	3	(2 0)	1484	0.070ac	1995/06/02/10	86.93	70/70	139,900	134,900	129,000	95.63	
19841 Westwood Dr	Strongsville	3	(1 1)	1548	0.459ac	1946/05/05/10	83.88	116/116	139,900	139,900	130,000	92.92	
16648 Southview Ln	Strongsville	3	(2 0)	1743		1986/07/29/10	75.73	258/258	149,500	139,500	132,000	94.62	
19175 Westbrooke Ln	Strongsville	3	(2 0)	1515	0.083ac	1988/07/19/10	87.46	24/24	164,900	149,900	132,500	88.39	
14259 Thatchers Ln	Strongsville	2	(2 0)	1443		1992/02/25/10	92.79	49/318	133,900	133,900	133,900	100.00	
18869 Meadow Ln	Strongsville	4	(1 1)	1400	0.337ac	1959/06/14/10	95.71	139/139	157,900	167,900	134,000	84.86	
20860 Springfield Cir	Strongsville	3	(2 0)	1884	0.124ac	1989/06/10/10	72.19	44/44	137,777	137,777	136,000	98.71	
8369 Cellanna Dr	Strongsville	3	(1 1)	1520	0.290ac	1971/12/03/10	90.13	122/122	149,900	149,900	137,000	91.39	
17872 Framingham	Strongsville	2	(1 1)	1380	0.152ac	1986/06/16/10	99.28	204/204	168,000	134,900	137,000	101.56	
18822 Bonnie Ln	Strongsville	3	(1 1)	1570	0.369ac	1959/03/25/10	87.90	38/38	145,000	145,000	138,000	95.17	
15527 Pinewood Dr	Strongsville	3	(2 0)	2150	0.390ac	1974/12/07/10	84.19	49/49	146,900	146,900	138,000	93.94	
14771 Stone Creek Dr	Strongsville	4	(2 1)	2274	0.404ac	1956/11/08/10	60.91	34/34	145,000	145,000	138,500	95.52	
8492 W 130th St	Strongsville	3	(2 1)	1587	0.676ac	1940/12/30/10	87.35	82/82	143,000	143,000	139,500	97.55	
9528 Fair	Strongsville	4	(2 0)	2079	2.300ac	1947/12/15/10	67.34	21/21	140,000	140,000	140,000	100.00	
16408 Howe Rd	Strongsville	3	(1 0)	1064	0.460ac	1957/09/15/10	131.58	70/70	148,800	148,900	140,000	94.02	
20692 Rudy Dr	Strongsville	3	(1 1)	2562	0.293ac	1978/08/02/10	55.04	33/33	147,600	140,300	141,000	100.50	
9412 W 130th St	Strongsville	3	(2 1)	1334	0.344ac	1958/06/21/10	105.70	17/200	149,000	149,000	141,000	94.63	
19296 Dawn Ct	Strongsville	2	(2 0)	1246	5270sf	1992/07/19/10	113.16	300/537	156,900	146,000	141,000	97.24	
18611 Buccaneer Creek Li	Strongsville	2	(2 1)	1584		1986/06/02/10	89.33	110/110	155,500	150,000	141,500	94.33	
19130 Westbrooke Ln	Strongsville	3	(2 0)	1434	3336sf	2000/10/28/10	99.02	351/442	159,900	144,900	142,000	98.00	
12287 Moss Ridge Cir	Strongsville	2	(2 0)	1536	0.406ac	1970/08/16/10	92.45	139/139	154,900	149,900	142,000	94.73	
18484 Woodhaven Dr	Strongsville	3	(2 0)	1527	0.083ac	1999/06/30/10	92.99	284/649	158,900	149,900	142,000	94.73	
15162 Wilmington Dr	Strongsville	3	(2 0)	1408	0.277ac	1985/10/27/10	101.56	80/80	149,900	149,900	143,000	95.40	
18586 Shumer Rd	Strongsville	4	(1 1)	2106	0.360ac	1963/06/07/10	68.80	11/11	144,900	144,800	144,800	100.00	
18502 Woodhaven Dr	Strongsville	3	(2 0)	1474	3598sf	1999/03/05/10	98.37	120/120	154,900	149,900	145,000	96.73	
17414 Brandywine Dr	Strongsville	4	(2 1)	2608	0.300ac	1978/11/29/10	56.75	7/7	146,500	146,500	148,000	101.02	

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Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	JOM/CDOM	Orig Price	List Price	Sale Price	P % L1
8041 Barbara Dr	Strongsville	3	(1 1)	1330	0.408ac	198103/01/10	112.03	0/0	149,900	149,900	149,000	99.40
17171 Penny Pines Cir	Strongsville	3	(2 1)	2212	0.294ac	197710/28/10	87.69	217/217	182,000	159,900	149,500	93.50
15344 Trails Landing	Strongsville	2	(2 0)	1563	5184sf	199407/12/10	95.91	170/311	159,900	159,900	149,900	93.75
13015 Compass Point Dr	Strongsville	4	(2 1)	2540	0.230ac	197804/01/10	59.06	12/12	150,000	150,000	150,000	100.00
11243 Brady Ln	Strongsville	3	(2 0)	1231	0.356ac	195909/17/10	123.48	63/63	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	161,500	159,900	153,000	95.68
16562 W 130th St	Strongsville	3	(2 0)	1186	12000sf	196505/14/10	129.11	272/272	169,900	169,900	159,000	95.68
8455 Lillo Dr	Strongsville	3	(2 1)	1736	0.332ac	197402/22/10	88.13	217/217	169,900	164,999	153,000	92.73
20619 Drake Rd	Strongsville	4	(1 1)	2146	0.293ac	196805/26/10	71.53	68/68	164,900	164,900	153,500	93.09
14578 Ordner Dr	Strongsville	4	(2 1)	1785	1.017ac	192506/09/10	86.27	12/274	154,777	154,777	154,000	99.50
15154 Colony Ct	Strongsville	2	(2 0)	1862	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	95.50	72/410	157,777	157,777	155,000	98.24
20287 Sandalwood Ln	Strongsville	4	(2 1)	2557	0.263ac	198010/20/10	60.62	242/242	190,000	175,000	155,000	88.57
8419 Barton Dr	Strongsville	4	(1 1)	1904	0.289ac	197404/08/10	81.41	35/35	157,900	157,900	155,000	98.16
22451 Ethel Dr	Strongsville	3	(2 0)	1964	0.535ac	197904/29/10	78.92	63/213	165,000	165,000	155,000	93.94
20760 Springfield Cir	Strongsville	3	(2 0)	1884	0.130ac	198905/02/10	82.27	64/64	155,900	155,900	155,000	99.42
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
19305 Bradford Ct	Strongsville	3	(2 1)	1733	2176sf	199204/01/10	89.96	213/669	166,900	162,900	155,900	95.70
19386 Lauren Way	Strongsville	3	(2 0)	1428	0.100ac	199201/11/10	109.94	77/200	168,000	159,000	157,000	98.74
14784 Stone Creek	Strongsville	3	(2 0)	1830	0.301ac	198207/27/10	86.07	35/35	164,900	164,900	167,500	96.61
17905 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)	1716	0.240ac	197808/08/10	92.86	26/26	169,900	164,900	159,000	96.42
19265 Hidden Woods Ln	Strongsville	2	(2 1)	1723	0.109ac	199210/13/10	92.86	99/99	172,500	165,000	160,000	96.97
19792 Jamestown Cir	Strongsville	4	(2 1)	1812	0.285ac	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	160,000	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	95.35
16366 N Laguardia Pkwy	Strongsville	3	(2 1)	2007	0.190ac	199209/15/10	80.72	595/724	195,000	171,000	162,000	94.74
14932 Sherwood Dr	Strongsville	5	(2 1)	2812	0.413ac	197605/05/10	57.65	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	92.91
19373 Co Moor Blvd	Strongsville	3	(2 0)	1650	0.124ac	198706/25/10	98.79	35/35	167,900	167,900	163,000	97.08
17002 Bear Creek Ln	Strongsville	3	(2 0)	1632	0.272ac	197606/24/10	99.88	29/217	169,900	166,900	163,000	96.51
18592 Southporte Dr	Strongsville	2	(2 1)	1635		199801/25/10	99.69	87/268	170,000	170,000	163,000	95.88
15860 Bittersweet Ct	Strongsville	4	(2 1)	1928	0.293ac	198306/11/10	85.12	8/8	169,900	169,900	164,115	96.60
18113 Delmont Ave	Strongsville	3	(1 1)	1992	0.330ac	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	246/246	224,900	174,000	168,000	95.40
18710 Admiralty Dr	Strongsville	4	(2 1)	1924		198708/04/10	87.32	297/297	199,700	179,000	168,000	93.86
8044 Fair Rd	Strongsville	4	(2 1)	2576	24829sf	199601/15/10	65.22	73/73	188,900	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 Blvc	Strongsville	2	(2 0)	0	0.158ac	199303/26/10	0.00	32/148	172,500	172,500	168,000	97.39
22255 Jonathan Dr	Strongsville	4	(1 1)	1680	0.366ac	197005/10/10	102.41	154/154	180,000	175,000	170,000	97.14
15337 Dewitt Dr	Strongsville	4	(2 1)	1968	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	0.321ac	198811/05/10	75.57	56/56	184,900	179,900	172,000	95.61
9395 N Marks Rd	Strongsville	3	(2 1)	2063	0.293ac	199812/27/10	83.62	91/91	172,500	172,500	172,500	100.00
10119 Fairtree Dr	Strongsville	3	(1 1)	1385	0.290ac	196501/06/10	126.74	86/65	174,900	174,900	173,000	98.91
8445 Barton Dr	Strongsville	3	(1 1)	2497	0.289ac	197408/23/10	69.48	44/44	184,900	184,900	173,500	93.83
12213 Windcliff Rd	Strongsville	3	(2 0)	1954	13440sf	197105/25/10	89.10	224/224	189,900	179,900	174,100	96.78
16138 Robindale Dr	Strongsville	3	(2 0)	2072	0.297ac	196803/11/10	84.46	93/93	179,900	179,900	175,000	97.28
16986 N Meadows Cir	Strongsville	3	(2 1)	2454	0.294ac	198009/29/10	71.31	49/49	200,000	175,000	175,000	100.00
17179 Ridge Creek Rd	Strongsville	3	(2 0)	2156	0.339ac	196907/22/10	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	76.89	89/89	215,000	197,500	175,000	88.61

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20204 Homestead Park Dr	Strongsville	3	(2 1)	1864	17424sf	199608/31/10	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	195,000	195,000	176,700	90.62
18651 Main St	Strongsville	4	(2 1)	2242	0.400ac	196204/22/10	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	381/381	212,000	184,500	177,000	95.93
11713 Point Overlook Plac	Strongsville	3	(2 1)	2132	0.480ac	197201/18/10	83.49	68/160	182,500	179,900	178,000	98.94
19167 Windward Way	Strongsville	3	(2 1)	1872	0.288ac	198606/21/10	95.62	44/44	189,000	184,900	179,000	96.81
14126 Oakland Park Dr	Strongsville	4	(2 0)	2214	0.301ac	197705/06/10	80.85	9/9	164,900	164,900	179,000	108.65
9799 Priem Rd	Strongsville	3	(2 0)	1823	0.344ac	196710/29/10	98.74	29/29	187,500	187,500	180,000	96.00
18422 W Bend	Strongsville	4	(2 1)	1980	0.240ac	197903/05/10	90.91	251/251	219,900	187,000	180,000	96.26
20180 Homestead Park Dr	Strongsville	4	(2 1)	1883	0.340ac	199402/23/10	95.59	40/40	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
16943 Deer Path Dr	Strongsville	5	(2 1)	2688	0.292ac	197610/21/10	68.45	129/129	214,900	199,900	184,000	92.05
19580 Cottonwood Trl	Strongsville	4	(2 1)	2633	0.230ac	198805/27/10	70.28	42/42	219,900	199,900	185,000	92.55
19245 Albion Rd	Strongsville	3	(2 0)	1820	0.715ac	198406/07/10	101.65	91/91	189,000	189,000	185,000	97.88
20752 Sandalwood Ln	Strongsville	4	(2 1)	2194	0.440ac	197707/07/10	85.00	78/78	209,900	199,900	186,500	93.30
17210 Gold Rush Dr	Strongsville	5	(2 1)	2396	12800sf	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	103.69	41/41	214,900	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	86.40
16784 Sunwood Oval	Strongsville	3	(2 0)	2132	0.175ac	199308/30/10	89.12	32/32	199,900	199,999	190,000	95.05
13136 Northpointe Cir #11	Strongsville	2	(2 0)	1890	0.140ac	200704/08/10	101.06	39/39	190,000	190,000	191,000	100.53
17770 Brandywine Dr	Strongsville	2	(2 0)	1860	0.260ac	199302/03/10	102.85	71/71	225,000	209,900	191,300	91.14
16960 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	198601/07/10	87.95	63/63	209,000	199,900	193,500	98.80
21351 Greenfield	Strongsville	3	(2 0)	1573	0.150ac	200006/09/10	123.33	35/35	215,000	215,000	194,000	90.23
12394 Hillcliff Cir	Strongsville	4	(2 1)	2288	10375sf	197006/15/10	85.66	104/288	216,900	198,975	196,000	98.01
10185 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	196308/16/10	92.38	64/64	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	198,900	100.00
15054 Sassafras Dr	Strongsville	3	(2 1)	2116	0.343ac	199007/12/10	94.52	53/53	209,900	209,900	200,000	95.28
17655 Plymouth Row	Strongsville	4	(2 1)	2794	0.230ac	198609/03/10	71.58	224/224	259,900	229,900	200,000	88.99
18886 Misty Lake Dr	Strongsville	4	(2 1)	2544	0.231ac	199005/07/10	78.62	121/121	229,900	209,900	200,000	95.28
18260 Brick Mill	Strongsville	4	(2 1)	2496	0.291ac	189111/19/10	80.13	404/404	239,900	224,900	200,000	88.93
22395 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 Trenton	Strongsville	4	(3 0)	2323	11250sf	197704/27/10	87.60	223/223	227,900	219,900	203,500	92.54
16021 Wedgewood Ln	Strongsville	4	(3 1)	2400	11317sf	198703/15/10	85.42	187/187	221,900	214,900	205,000	95.39
22536 Melissa Ln	Strongsville	3	(2 1)	2691	0.083ac	199806/08/10	76.55	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	80.35	54/54	225,000	219,650	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
16129 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
12275 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	0.260ac	197703/11/10	95.63	18/18	224,900	224,900	212,000	94.26
14328 Baywood	Strongsville	3	(2 1)	2600		200301/12/10	81.54	130/599	219,900	219,900	212,000	96.41
10405 Maltre Ln	Strongsville	4	(2 1)	2488	0.320ac	199202/22/10	85.21	162/162	239,900	224,900	212,000	94.26
17054 Brittany Place	Strongsville	3	(3 0)	2147	0.110ac	199408/27/10	99.21	184/184	226,000	222,000	213,000	95.95
16624 Sunwood	Strongsville	3	(2 0)	2126	0.093ac	199408/06/10	100.66	90/90	239,900	219,899	214,000	97.32
19864 Stoughton Dr	Strongsville	4	(2 1)	2543	0.239ac	199307/16/10	84.55	12/12	207,500	207,500	215,000	103.61
19754 Albion Rd	Strongsville	4	(2 1)	2325	0.380ac	198001/05/10	92.47	6/6	239,900	224,900	215,000	95.60
20820 Parkwood	Strongsville	4	(3 1)	2460	0.320ac	199108/19/10	87.80	419/788	248,900	229,000	216,000	94.32
15202 Chestnut Oak	Strongsville	3	(2 0)	1894	0.150ac	200006/22/10	114.57	41/385	225,000	225,000	217,000	96.44

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18792 Windward Way	Strongsville	4	(3 0)	2236	0.258ac	198705/19/10	97.05	71/71		238,555	224,500	217,000	98.86	
17207 Greenwood Dr	Strongsville	4	(2 1)	2854	0.250ac	200001/05/10	76.38	27/27		220,600	220,600	218,000	98.82	
9226 Rainier Ct	Strongsville	2	(2 0)	1937	0.250ac	201006/25/10	112.56	18/18		217,855	217,855	218,025	100.17	
10445 Forestview Dr	Strongsville	4	(2 1)	2261	0.246ac	198905/05/10	96.51	52/52		222,900	222,900	218,200	97.89	
10588 Forestview Dr	Strongsville	4	(2 1)	2534	0.259ac	198904/07/10	86.82	31/31		225,000	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	229,900	220,000	95.69	
18027 Meadow Ln	Strongsville	4	(2 0)	2080	1.020ac	197208/01/10	105.77	13/13		225,000	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 Westminster Dr	Strongsville	4	(2 1)	2639	0.229ac	199808/24/10	84.12	90/90		244,900	234,900	222,000	94.51	
19489 Overland Park Dr	Strongsville	4	(2 2)	2695	0.348ac	198911/30/10	82.37	222/222		235,900	219,000	222,000	101.37	
19227 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		229,999	229,999	222,500	96.74	
14122 Glenbrook Dr	Strongsville	3	(2 0)	1926	5954sf	200603/04/10	115.52	178/359		229,900	229,900	222,500	98.78	
11773 The Bluffs	Strongsville	4	(2 1)	2880		196912/29/10	78.32	137/137		249,900	224,900	224,000	99.60	
16973 Greenwood Dr	Strongsville	4	(2 1)	2876	0.280ac	199206/11/10	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		220,990	220,990	225,555	102.07	
9214 Rainier Ct	Strongsville	2	(2 0)	1937	0.200ac	New 08/24/10	117.13	11/11		231,400	231,400	226,890	98.05	
19556 Ellsworth Dr	Strongsville	3	(2 1)	2102	0.320ac	199305/05/10	109.18	233/233		249,900	234,900	229,500	97.70	
20788 Parkwood Ln	Strongsville	4	(2 1)	2780	14884sf	199208/15/10	83.09	135/135		249,000	249,000	231,000	92.77	
17945 Lyon Ln	Strongsville	4	(2 1)	2016	0.356ac	199510/27/10	115.08	35/107		234,900	234,900	232,000	98.77	
20094 Wildwood Ln	Strongsville	5	(3 1)	3141	0.290ac	199009/10/10	74.66	156/156		275,000	250,000	234,500	93.80	
14005 Basswood Cir	Strongsville	4	(2 1)	2482	0.258ac	199706/08/10	94.68	56/225		243,600	234,800	235,000	100.04	
18023 Bonnie Ln	Strongsville	4	(3 1)	4653	0.882ac	196005/19/10	50.51	56/56		274,900	254,900	235,000	92.19	
16077 Stillbrooke Dr	Strongsville	4	(2 1)	2614	0.230ac	198405/14/10	90.28	62/62		249,900	244,900	236,000	96.37	
17806 Princeton Cir	Strongsville	4	(2 1)	2818	0.249ac	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	0.264ac	198906/17/10	96.28	81/81		248,900	249,900	240,500	96.24	
9322 Rainier Ct	Strongsville	3	(4 0)	1910	0.200ac	201005/05/10	125.99	37/37		239,955	239,955	240,845	100.29	
19499 Blue Spruce Dr	Strongsville	4	(2 1)	2381	0.299ac	199507/21/10	101.43	27/27		249,900	249,900	241,500	96.64	
13432 Tradewinds	Strongsville	4	(2 1)	2649	0.250ac	198607/30/10	91.36	75/75		250,000	250,000	242,000	96.80	
15454 Chestnut Oak Ln	Strongsville	3	(3 0)	0	0.160ac	200204/28/10	0.00	25/25		248,000	249,000	243,000	97.59	
20606 Wildwood Ln	Strongsville	4	(2 1)	2931	0.344ac	198906/11/10	83.59	36/36		249,900	249,900	245,000	98.04	
20305 Foxe Dr	Strongsville	4	(2 1)	2434	0.373ac	200210/26/10	100.66	39/88		259,500	259,500	245,000	94.41	
16672 Timberline Dr	Strongsville	3	(2 1)	3000	0.231ac	197708/25/10	82.33	140/140		269,500	249,900	247,000	98.84	
16653 Hampton Chase	Strongsville	4	(2 1)	2906	19950sf	199308/02/10	86.72	246/246		274,900	269,900	252,000	95.96	
21003 Shandon Ct	Strongsville	4	(2 1)	2380	0.229ac	199504/12/10	106.26	28/28		259,900	259,900	252,900	97.31	
20516 Bradgate Ln	Strongsville	4	(2 2)	3369	0.240ac	199408/26/10	75.66	52/52		269,900	259,900	254,900	98.08	
9178 Eldorado Trl	Strongsville	3	(2 1)	2349	0.200ac	200808/03/10	108.56	53/53		268,590	268,590	255,000	94.94	
9639 Nicole Cir	Strongsville	3	(2 1)	2341	0.270ac	199803/29/10	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		248,605	248,605	255,155	102.64	
17733 Potomac Dr	Strongsville	4	(2 1)	2897	0.230ac	199406/10/10	86.37	56/56		274,900	264,900	256,000	96.64	
9166 Eldorado Trl	Strongsville	3	(4 0)	1910	0.200ac	200808/03/10	135.55	21/21		257,900	258,900	258,900	100.00	
19074 Blue Spruce Dr	Strongsville	4	(2 1)	2924	0.299ac	199712/09/10	86.92	173/173		279,900	264,900	260,000	98.15	
20060 Kylemore Dr	Strongsville	4	(2 1)	3106	0.263ac	199807/26/10	83.71	124/124		339,900	289,900	260,000	96.33	
16291 Burnham Dr	Strongsville	4	(2 2)	2438	13316sf	199002/19/10	106.64	104/160		267,900	267,900	260,000	97.05	
20219 Winding Trl	Strongsville	4	(3 1)	3210	2.612ac	199206/22/10	82.55	58/56		289,900	289,900	265,000	91.41	
11560 Coopers Run	Strongsville	3	(2 1)	2382	0.152ac	200510/20/10	111.25	61/61		324,900	298,900	265,000	88.66	
19698 Ellsworth Dr	Strongsville	4	(2 1)	2906	0.430ac	199311/04/10	91.19	39/39		284,900	279,900	265,000	94.68	
18816 S Inlet Dr	Strongsville	4	(2 1)	2815	0.280ac	200208/15/10	94.14	39/38		279,900	279,900	265,000	94.68	
17499 Pioneers Creek Cir	Strongsville	4	(3 1)	2878	0.232ac	198606/16/10	92.08	56/56		294,900	294,900	266,000	89.86	

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

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19854 E Kerry Place	Strongsville	4	(2 1)	2963	0.263ac	199709/10/10	91.12	51/51	289,900	279,000	270,000	96.77
22112 Yarrow Trl	Strongsville	4	(2 1)	3277	0.330ac	200301/26/10	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	17219sf	199903/29/10	0.00	297/297	279,900	274,900	271,900	98.91
18203 Williamsburg	Strongsville	4	(2 1)	2888	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	199408/18/10	107.87	59/59	284,900	284,900	274,000	96.17
16555 Pepperwood Ct	Strongsville	4	(3 1)	2863	20778sf	199104/28/10	96.75	179/179	297,000	289,900	277,000	95.55
20215 Ellsworth Dr	Strongsville	4	(3 1)	2906	0.312ac	199412/22/10	95.32	12/12	289,900	289,900	277,000	95.55
10495 Ruggiero Dr	Strongsville	4	(2 1)	2550	0.300ac	201007/01/10	109.80	288/288	319,900	299,900	280,000	83.36
21865 Country Way	Strongsville	4	(2 1)	4084	15000sf	199702/24/10	68.90	160/160	359,900	315,000	280,000	88.89
20824 Westminster Dr	Strongsville	4	(2 1)	3402	0.286ac	198412/23/10	82.30	217/217	269,000	295,000	280,000	94.92
20219 Wynnewood	Strongsville	4	(2 1)	2584	0.310ac	199803/16/10	111.15	236/326	309,900	289,900	285,000	95.03
20200 Ellsworth Dr	Strongsville	3	(2 2)	2700	0.312ac	199505/06/10	105.56	24/24	279,900	279,900	285,000	101.82
20528 Colleen Ct	Strongsville	4	(2 1)	3100	10541sf	199808/11/10	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	98.31	54/54	324,900	324,900	290,000	89.28
11312 Fox Grove Ln	Strongsville	4	(3 1)	2851	0.460ac	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	74.54	116/116	339,900	324,900	294,500	90.64
9097 Eldorado	Strongsville	4	(3 1)	3812	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	36/36	350,000	345,000	300,000	86.96
15073 Old Oak Dr	Strongsville	4	(3 1)	2923	0.258ac	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 08/08/10	111.02	4/4	289,900	305,316	305,316	100.00
22083 Woodfield Trl	Strongsville	4	(2 1)	3219		199902/23/10	95.08	6/6	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	199806/18/10	82.72	430/430	379,000	325,000	313,000	96.31
21126 Breckenridge	Strongsville	4	(2 1)	0	0.330ac	New 06/09/10	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	90.68	95/95	349,900	339,900	317,000	93.26
18876 Glen Calm Way	Strongsville	4	(2 1)	2938	0.263ac	200106/22/10	108.92	86/356	349,900	349,900	320,000	91.45
12333 Coopers Run	Strongsville	4	(3 1)	3291	0.328ac	199708/18/10	97.23	10/10	334,900	334,900	320,000	95.55
18457 Stony Point Dr	Strongsville	4	(3 1)	3685	18382sf	200305/26/10	86.84	227/272	369,900	369,000	320,000	89.14
22473 Yarrow Trl	Strongsville	3	(2 1)	2871	0.330ac	200311/23/10	112.16	364/364	389,000	349,900	322,000	92.03
21396 Oakhurst Ln	Strongsville	4	(3 1)	3663	0.273ac	200506/25/10	88.45	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	200706/10/10	79.49	15/15	330,000	330,000	332,101	100.64
21241 Breckenridge Lane	Strongsville	4	(2 1)	2862	0.370ac	201008/28/10	116.70	133/133	359,900	349,900	334,000	96.46
20552 Pembroke	Strongsville	4	(3 1)	3846	0.343ac	200807/22/10	87.10	112/112	379,900	349,900	335,000	95.74
20084 Kylemore Dr	Strongsville	4	(2 2)	2900	0.263ac	199904/15/10	118.10	6/6	339,900	339,900	342,500	100.76
14702 Pebblestone Ct	Strongsville	4	(3 1)	4428	0.417ac	200409/09/10	77.91	44/44	399,850	399,850	345,000	86.28
20372 Castlemaine Cir	Strongsville	4	(3 1)	3529	11475sf	199806/24/10	97.76	218/402	384,900	359,900	345,000	95.86
16871 Woodleaf Rd	Strongsville	4	(2 1)	5000	0.438ac	198211/19/10	89.00	49/49	359,900	359,900	345,000	95.88
20780 Wakefield Cir	Strongsville	4	(3 1)	3638	10323sf	199608/20/10	98.54	318/318	399,900	364,900	358,500	98.25
18859 Glen Calm Way	Strongsville	4	(3 1)	3602	0.263ac	200009/15/10	102.72	16/16	389,900	389,900	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	200206/27/10	79.87	89/89	408,997	398,000	376,500	94.60
20460 Castlemaine Cir	Strongsville	4	(3 1)	3433	0.280ac	199712/17/10	110.69	110/339	395,000	395,000	360,000	95.20
20459 Kelsey Ln	Strongsville	4	(3 1)	4610	0.296ac	200404/16/10	82.86	10/10	399,000	399,000	382,000	95.74
20384 Donegal Ln	Strongsville	4	(3 1)	3643		200306/09/10	107.05	18/285	399,900	399,900	390,000	97.62
11676 Shagbark Trl	Strongsville	4	(3 1)	4337	0.320ac	200009/09/10	89.92	75/405	434,900	434,900	390,000	89.88

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CMA Report

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

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12327 Paddock Cir	Strongsville	4	(4 1)	4112	0.369ac	200308/16/10	96.06	105/105	459,900	399,900	395,000	98.77
20520 Kelsey Ln	Strongsville	4	(4 1)	3714	11903sf	200406/11/10	107.43	41/219	419,900	419,900	399,000	95.02
21303 Castlewood Dr #SL	Strongsville	4	(2 1)	3500	1sf New	03/04/10	114.29	5/5	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	380/390	430,391	419,321	419,321	100.00
20664 Kelsey Ln	Strongsville	5	(2 1)	3892	0.330ac	200710/06/10	108.30	76/76	450,000	450,000	421,500	93.67
20697 Kelsey Ln #241	Strongsville	4	(2 1)	3926	13875sf	Unde01/28/10	110.40	5/5	435,000	435,000	433,445	99.64
18536 Martins Ln	Strongsville	4	(4 1)	3859	0.735ac	200204/27/10	119.20	2/2	476,000	475,000	460,000	96.84
12676 South Churchill Way	Strongsville	4	(2 2)	3926	14549sf	200703/11/10	118.70	2/2	489,900	489,900	466,000	95.12
20790 Donegal Ln #234	Strongsville	4	(2 1)	3738	14800sf	Unde05/26/10	127.54	146/146	475,838	445,900	476,730	106.91
20382 Tramore	Strongsville	4	(4 1)	3734	0.340ac	200504/26/10	133.90	181/181	549,900	549,900	500,000	90.83
14267 Calderdale Ln	Strongsville	4	(3 1)	4155	0.422ac	200709/10/10	131.17	84/84	549,900	519,900	545,000	87.92
20821 Kelsey Ln #235	Strongsville	4	(3 1)	4003	17506sf	Unde10/13/10	140.72	1/1	528,782	528,782	563,314	106.53
20219 E Donegal Ln	Strongsville	5	(5 1)	4784	0.430ac	200507/22/10	125.94	261/261	685,000	650,000	602,500	92.69
14208 Calderdale	Strongsville	3	(4 1)	5200	0.340ac	200704/08/10	117.31	545/545	699,900	689,900	610,000	88.42

Listing Count 310

Averages 2,282 88.36 103/140 220,870 213,095 203,831 95.65
 High 610,000 Low 35,000 Median 180,000

Report Count 310

Report Averages

2,282 88.36 103/140 220,870 213,095 203,831

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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 Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	% LI
8041 Steven David Dr #42	Strongsville	2	(2 1)	1428		197902/03/10	56.02	195/195	94,900	84,900	80,000	94.23
20087 Idlewood Trl	Strongsville	3	(2 0)	1960	0.503ac	197604/23/10	42.35	104/104	139,900	120,000	83,000	69.17
10814 Priem Rd	Strongsville	3	(2 0)	1856	0.130ac	198008/06/10	45.80	10/129	89,900	89,900	85,000	94.55
11569 Timber Edge	Strongsville	3	(2 0)	1950	0.340ac	197408/31/10	46.10	75/75	89,900	89,900	89,900	100.00
11633 Forest Point	Strongsville	3	(2 0)	1927	0.397ac	197304/02/10	53.19	23/23	102,300	102,300	102,500	100.20
10830 Meadow Trl	Strongsville	2	(2 0)	1884	0.128ac	198508/16/10	57.32	49/49	128,000	128,000	108,000	84.38
10427 Shale Brook Way	Strongsville	3	(2 0)	1752	0.294ac	198201/19/10	64.50	20/20	109,500	109,500	113,000	103.20
10662 Meadow Trl	Strongsville	2	(2 0)	1380	5323sf	198205/10/10	83.33	174/174	124,900	119,900	115,000	95.91
10810 Meadow Trl	Strongsville	2	(2 0)	1402	0.127ac	198511/12/10	87.02	121/121	144,900	139,900	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	95.42
10657 Fence Row Dr	Strongsville	2	(2 0)	14462632.000		197706/25/10	85.75	60/289	139,900	134,900	124,000	91.92
8941 Lincolnshire Blvd	Strongsville	3	(2 0)	1581	0.265ac	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	183/384	143,000	134,900	129,900	96.29
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
17642 Hofowrun	Strongsville	2	(2 0)	1812		197606/30/10	87.98	351/351	154,900	134,500	133,000	98.88
10772 Meadow Trl	Strongsville	2	(2 0)	1592	0.135ac	199603/31/10	87.94	33/33	149,900	149,900	140,000	93.40
17567 Howe Rd	Strongsville	3	(1 1)	1797	0.366ac	197805/14/10	82.36	93/93	169,800	154,900	148,000	95.55
18224 Walnut Dr	Strongsville	3	(1 1)	1688	0.392ac	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	160,600	160,600	150,000	93.40
17596 Fairfax Ln	Strongsville	4	(3 0)	2570	0.240ac	198001/30/10	58.37	28/26	169,900	169,900	150,000	93.81
10764 Waterfall	Strongsville	3	(2 0)	1782	0.380ac	197705/27/10	84.18	108/108	170,000	164,900	150,000	90.98
10778 Meadow Trl	Strongsville	3	(2 1)	1962	0.134ac	199307/27/10	76.45	129/129	174,500	170,000	160,000	88.24
10811 Meadow Trl	Strongsville	3	(2 0)	2232	0.158ac	198510/22/10	68.77	146/146	179,900	159,900	153,500	96.00
20268 Arlington Dr	Strongsville	4	(2 0)	2048	0.224ac	197712/14/10	75.20	145/145	174,900	159,900	154,000	96.31
12391 Corinth Ct	Strongsville	2	(2 0)	2068	0.114ac	199506/22/10	74.95	14/14	159,900	159,900	155,000	96.94
19742 Cottonwood Trl	Strongsville	4	(2 1)	2764	9525sf	198004/30/10	56.80	7/7	159,900	159,900	157,000	98.19
16968 Stag Thicket Ln	Strongsville	4	(2 1)	2304	0.306ac	197607/16/10	68.58	38/36	167,800	159,800	158,000	98.87
9105 Barton Dr	Strongsville	3	(2 1)	1702	0.340ac	198008/05/10	94.01	76/76	170,000	162,600	160,000	98.28
17117 Hunting Meadows D	Strongsville	3	(2 1)	2894	11914sf	197604/23/10	59.39	90/378	164,900	164,900	160,000	97.03
13791 Brigadoon Way	Strongsville	3	(2 0)	1973	0.570ac	197604/22/10	82.11	290/290	184,900	175,900	162,000	92.10
19565 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	60.84	99/99	189,900	189,900	165,000	86.89
17154 Valley Creek Dr	Strongsville	2	(2 0)	1780	0.113ac	197912/10/10	95.51	99/99	184,500	179,900	170,000	94.50
20814 Burgandy Dr	Strongsville	4	(2 1)	2608	0.327ac	197605/03/10	65.18	42/226	184,900	179,900	170,000	94.50
20242 Arlington Dr	Strongsville	4	(1 1)	2048	0.224ac	197710/15/10	83.01	122/122	190,000	175,900	170,000	98.65
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	199103/16/10	82.36	379/379	194,900	188,900	171,800	90.95
22243 Rock Creek Cir	Strongsville	3	(2 1)	1903	0.390ac	198006/02/10	90.91	81/81	182,000	179,000	173,000	98.65
20248 Birchwood Ln	Strongsville	4	(2 0)	2120	0.232ac	197606/25/10	81.84	86/86	179,900	175,000	173,500	99.14
20195 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	80.61	207/388	209,900	199,900	176,000	87.54
12801 Olympus Way #904	Strongsville	2	(2 1)	2258	0.150ac	199006/10/10	79.67	155/155	194,500	184,500	179,900	97.51
17432 Olde Surrey Ct	Strongsville	4	(3 1)	2592	0.237ac	198109/16/10	70.22	49/49	189,900	189,900	182,000	95.84
12874 Olympus Way	Strongsville	2	(2 0)	1948	0.112ac	199108/31/10	94.97	27/27	188,000	188,000	185,000	98.40
16962 Ringneck Cir	Strongsville	4	(2 1)	2035	0.302ac	197502/11/10	90.91	201/201	185,000	189,900	185,000	97.42
20284 Glenwood Ln	Strongsville	3	(2 0)	2120	0.233ac	197603/09/10	88.21	25/25	193,500	193,500	187,000	96.64

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CMA Report

Sorted by Area (asc), Price (asc)

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

Page 2

Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	P % LI
17023 Raccoon Trl	Strongsville	4	(2 1)	2632	0.292ac	197505/07/10	71.11	27/27	200,000	200,000	187,150	93.58
21564 Meadows Edge	Strongsville	3	(2 1)	2128	0.300ac	198807/15/10	89.29	102/102	210,000	204,900	190,000	92.73
17736 Fairfax Ln	Strongsville	4	(2 1)	2514	0.290ac	198008/06/10	76.57	83/83	209,900	209,900	192,500	91.71
21513 Little Brook Way	Strongsville	3	(2 0)	2218	12800sf	198303/25/10	87.29	113/297	205,000	205,000	193,600	94.44
12718 Doria Ct	Strongsville	3	(2 1)	2638	0.200ac	199011/01/10	75.06	312/680	229,000	229,000	198,000	86.46
17438 Brandywine Dr	Strongsville	4	(2 1)	2400	11761sf	197802/17/10	83.33	92/274	209,900	205,900	200,000	97.13
17651 Brandywine Dr	Strongsville	4	(2 1)	2676	0.258ac	198105/25/10	74.74	151/151	229,900	219,000	200,000	91.32
10787 Creek Moss Ln	Strongsville	4	(2 0)	2536	0.312ac	197708/17/10	76.86	51/51	214,900	205,000	200,000	97.56
16993 Deer Path Dr	Strongsville	4	(2 1)	2420	0.306ac	197601/27/10	83.68	28/28	206,900	206,900	202,500	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	209,900	206,500	98.38
17022 Eagles Nest Cir	Strongsville	5	(2 1)	2733	0.327ac	197512/06/10	76.84	171/171	237,500	217,500	210,000	96.55
17226 Willow Wood Dr	Strongsville	4	(2 1)	3050	0.264ac	198302/25/10	70.49	54/54	259,900	234,900	215,000	91.53
20755 Forestwood Dr	Strongsville	4	(2 2)	2472	0.290ac	197801/07/10	86.97	38/38	228,900	229,900	215,000	93.52
10861 Fence Row Dr	Strongsville	3	(2 0)	2258	0.290ac	197709/01/10	96.55	109/109	229,900	225,000	218,000	96.89
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	0.976ac	197410/22/10	73.99	155/870	299,900	264,900	243,500	91.92
21745 Cedar Branch Trl	Strongsville	3	(2 1)	3450	0.412ac	199105/11/10	72.46	96/96	282,900	280,000	250,000	96.15
21791 Meadows Edge Ln	Strongsville	3	(2 1)	2918	0.468ac	199410/14/10	98.36	115/115	296,500	286,500	287,000	96.80

Listing Count 66

Averages	2,166		77.20	99/149	181,028	174,944	165,623	94.67
High	287,000	Low	80,000			Median	167,500	

Report Count 66

Report Averages

2,166	77.20	99/149	181,028	174,944	165,623
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