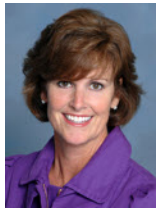




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*Annual Residential Real Estate Analysis  
Northeast Cincinnati 2010*



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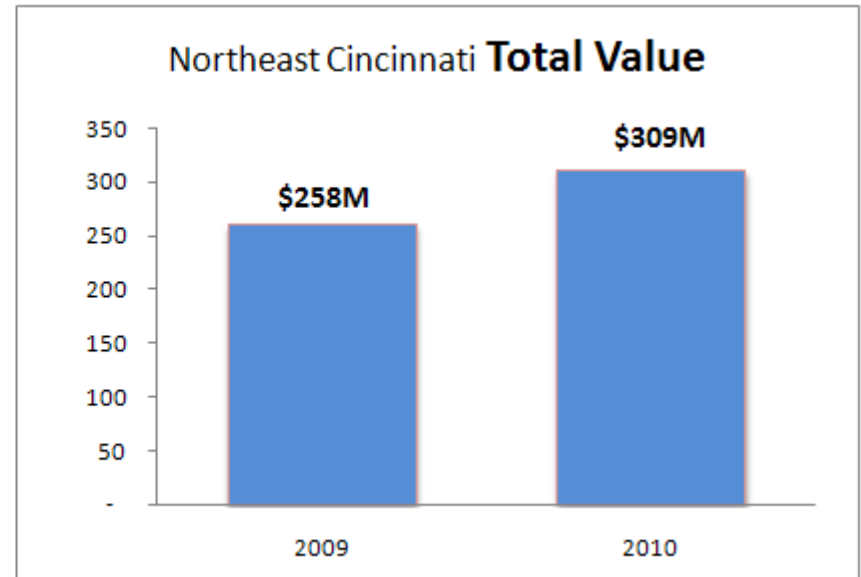
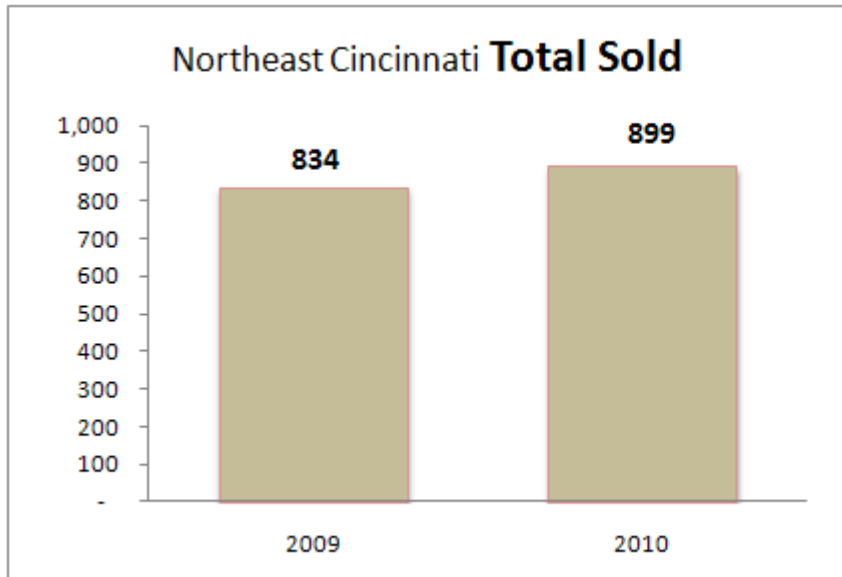
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### Total Homes Sold and Total Value Northeast Cincinnati Totals



Notes:

In 2010 there were almost 900 single family homes sold in Northeast Cincinnati and the total value of those 899 homes was in excess of \$309 million. As shown in the graphs, both of these numbers show growth for 2010 vs. 2009.

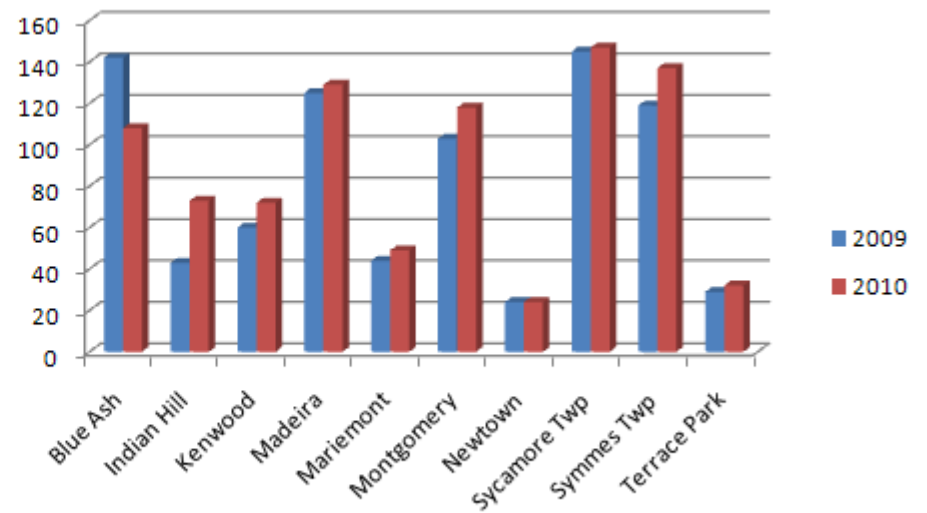
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### Total Number of Homes Sold Annual Volume for 2009 and 2010

	2009	2010	Pct Change
Blue Ash	142	108	-23.94%
Indian Hill	43	73	69.77%
Kenwood	60	72	20.00%
Madeira	125	129	3.20%
Mariemont	44	49	11.36%
Montgomery	103	118	14.56%
Newtown	24	24	0.00%
Sycamore Twp	145	147	1.38%
Symmes Twp	119	137	15.13%
Terrace Park	29	32	10.34%
<b>Northeast Total</b>	<b>834</b>	<b>889</b>	<b>6.59%</b>



Notes:

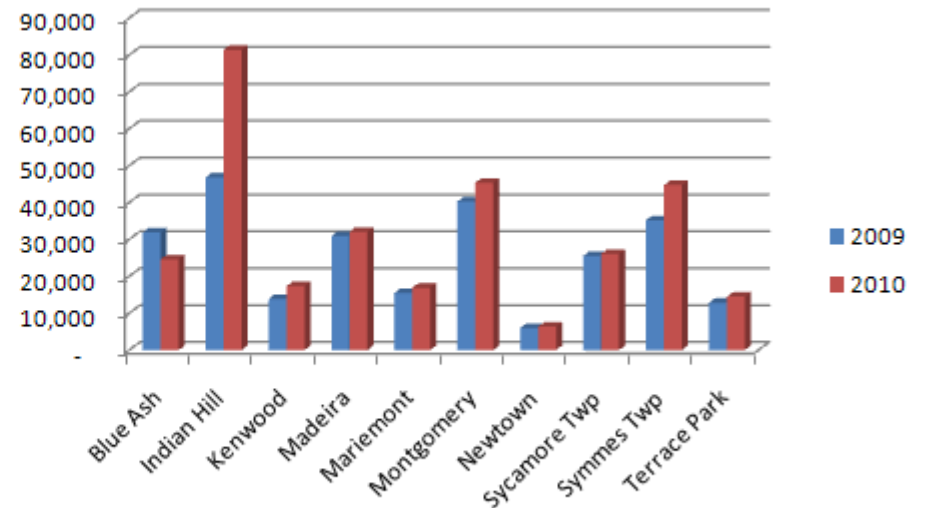
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### Total Value of Homes Sold Annual Volume (\$K) for 2009 and 2010

	2009	2010	Pct Change
Blue Ash	31,923	24,591	-22.97%
Indian Hill	46,815	81,353	73.78%
Kenwood	13,824	17,348	25.50%
Madeira	30,943	32,058	3.60%
Mariemont	15,487	16,887	9.04%
Montgomery	40,275	45,339	12.57%
Newtown	5,930	6,355	7.18%
Sycamore Twp	25,516	26,058	2.12%
Symmes Twp	35,166	44,737	27.21%
Terrace Park	12,812	14,471	12.95%
<b>Northeast Total</b>	<b>258,690</b>	<b>309,196</b>	<b>19.52%</b>



Notes:

This represents the cumulative Total Value of Homes Sold for each neighborhood. At a macro level it means that \$309 million of residential real estate was purchased in Northeast Cincinnati in 2010.

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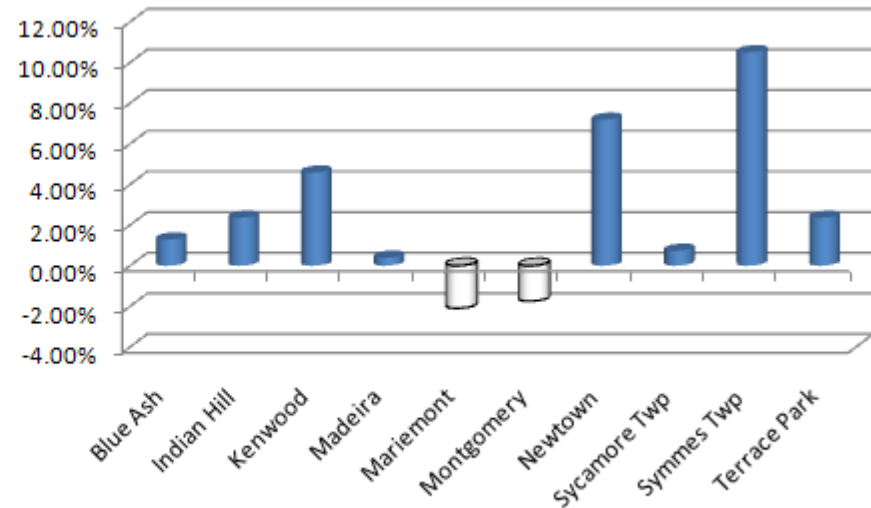
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## Average Value of Homes Sold

Yearly Average for 2009 and 2010

	2009	2010	Pct Change
Blue Ash	224,809	227,691	1.28%
Indian Hill	1,088,711	1,114,427	2.36%
Kenwood	230,398	240,951	4.58%
Madeira	247,542	248,510	0.39%
Mariemont	351,980	344,626	-2.09%
Montgomery	391,017	384,226	-1.74%
Newtown	247,063	264,804	7.18%
Sycamore Twp	175,973	177,264	0.73%
Symmes Twp	295,514	326,545	10.50%
Terrace Park	441,796	452,213	2.36%
<b>Northeast Total</b>	<b>310,179</b>	<b>347,802</b>	<b>12.13%</b>



Notes:

This divides the total value of homes sold by the total number of homes sold to create an AVERAGE value. The graph offers a view of the percent change for each neighborhood.

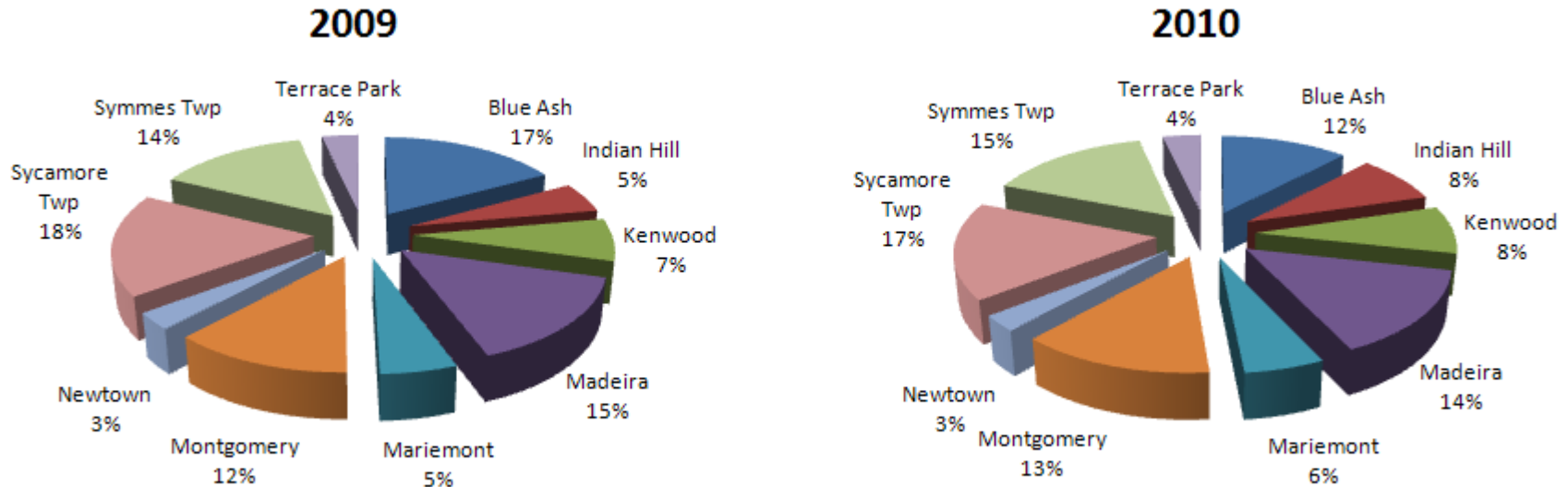
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## Number Sold as a Percent of Total for Northeast Cincinnati

Based on Total Homes Sold for 2009 and 2010



Notes:

Example: Terrace Park's total volume accounted for 4% of the total in Northeast Cincinnati during 2009 and 2010. Symmes Township had 14% of the total in 2009 and 15% of the total in 2010.

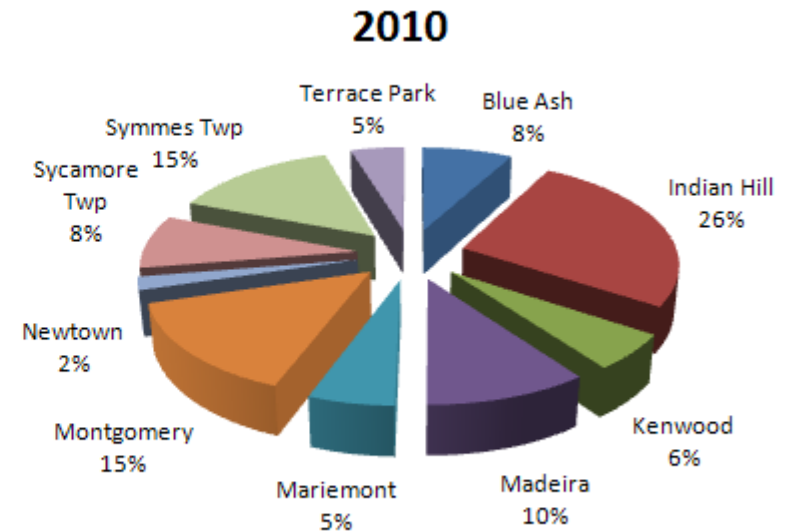
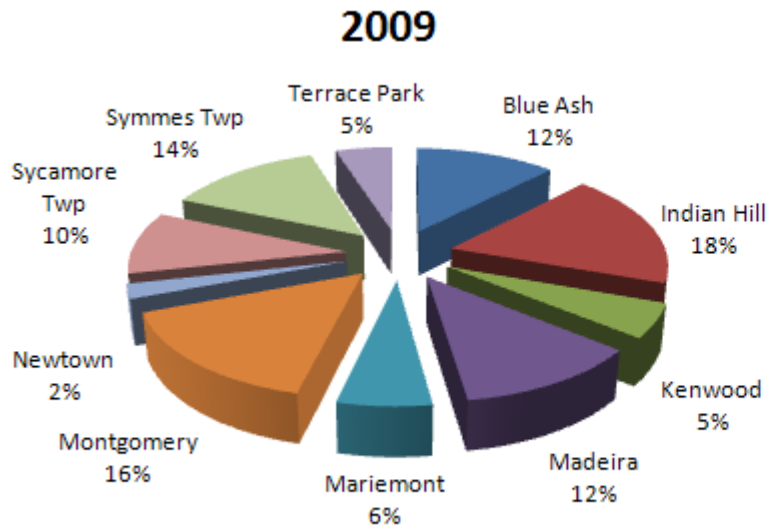
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## Total Value as a Percent of Total for Northeast Cincinnati

Based on Total Value per Neighborhood for 2009 and 2010



Notes:

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## Neighborhood Averages for 2009 and 2010

Average Listing Price and Average Selling Price for Each Neighborhood

Blue Ash		Indian Hill		Kenwood	
<b>Listing Price</b>	<b>Selling Price</b>	<b>Listing Price</b>	<b>Selling Price</b>	<b>Listing Price</b>	<b>Selling Price</b>
\$243,300	\$227,691	\$1,300,000	\$1,114,427	\$255,426	\$240,951
\$240,530	\$224,809	\$1,266,267	\$1,088,711	\$244,205	\$230,398
Madeira		Mariemont			
<b>Listing Price</b>	<b>Selling Price</b>	<b>Listing Price</b>	<b>Selling Price</b>		
\$264,260	\$248,510	\$363,284	\$344,626		
\$258,499	\$247,542	\$377,334	\$351,980		
Averages for 2010			Averages for 2009		

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## Neighborhood Averages for 2009 and 2010

Average Listing Price and Average Selling Price for Each Neighborhood

Montgomery		Newtown		Sycamore Township	
<b>Listing Price</b>	<b>Selling Price</b>	<b>Listing Price</b>	<b>Selling Price</b>	<b>Listing Price</b>	<b>Selling Price</b>
\$418,477	\$384,226	\$282,931	\$264,804	\$187,118	\$177,264
\$429,320	\$391,017	\$262,267	\$247,063	\$185,188	\$175,973
Symmes Township		Terrace Park			
<b>Listing Price</b>	<b>Selling Price</b>	<b>Listing Price</b>	<b>Selling Price</b>		
\$347,509	\$326,545	\$495,778	\$452,213		
\$318,910	\$295,514	\$476,614	\$441,796		

Averages for 2010	Averages for 2009
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Notes:

1. All information presented in this report is believed to be accurate, but it is NOT guaranteed.
2. Data shown is based on information from the Multiple Listing Service of Greater Cincinnati (alternatively the Cincinnati Area Board of Realtors) for the period January 1, 2009 through December 31, 2010.
3. "Northeast Cincinnati" for purpose of this report refers to the areas/neighborhoods of Blue Ash, Indian Hill, Kenwood, Madeira, Mariemont, Montgomery, Newtown, Sycamore Township, Symmes Township, and Terrace Park.
4. Information in this report summarizes data for single family homes in Northeast Cincinnati - as defined in Note #3 above. Multi-family dwellings and commercial real estate are not included in this analysis.



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