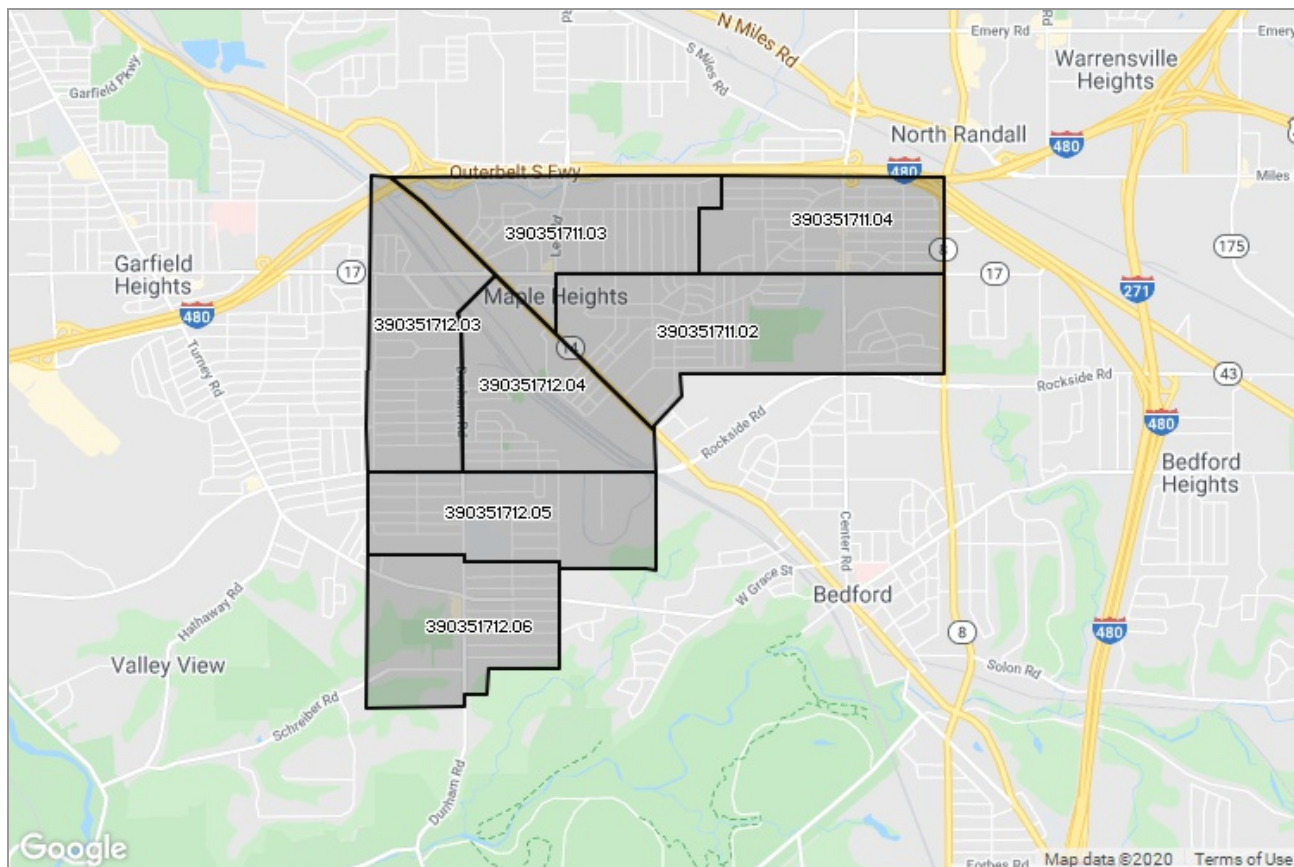


MARKET DATA REPORT

Maple Heights - July 2020



Report Characteristics

Report Name:
Maple Heights - July 2020

Report Date Range:
7/2019 – 7/2020

Filters Used:
Location

Avg/Med: Both

Include Metrics By: ZIP Code

Run Date: 08/11/2020

Scheduled: No

Presented by

**Akron Cleveland Association of
REALTORS®**

(216) 901-0130

Other: <https://www.akronclevelandrealtors.com/>

9100 South Hills Blvd.
Suite 150
Broadview Heights, OH 44147

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Jul 2020	Jul 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	53	41	+29.3%	287	284	+1.1%
New Listing Volume	\$4,853,199	\$2,679,600	+81.1%	\$22,871,449	\$19,147,749	+19.4%
Active Listing Count	49	131	-62.6%	N/A	N/A	
Active Listing Volume	\$4,597,440	\$9,124,399	-49.6%	N/A	N/A	
Average Listing Price	\$93,825	\$69,652	+34.7%	\$83,907	\$66,479	+26.2%
Median Listing Price	\$75,000	\$60,000	+25%	\$70,440	\$60,002	+17.4%
Average Listing Price per Sq Ft	\$76	\$59	+29%	\$67	\$57	+17.5%
Median Listing Price per Sq Ft	\$67	\$54	+24.1%	\$61	\$52	+17.6%
Median Days in RPR	29	61	-52.5%	64.04	60.91	+5.1%
Months of Inventory	1.9	6.6	-71.2%	3.4	4.8	-30.2%
Absorption Rate	53.06%	15.27%	+37.8%	29.64%	20.7%	+8.9%
Sales Activity Charts Metrics						
New Pending Sales Count	58	51	+13.7%	368	306	+20.3%
New Pending Sales Volume	\$4,877,798	\$3,658,700	+33.3%	\$27,323,627	\$20,836,614	+31.1%
Pending Sales Count	79	43	+83.7%	N/A	N/A	
Pending Sales Volume	\$7,085,426	\$3,072,250	+130.6%	N/A	N/A	
Closed Sales Count	37	30	+23.3%	208	174	+19.5%
Closed Sales Volume	\$2,782,475	\$1,930,350	+44.1%	\$13,935,848	\$10,796,972	+29.1%
Average Sales Price	\$75,202	\$64,345	+16.9%	\$66,999	\$62,052	+8%
Median Sales Price	\$72,500	\$63,000	+15.1%	\$67,026	\$58,609	+14.4%
Average Sales Price per Sq Ft	\$61	\$58	+6.2%	\$59	\$53	+11%
Median Sales Price per Sq Ft	\$64	\$55	+16.4%	\$60	\$52	+14.9%
Distressed Charts Metrics						
Distressed Listing Count	1	14	-92.9%	N/A	N/A	

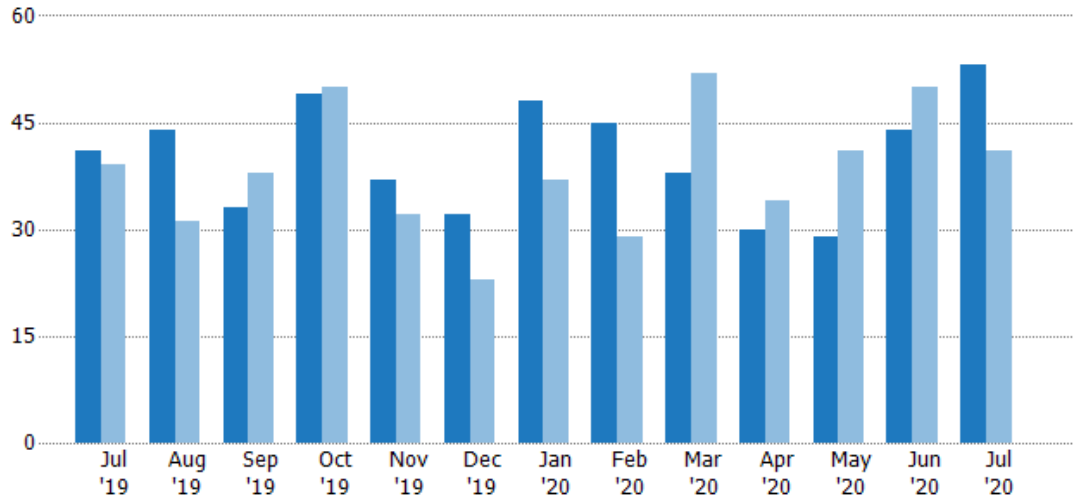
New Listings

The number of new residential listings that were added each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Count	% Chg.
Jul '20	53	29.3%
Jul '19	41	5.1%
Jul '18	39	-23.1%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	41	44	33	49	37	32	48	45	38	30	29	44	53
Prior Year	39	31	38	50	32	23	37	29	52	34	41	50	41
Percent Change from Prior Year	5%	42%	-13%	-2%	16%	39%	30%	55%	-27%	-12%	-29%	-12%	29%

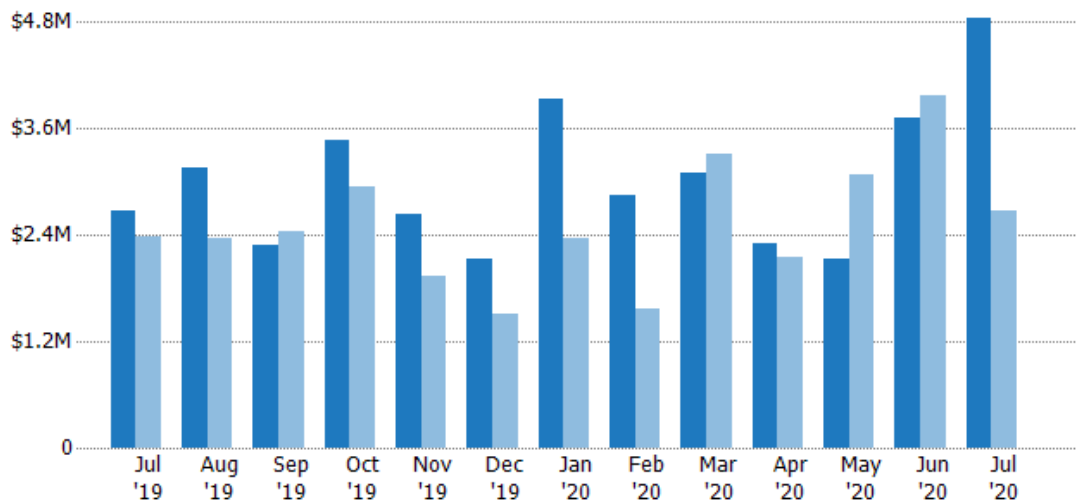
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Volume	% Chg.
Jul '20	\$4.85M	81.1%
Jul '19	\$2.68M	12.3%
Jul '18	\$2.39M	-31.4%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$2.68M	\$3.16M	\$2.29M	\$3.48M	\$2.64M	\$2.13M	\$3.93M	\$2.85M	\$3.1M	\$2.3M	\$2.12M	\$3.72M	\$4.85M
Prior Year	\$2.39M	\$2.36M	\$2.44M	\$2.95M	\$1.94M	\$1.51M	\$2.37M	\$1.57M	\$3.32M	\$2.15M	\$3.08M	\$3.97M	\$2.68M
Percent Change from Prior Year	12%	34%	-6%	18%	36%	42%	66%	81%	-7%	7%	-31%	-6%	81%

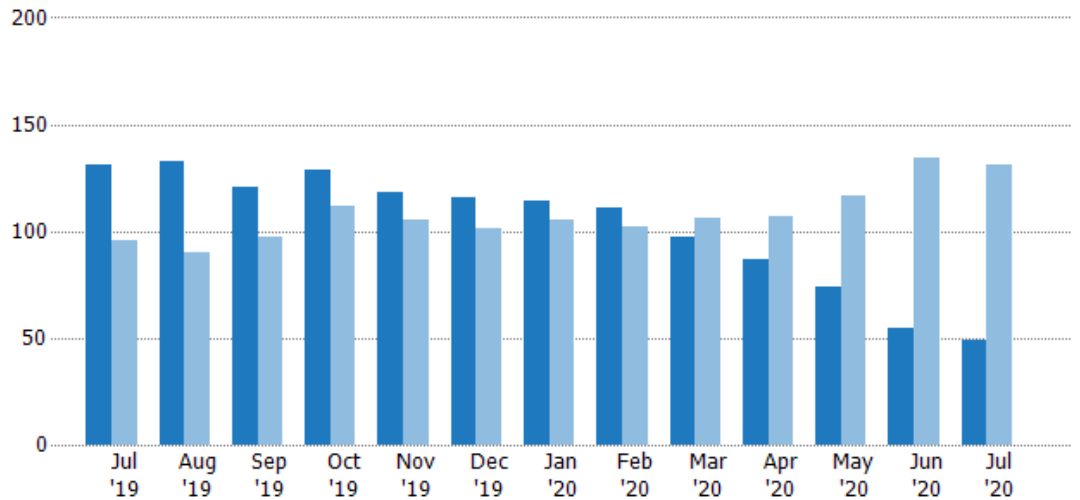
Active Listings

The number of active residential listings at the end of each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Count	% Chg.
Jul '20	49	-62.6%
Jul '19	131	36.5%
Jul '18	96	5.2%



Current Year	131	133	121	129	118	116	114	111	97	87	74	55	49
Prior Year	96	90	97	112	105	101	105	102	106	107	117	134	131
Percent Change from Prior Year	36%	48%	25%	15%	12%	15%	9%	9%	-8%	-19%	-37%	-59%	-63%

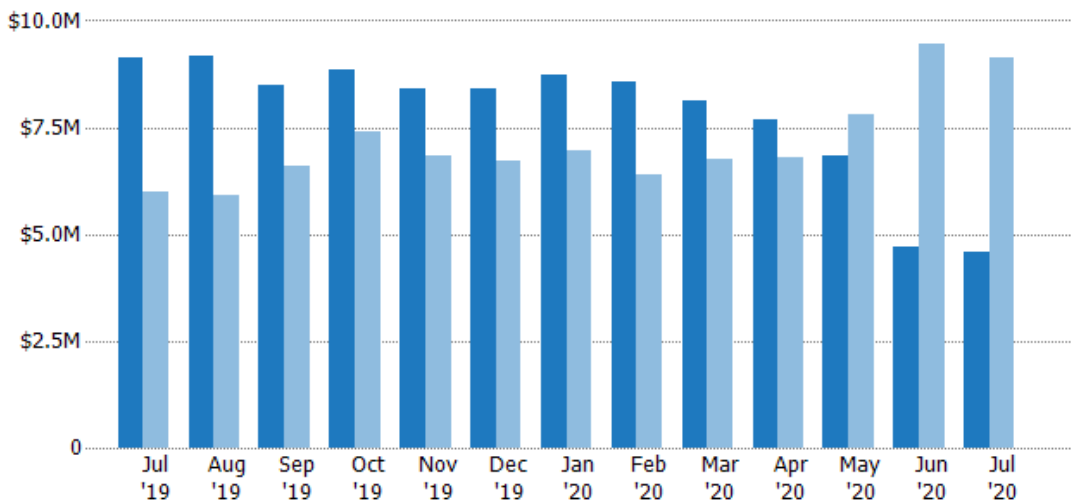
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Volume	% Chg.
Jul '20	\$4.6M	-49.6%
Jul '19	\$9.12M	52.7%
Jul '18	\$5.97M	-3%



Current Year	\$9.12M	\$9.19M	\$8.49M	\$8.85M	\$8.39M	\$8.4M	\$8.73M	\$8.58M	\$8.13M	\$7.68M	\$6.83M	\$4.7M	\$4.6M
Prior Year	\$5.97M	\$5.93M	\$6.61M	\$7.4M	\$6.83M	\$6.73M	\$6.95M	\$6.41M	\$6.77M	\$6.8M	\$7.79M	\$9.46M	\$9.12M
Percent Change from Prior Year	53%	55%	28%	20%	23%	25%	26%	34%	20%	13%	-12%	-50%	-50%

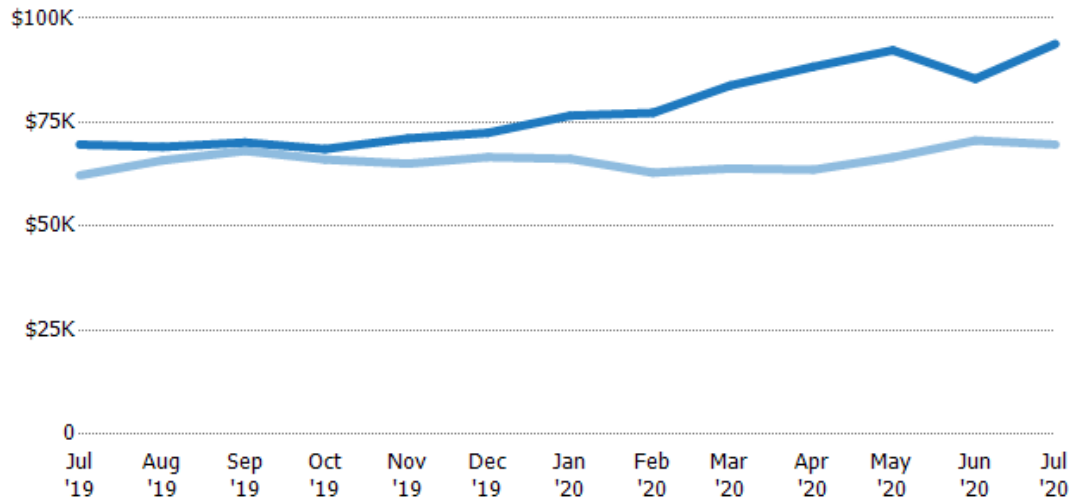
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Price	% Chg.
Jul '20	\$93.8K	34.7%
Jul '19	\$69.7K	11.9%
Jul '18	\$62.2K	-7.8%



Current Year	\$69.7K	\$69.1K	\$70.1K	\$68.6K	\$71.1K	\$72.4K	\$76.6K	\$77.3K	\$83.8K	\$88.3K	\$92.3K	\$85.5K	\$93.8K
Prior Year	\$62.2K	\$65.8K	\$68.1K	\$66K	\$65K	\$66.6K	\$66.2K	\$62.9K	\$63.9K	\$63.6K	\$66.6K	\$70.6K	\$69.7K
Percent Change from Prior Year	12%	5%	3%	4%	9%	9%	16%	23%	31%	39%	39%	21%	35%

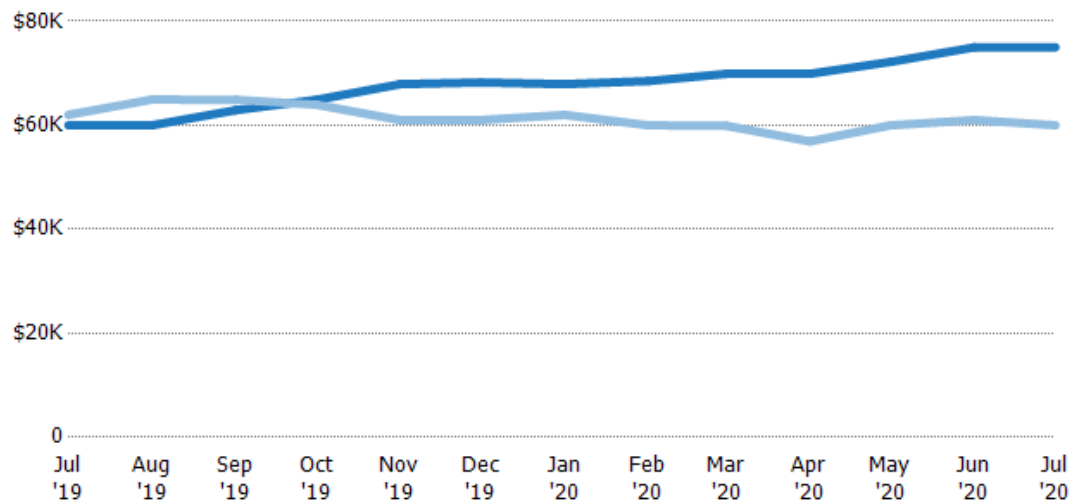
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Price	% Chg.
Jul '20	\$75K	25%
Jul '19	\$60K	-3.2%
Jul '18	\$62K	-4.8%



Current Year	\$60K	\$60K	\$62.9K	\$64.9K	\$67.9K	\$68.3K	\$67.9K	\$68.5K	\$69.9K	\$69.9K	\$72.2K	\$75K	\$75K
Prior Year	\$62K	\$65K	\$64.9K	\$64K	\$61K	\$61K	\$62K	\$60K	\$59.9K	\$56.9K	\$60K	\$61K	\$60K
Percent Change from Prior Year	-3%	-8%	-3%	1%	11%	12%	10%	14%	17%	23%	20%	23%	25%

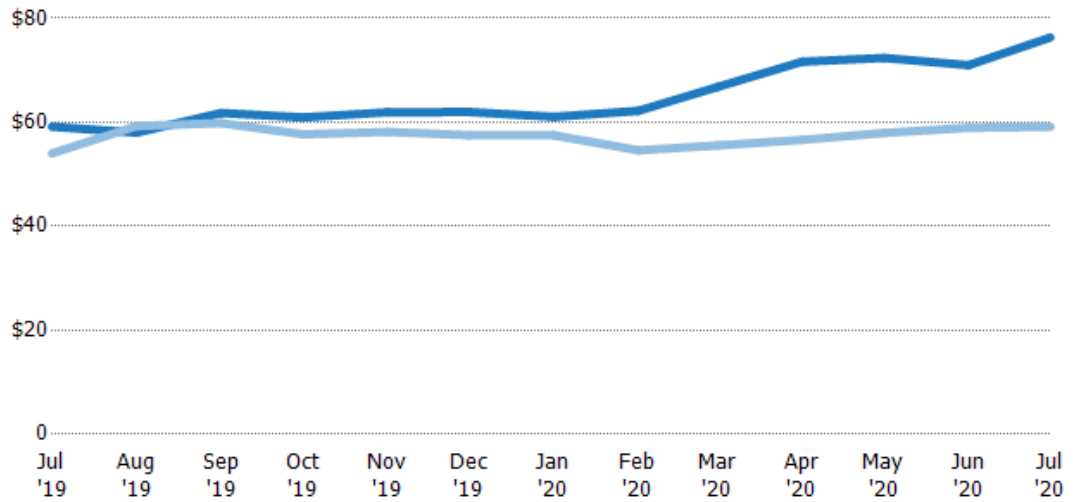
Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Price/sq ft	% Chg.
Jul '20	\$76.3	29%
Jul '19	\$59.1	9.5%
Jul '18	\$54	-12.8%



Current Year	\$59.1	\$58	\$61.8	\$60.9	\$61.9	\$62	\$61	\$62.2	\$66.8	\$71.6	\$72.4	\$71	\$76.3
Prior Year	\$54	\$59.3	\$59.8	\$57.7	\$58.2	\$57.5	\$57.5	\$54.6	\$55.5	\$56.6	\$58	\$58.9	\$59.1
Percent Change from Prior Year	10%	-2%	3%	6%	6%	8%	6%	14%	20%	27%	25%	20%	29%

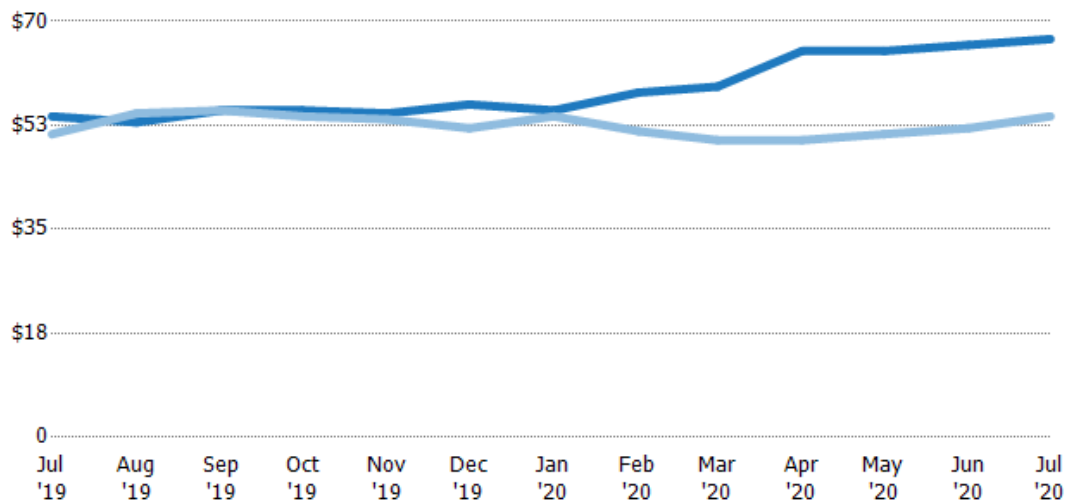
Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Price/sq ft	% Chg.
Jul '20	\$67	24.1%
Jul '19	\$54	5.9%
Jul '18	\$51	-11.8%



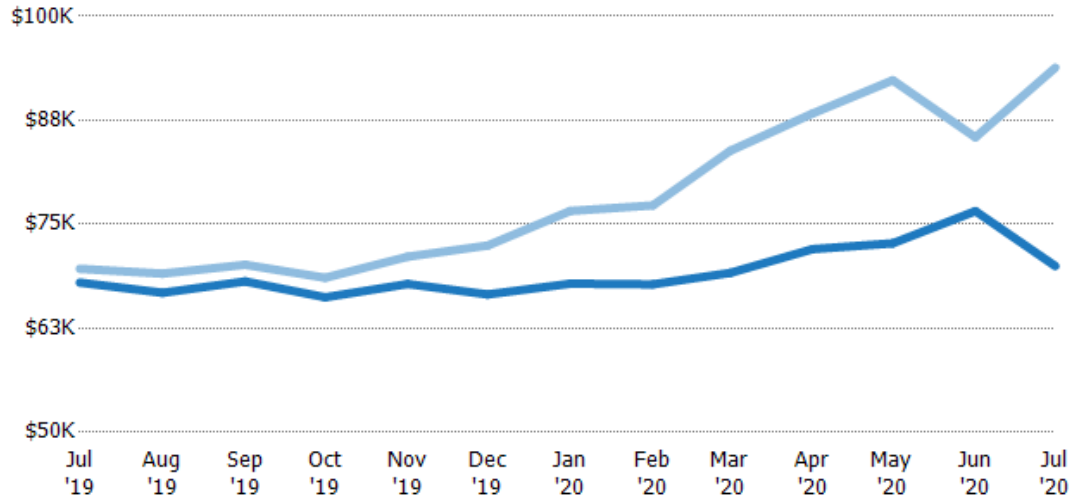
Current Year	\$54	\$53	\$55	\$55	\$54.5	\$56	\$55	\$58	\$59	\$65	\$65	\$66	\$67
Prior Year	\$51	\$54.5	\$55	\$54	\$53.5	\$52	\$54	\$51.5	\$50	\$50	\$51	\$52	\$54
Percent Change from Prior Year	6%	-3%	0%	2%	2%	8%	2%	13%	18%	30%	27%	27%	24%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: Maple Heights Saved Area 2



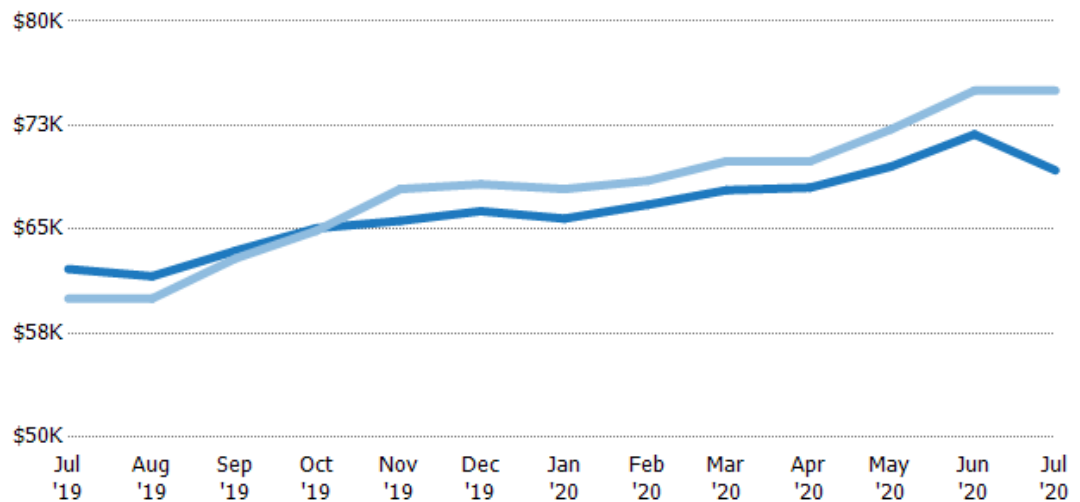
Avg Est Value	\$68K	\$66.8K	\$68.1K	\$66.2K	\$67.8K	\$66.6K	\$67.9K	\$67.8K	\$69.2K	\$72K	\$72.7K	\$76.6K	\$70K
Avg Listing Price	\$69.7K	\$69.1K	\$70.1K	\$68.6K	\$71.1K	\$72.4K	\$76.6K	\$77.3K	\$83.8K	\$88.3K	\$92.3K	\$85.5K	\$93.8K
Avg Listing Price as a % of Avg Est Value	102%	103%	103%	104%	105%	109%	113%	114%	121%	123%	127%	112%	134%

Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: Maple Heights Saved Area 2



Median Est Value	\$62.1K	\$61.6K	\$63.5K	\$65.1K	\$65.6K	\$66.3K	\$65.8K	\$66.8K	\$67.8K	\$68K	\$69.5K	\$71.8K	\$69.3K
Median Listing Price	\$60K	\$60K	\$62.9K	\$64.9K	\$67.9K	\$68.3K	\$67.9K	\$68.5K	\$69.9K	\$69.9K	\$72.2K	\$75K	\$75K
Med Listing Price as a % of Med Est Value	97%	97%	99%	100%	103%	103%	103%	103%	103%	103%	104%	104%	108%

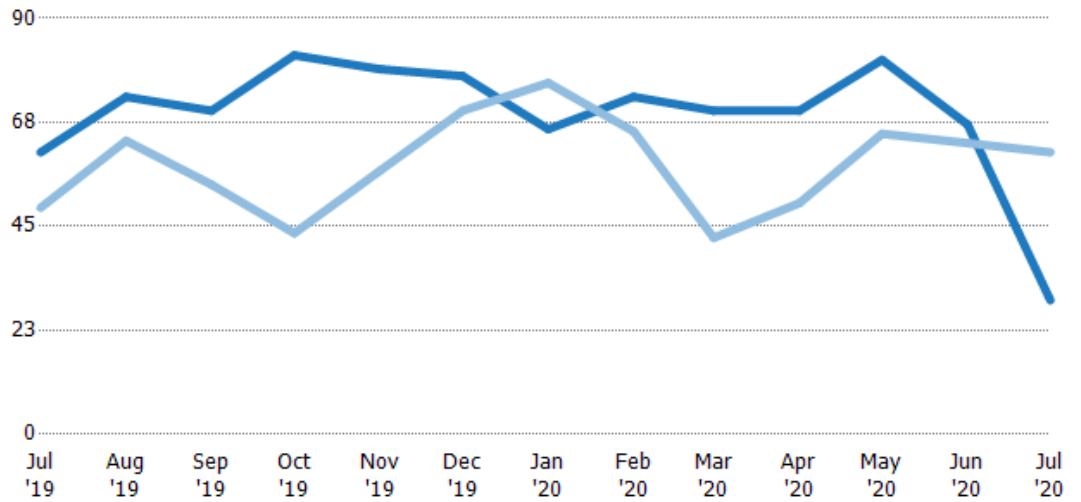
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Days	% Chg.
Jul '20	29	-52.5%
Jul '19	61	24.5%
Jul '18	49	20.4%



Current Year	61	73	70	82	79	77.5	66	73	70	70	81	67	29
Prior Year	49	63.5	54	43.5	57	70	76	65.5	42.5	50	65	63	61
Percent Change from Prior Year	24%	15%	30%	89%	39%	11%	-13%	11%	65%	40%	25%	6%	-52%

Median Days in RPR (By Zip)

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR by zip.

Filters Used: Custom Area: Maple Heights Saved Area 2



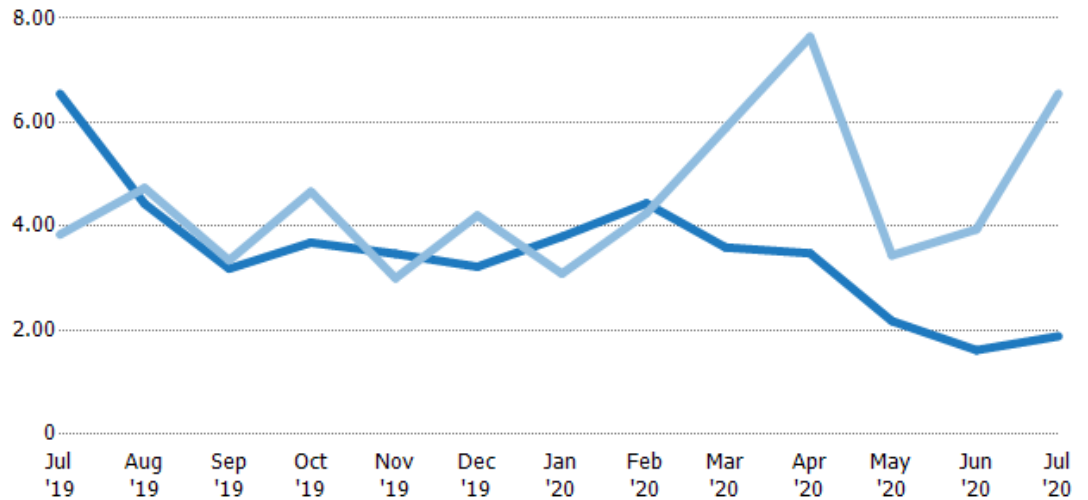
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Months	% Chg.
Jul '20	1.88	-71.2%
Jul '19	6.55	70.6%
Jul '18	3.84	-17.8%



Current Year	6.55	4.43	3.18	3.69	3.47	3.22	3.8	4.44	3.59	3.48	2.18	1.62	1.88
Prior Year	3.84	4.74	3.34	4.67	3	4.21	3.09	4.25	5.89	7.64	3.44	3.94	6.55
Percent Change from Prior Year	71%	-6%	-5%	-21%	16%	-23%	23%	4%	-39%	-54%	-37%	-59%	-71%

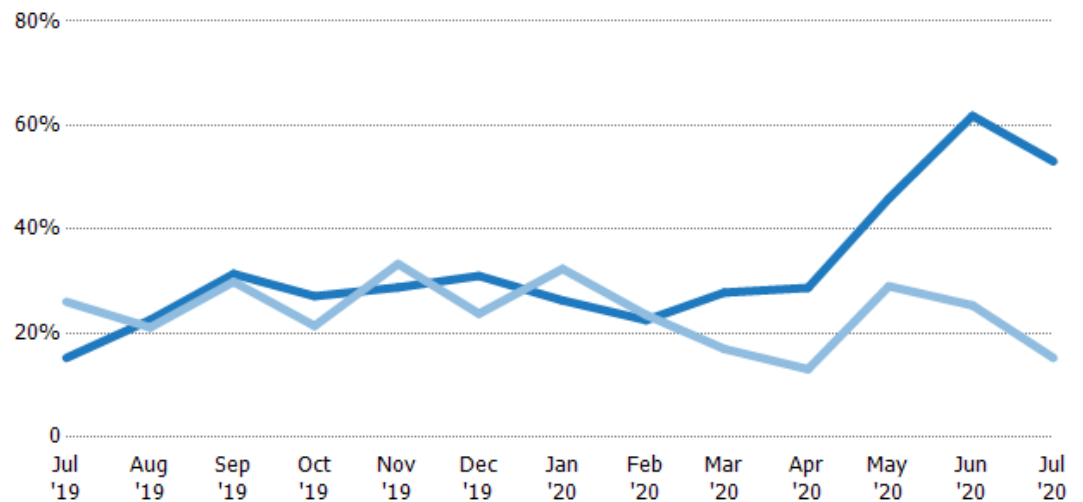
Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Rate	Chg.
Jul '20	53%	-37.8%
Jul '19	15%	10.8%
Jul '18	26%	21.7%

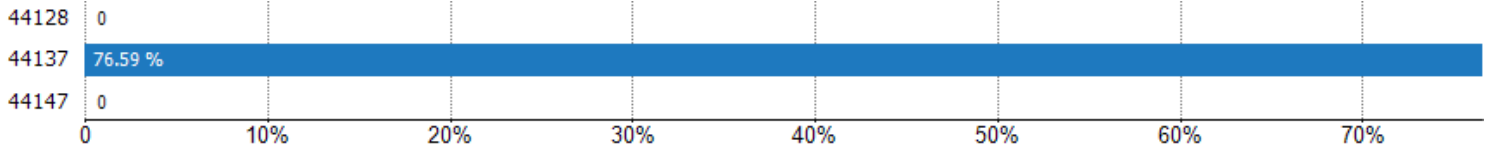


Current Year	15%	23%	31%	27%	29%	31%	26%	23%	28%	29%	46%	62%	53%
Prior Year	26%	21%	30%	21%	33%	24%	32%	24%	17%	13%	29%	25%	15%
Change from Prior Year	11%	-1%	-2%	-6%	5%	-7%	6%	1%	-11%	-16%	-17%	-36%	-38%

Absorption Rate (By Zip)

The percentage of the inventory sold during the last month by zip.

Filters Used: Custom Area: Maple Heights Saved Area 2

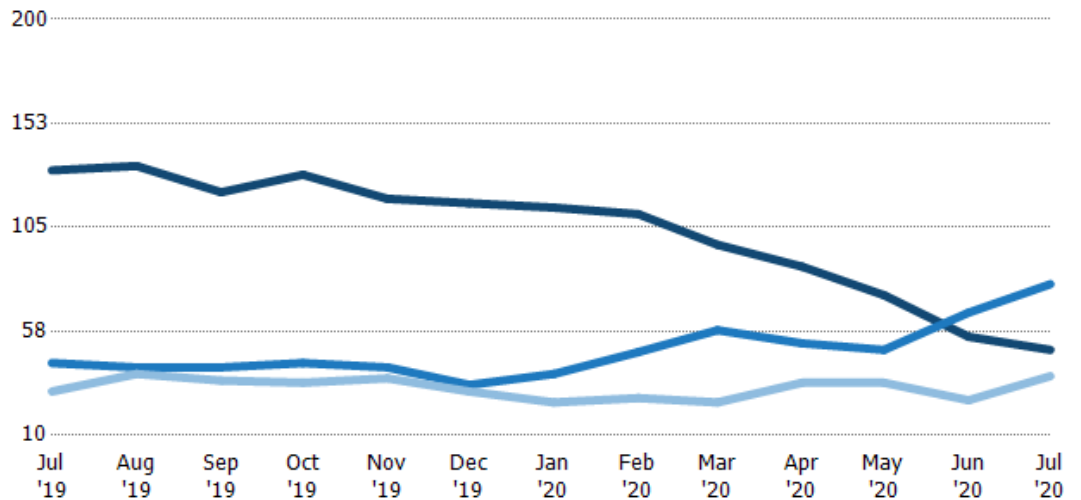


Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	131	133	121	129	118	116	114	111	97	87	74	55	49
Pending	43	41	41	43	41	33	38	48	58	52	49	66	79
Sold	30	38	35	34	36	30	25	27	25	34	34	26	37

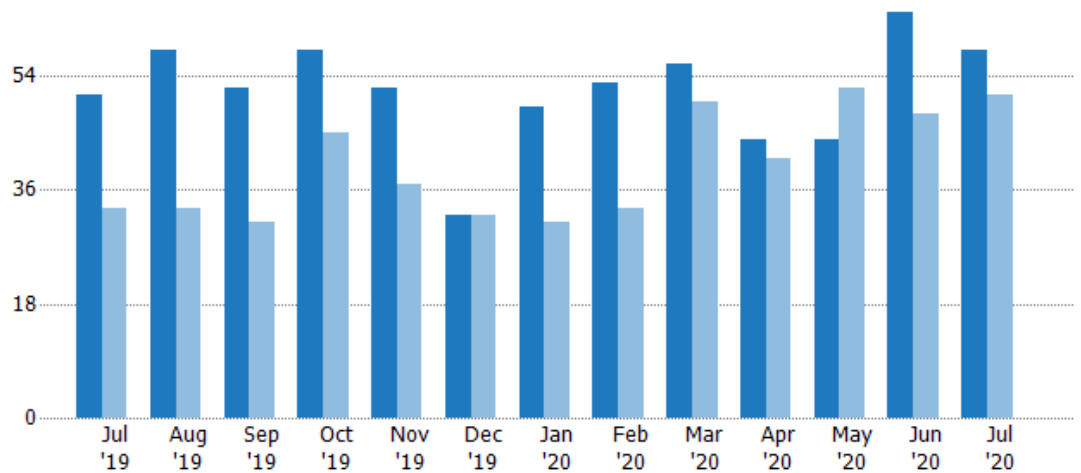
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Count	% Chg.
Jul '20	58	13.7%
Jul '19	51	54.5%
Jul '18	33	-24.2%



Current Year	51	58	52	58	52	32	49	53	56	44	44	64	58
Prior Year	33	33	31	45	37	32	31	33	50	41	52	48	51
Percent Change from Prior Year	55%	76%	68%	29%	41%	0%	58%	61%	12%	7%	-15%	33%	14%

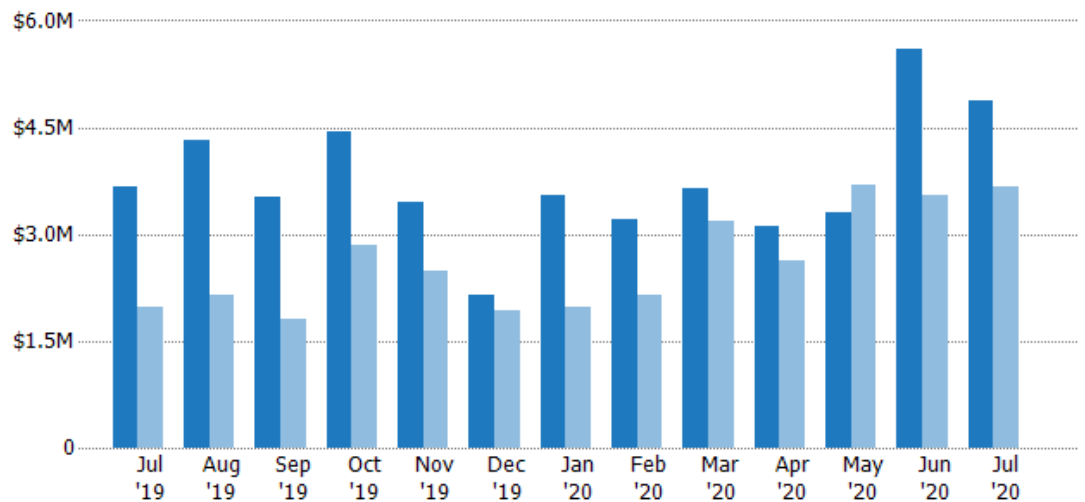
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Volume	% Chg.
Jul '20	\$4.88M	33.3%
Jul '19	\$3.66M	85.5%
Jul '18	\$1.97M	-25.2%



Current Year	\$3.66M	\$4.33M	\$3.53M	\$4.44M	\$3.44M	\$2.14M	\$3.55M	\$3.21M	\$3.65M	\$3.11M	\$3.31M	\$5.61M	\$4.88M
Prior Year	\$1.97M	\$2.15M	\$1.81M	\$2.85M	\$2.49M	\$1.92M	\$1.98M	\$2.15M	\$3.19M	\$2.62M	\$3.69M	\$3.55M	\$3.66M
Percent Change from Prior Year	85%	102%	95%	56%	38%	11%	79%	49%	15%	19%	-10%	58%	33%

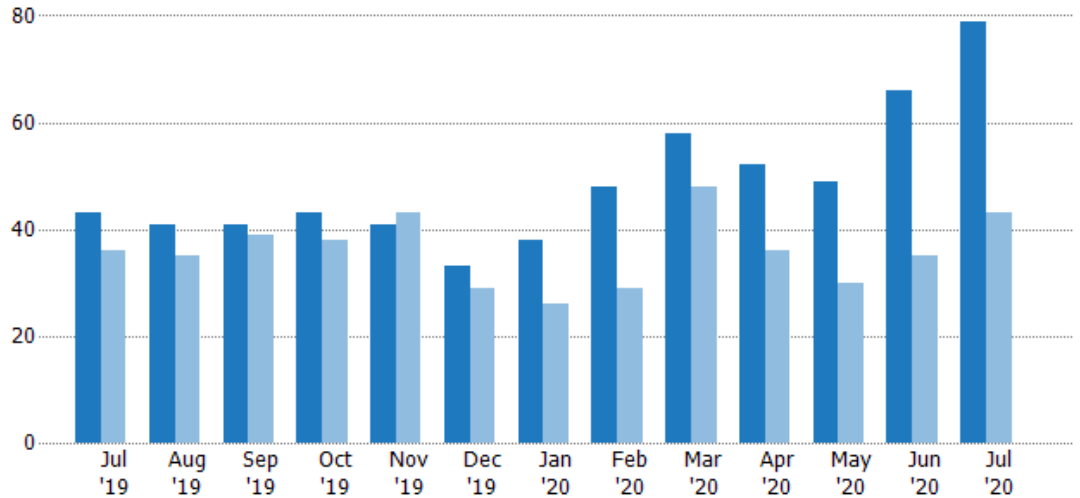
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Count	% Chg.
Jul '20	79	83.7%
Jul '19	43	19.4%
Jul '18	36	-36.1%



Current Year	43	41	41	43	41	33	38	48	58	52	49	66	79
Prior Year	36	35	39	38	43	29	26	29	48	36	30	35	43
Percent Change from Prior Year	19%	17%	5%	13%	-5%	14%	46%	66%	21%	44%	63%	89%	84%

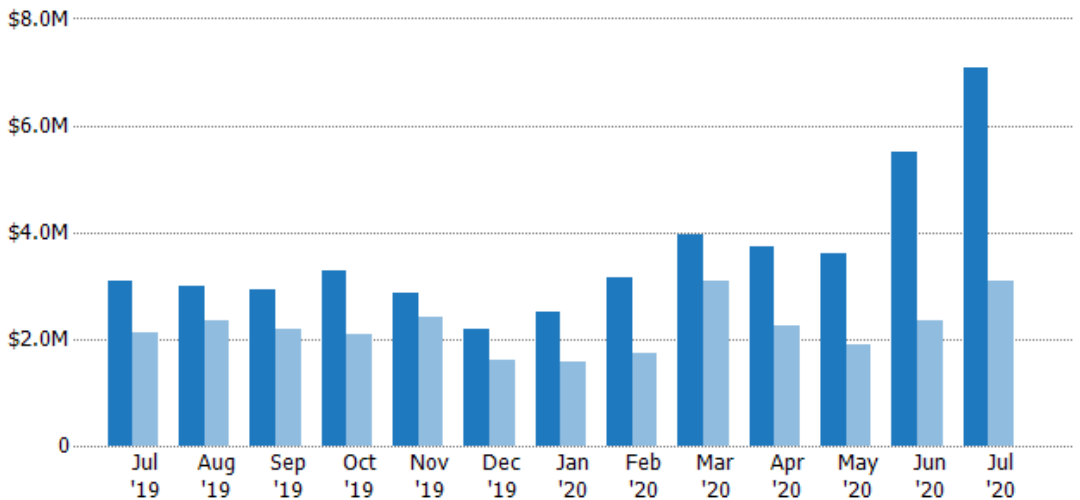
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Volume	% Chg.
Jul '20	\$7.09M	130.6%
Jul '19	\$3.07M	43.8%
Jul '18	\$2.14M	-38.9%



Current Year	\$3.07M	\$2.99M	\$2.91M	\$3.29M	\$2.85M	\$2.18M	\$2.5M	\$3.15M	\$3.94M	\$3.74M	\$3.59M	\$5.5M	\$7.09M
Prior Year	\$2.14M	\$2.36M	\$2.18M	\$2.1M	\$2.41M	\$1.62M	\$1.57M	\$1.72M	\$3.08M	\$2.24M	\$1.91M	\$2.35M	\$3.07M
Percent Change from Prior Year	44%	27%	33%	57%	18%	35%	59%	83%	28%	67%	88%	134%	131%

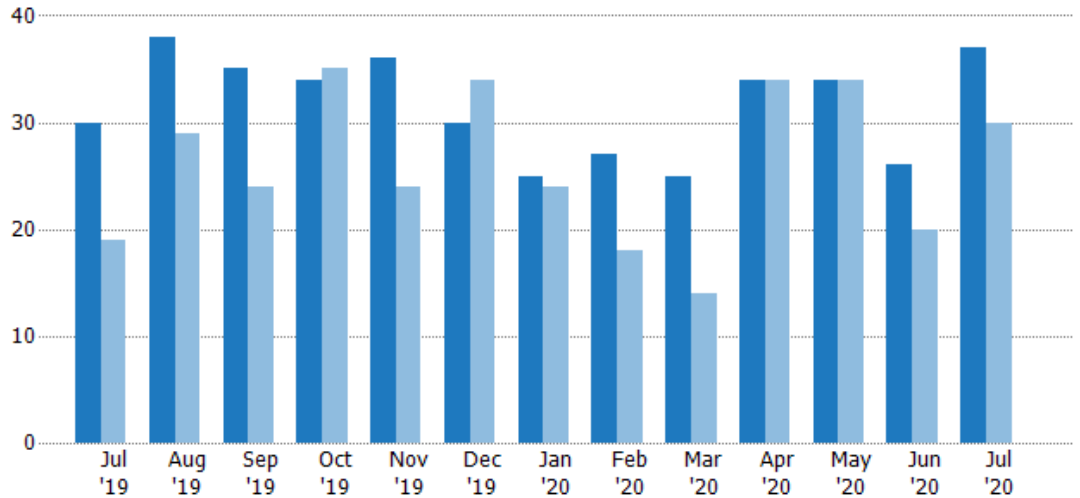
Closed Sales

The total number of residential properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Count	% Chg.
Jul '20	37	23.3%
Jul '19	30	57.9%
Jul '18	19	26.3%



Current Year	30	38	35	34	36	30	25	27	25	34	34	26	37
Prior Year	19	29	24	35	24	34	24	18	14	34	34	20	30
Percent Change from Prior Year	58%	31%	46%	-3%	50%	-12%	4%	50%	79%	0%	0%	30%	23%

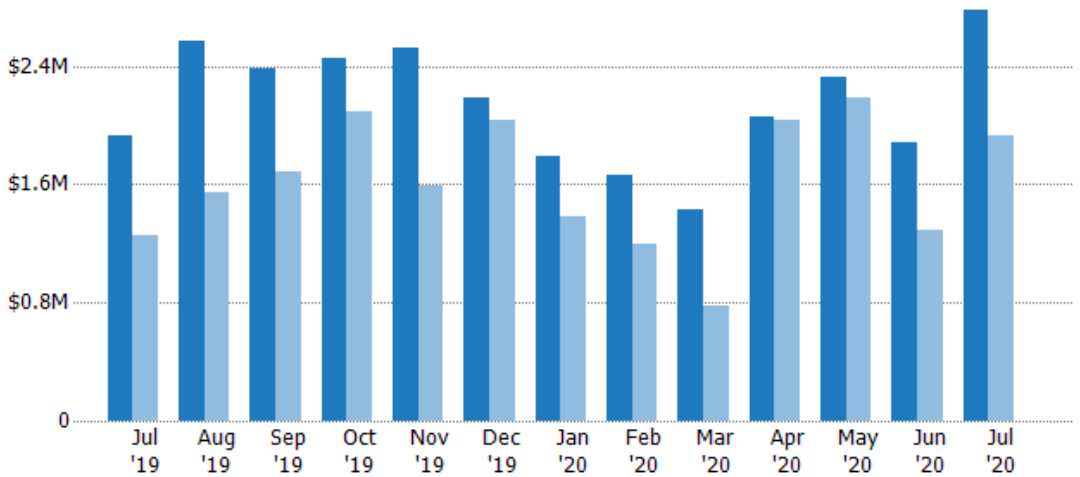
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Volume	% Chg.
Jul '20	\$2.78M	44.1%
Jul '19	\$1.93M	54.5%
Jul '18	\$1.25M	-2.4%



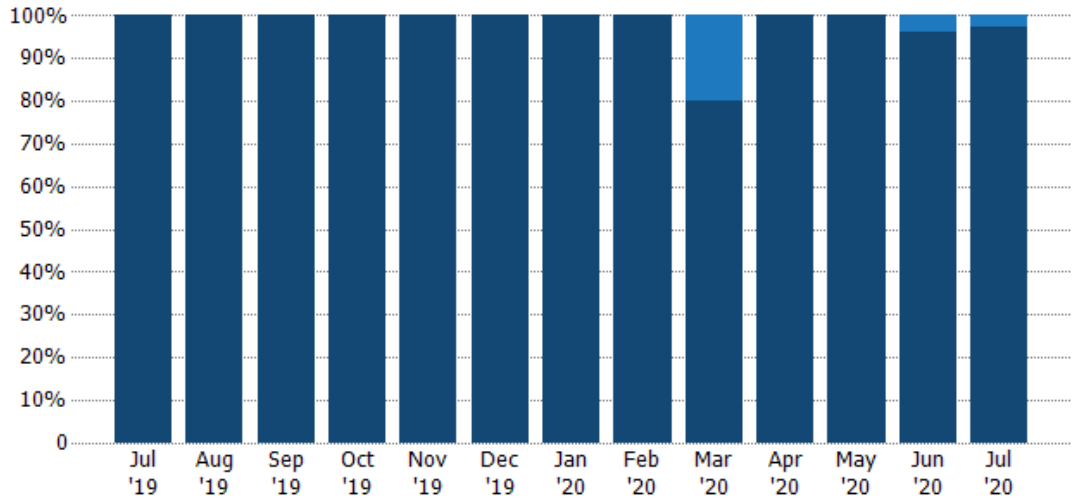
Current Year	\$1.93M	\$2.57M	\$2.38M	\$2.46M	\$2.53M	\$2.19M	\$1.79M	\$1.66M	\$1.43M	\$2.05M	\$2.33M	\$1.89M	\$2.78M
Prior Year	\$1.25M	\$1.54M	\$1.69M	\$2.09M	\$1.59M	\$2.04M	\$1.39M	\$1.2M	\$777K	\$2.04M	\$2.18M	\$1.29M	\$1.93M
Percent Change from Prior Year	55%	67%	41%	17%	59%	7%	29%	39%	84%	1%	7%	47%	44%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

Custom Area: Maple Heights Saved Area 2

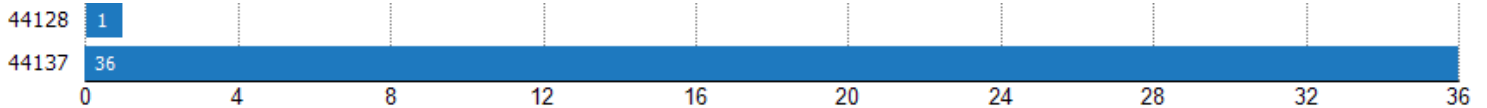


Property Type	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Condo/Townhouse	-	-	-	-	-	-	-	-	20%	-	-	4%	3%
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	80%	100%	100%	96%	97%

Closed Sales (By Zip)

The total number of residential properties sold during the last month by zip.

Filters Used: Custom Area: Maple Heights Saved Area 2



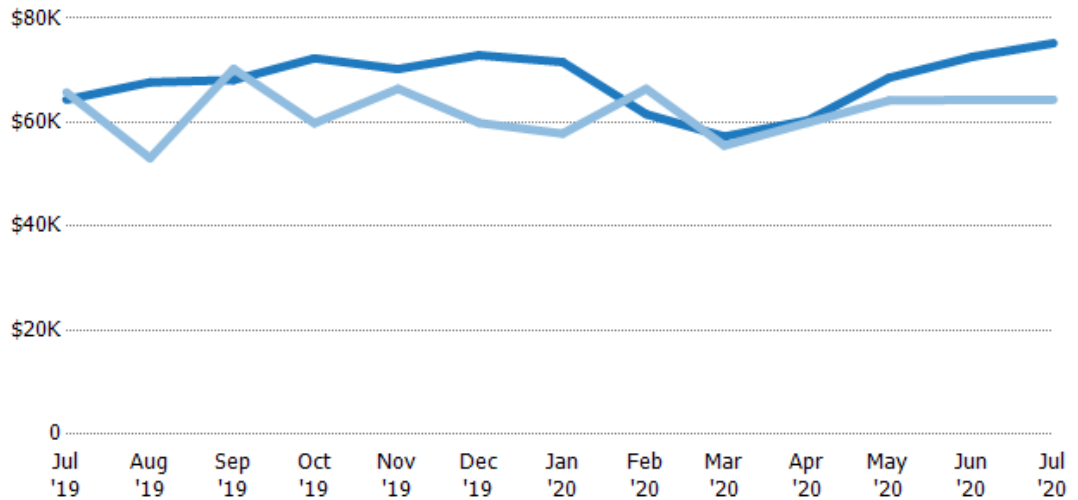
Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Price	% Chg.
Jul '20	\$75.2K	16.9%
Jul '19	\$64.3K	-2.1%
Jul '18	\$65.7K	-22.7%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$64.3K	\$67.7K	\$68.1K	\$72.3K	\$70.2K	\$72.9K	\$71.6K	\$61.6K	\$57.2K	\$60.4K	\$68.5K	\$72.6K	\$75.2K
Prior Year	\$65.7K	\$53.1K	\$70.3K	\$59.8K	\$66.4K	\$59.9K	\$57.8K	\$66.4K	\$55.5K	\$59.9K	\$64.2K	\$64.3K	\$64.3K
Percent Change from Prior Year	-2%	27%	-3%	21%	6%	22%	24%	-7%	3%	1%	7%	13%	17%

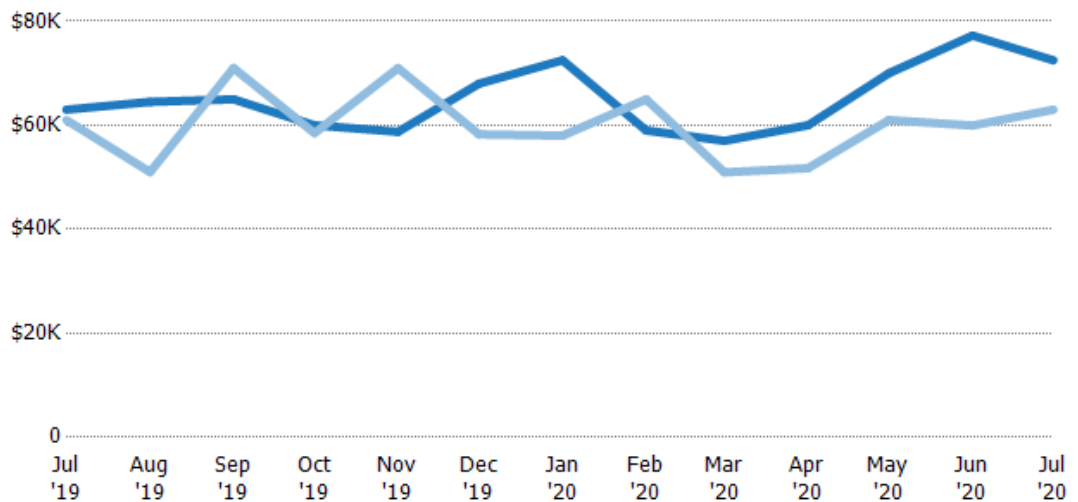
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Price	% Chg.
Jul '20	\$72.5K	15.1%
Jul '19	\$63K	3.3%
Jul '18	\$61K	-28.5%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$63K	\$64.5K	\$65K	\$60K	\$58.8K	\$68K	\$72.5K	\$59K	\$57K	\$60K	\$70K	\$77.3K	\$72.5K
Prior Year	\$61K	\$51K	\$71K	\$58.5K	\$71K	\$58.3K	\$58K	\$65K	\$51K	\$51.8K	\$61K	\$60K	\$63K
Percent Change from Prior Year	3%	26%	-8%	3%	-17%	17%	25%	-9%	12%	16%	15%	29%	15%

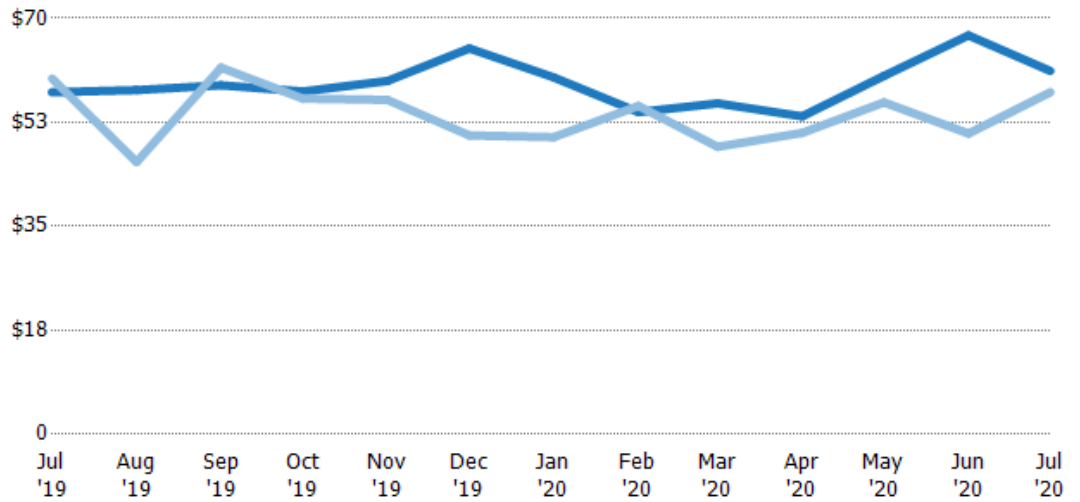
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Price/sq ft	% Chg.
Jul '20	\$61.1	6.2%
Jul '19	\$57.6	-3.9%
Jul '18	\$59.9	-36.7%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$57.6	\$57.9	\$58.7	\$57.7	\$59.5	\$64.9	\$60	\$54.2	\$55.7	\$53.5	\$60.3	\$67.1	\$61.1
Prior Year	\$59.9	\$45.8	\$61.7	\$56.5	\$56.3	\$50.3	\$50	\$55.3	\$48.4	\$50.7	\$55.8	\$50.6	\$57.6
Percent Change from Prior Year	-4%	26%	-5%	2%	6%	29%	20%	-2%	15%	5%	8%	33%	6%

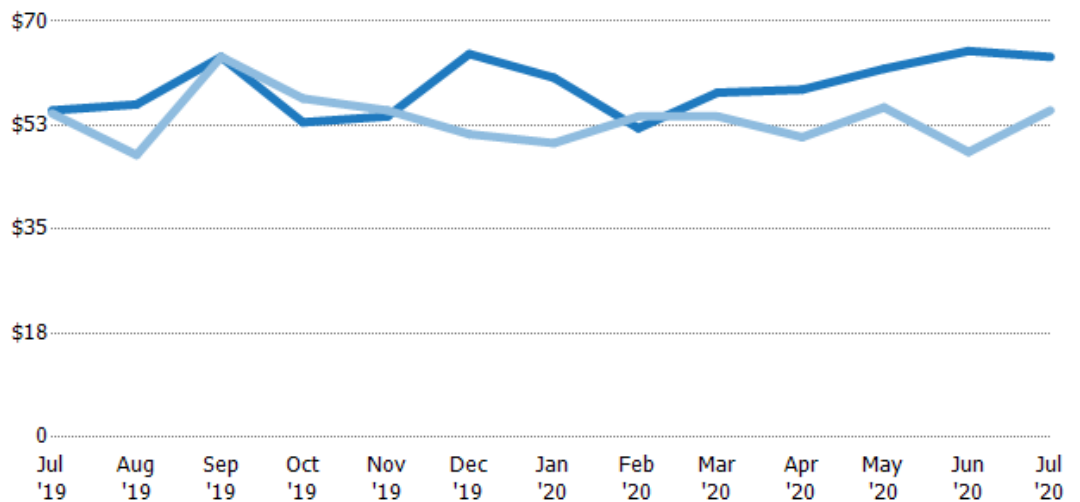
Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Price/sq ft	% Chg.
Jul '20	\$64	16.4%
Jul '19	\$55	0.9%
Jul '18	\$54.5	-37.6%



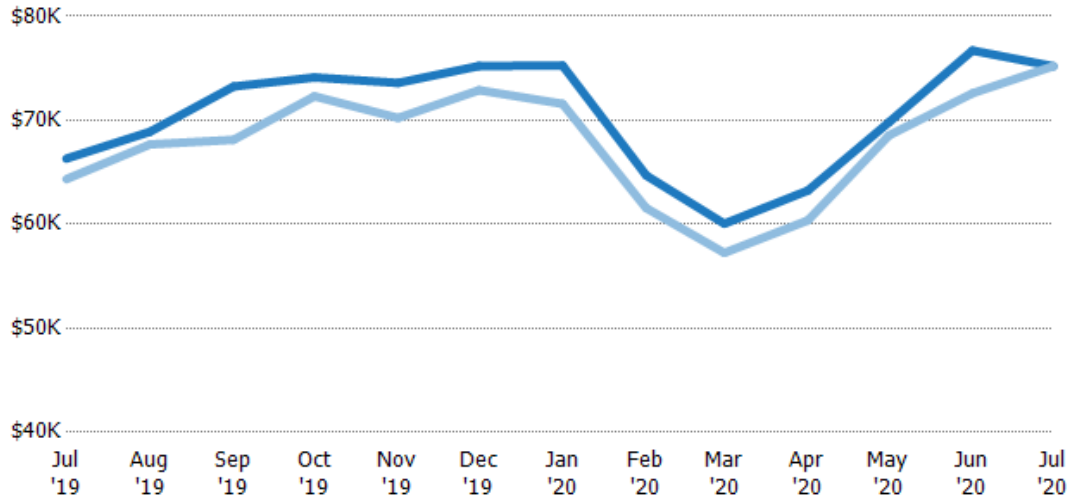
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$55	\$56	\$64	\$53	\$54	\$64.5	\$60.5	\$52	\$58	\$58.5	\$62	\$65	\$64
Prior Year	\$54.5	\$47.5	\$64	\$57	\$55	\$51	\$49.5	\$54	\$54	\$50.5	\$55.5	\$48	\$55
Percent Change from Prior Year	1%	18%	0%	-7%	-2%	26%	22%	-4%	7%	16%	12%	35%	16%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2



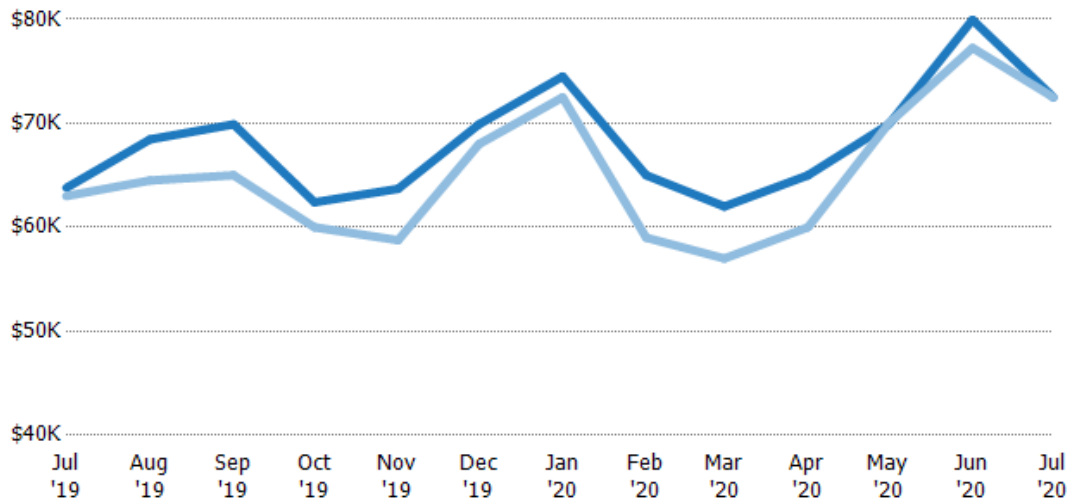
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg List Price	\$66.3K	\$68.9K	\$73.2K	\$74.1K	\$73.6K	\$75.2K	\$75.3K	\$64.7K	\$60.1K	\$63.2K	\$69.8K	\$76.7K	\$75.2K
Avg Sales Price	\$64.3K	\$67.7K	\$68.1K	\$72.3K	\$70.2K	\$72.9K	\$71.6K	\$61.6K	\$57.2K	\$60.4K	\$68.5K	\$72.6K	\$75.2K
Avg Sales Price as a % of Avg List Price	97%	98%	93%	98%	95%	97%	95%	95%	95%	95%	98%	95%	100%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2



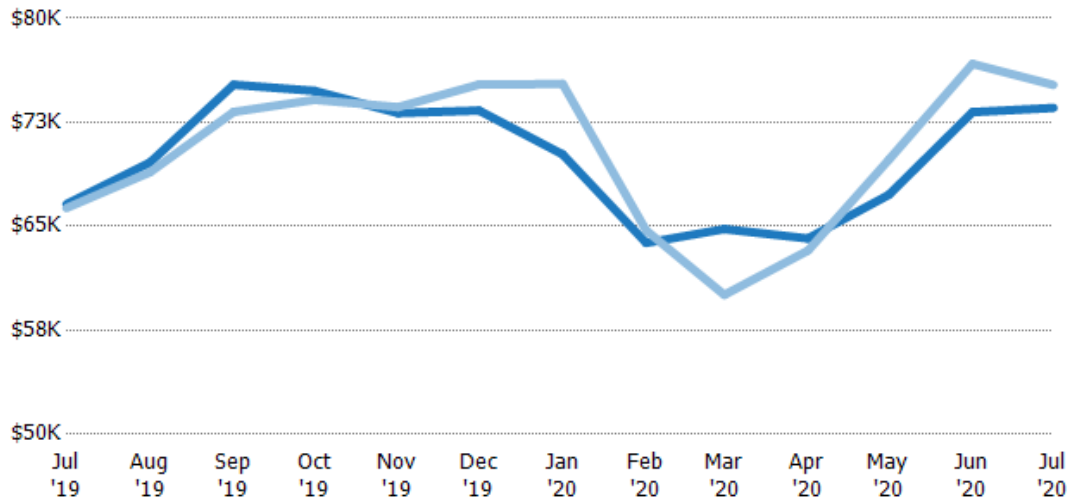
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median List Price	\$63.8K	\$68.5K	\$69.9K	\$62.4K	\$63.7K	\$69.9K	\$74.5K	\$65K	\$62K	\$65K	\$69.9K	\$80K	\$72.5K
Median Sales Price	\$63K	\$64.5K	\$65K	\$60K	\$58.8K	\$68K	\$72.5K	\$59K	\$57K	\$60K	\$70K	\$77.3K	\$72.5K
Med Sales Price as a % of Med List Price	99%	94%	93%	96%	92%	97%	97%	91%	92%	92%	100%	97%	100%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2



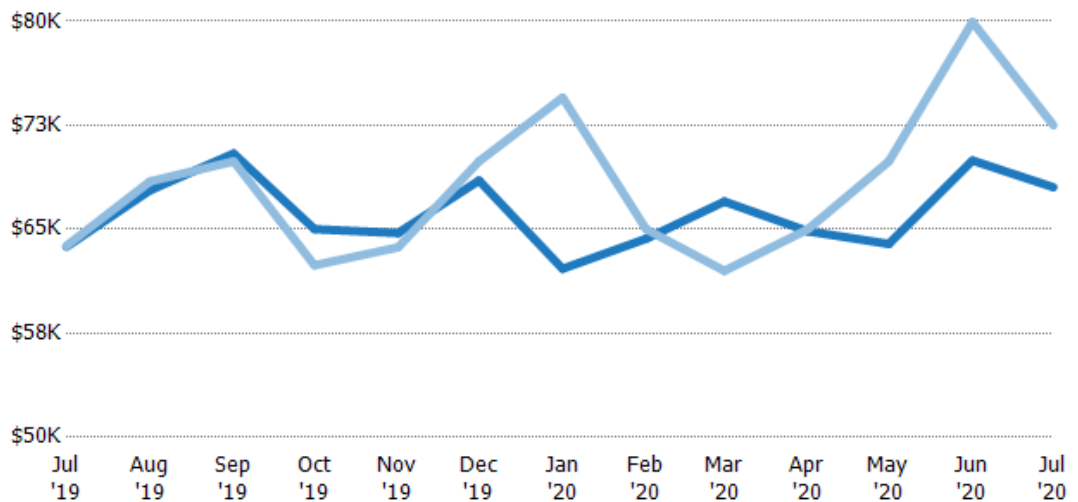
Avg Est Value	\$66.6K	\$69.6K	\$75.2K	\$74.8K	\$73.2K	\$73.3K	\$70.2K	\$63.8K	\$64.8K	\$64.1K	\$67.3K	\$73.2K	\$73.5K
Avg Sales Price	\$66.3K	\$68.9K	\$73.2K	\$74.1K	\$73.6K	\$75.2K	\$75.3K	\$64.7K	\$60.1K	\$63.2K	\$69.8K	\$76.7K	\$75.2K
Avg Sales Price as a % of Avg Est Value	100%	99%	97%	99%	101%	103%	107%	101%	93%	99%	104%	105%	102%

Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2



Median Est Value	\$63.7K	\$67.8K	\$70.5K	\$65K	\$64.7K	\$68.5K	\$62.2K	\$64.3K	\$67K	\$64.9K	\$63.9K	\$70K	\$68K
Median Sales Price	\$63.8K	\$68.5K	\$69.9K	\$62.4K	\$63.7K	\$69.9K	\$74.5K	\$65K	\$62K	\$65K	\$69.9K	\$80K	\$72.5K
Med Sales Price as a % of Med Est Value	100%	101%	99%	96%	98%	102%	120%	101%	93%	100%	109%	114%	107%

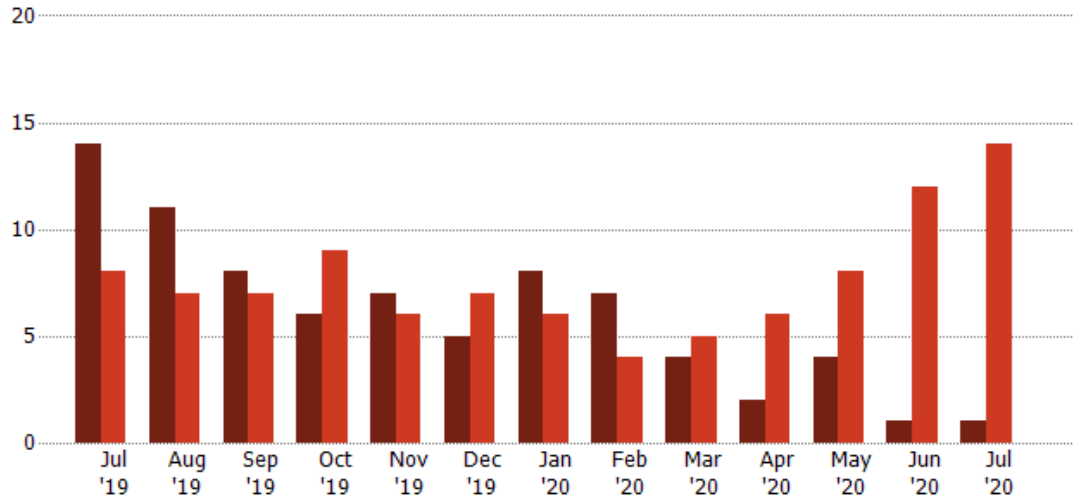
Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

Custom Area: Maple Heights Saved Area 2

Month/Year	Count	% Chg.
Jul '20	1	-92.9%
Jul '19	14	75%
Jul '18	8	112.5%

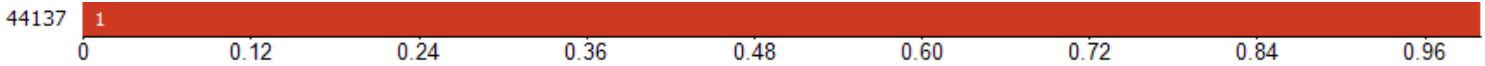


Current Year	14	11	8	6	7	5	8	7	4	2	4	1	1
Prior Year	8	7	7	9	6	7	6	4	5	6	8	12	14
Percent Change from Prior Year	75%	57%	14%	-33%	17%	-29%	33%	75%	-20%	-67%	-50%	-92%	-93%

Distressed Listings (By Zip)

The number of distressed single-family, condominium and townhome properties that were for sale at the end of the last month by zip.

Filters Used: Custom Area: Maple Heights Saved Area 2

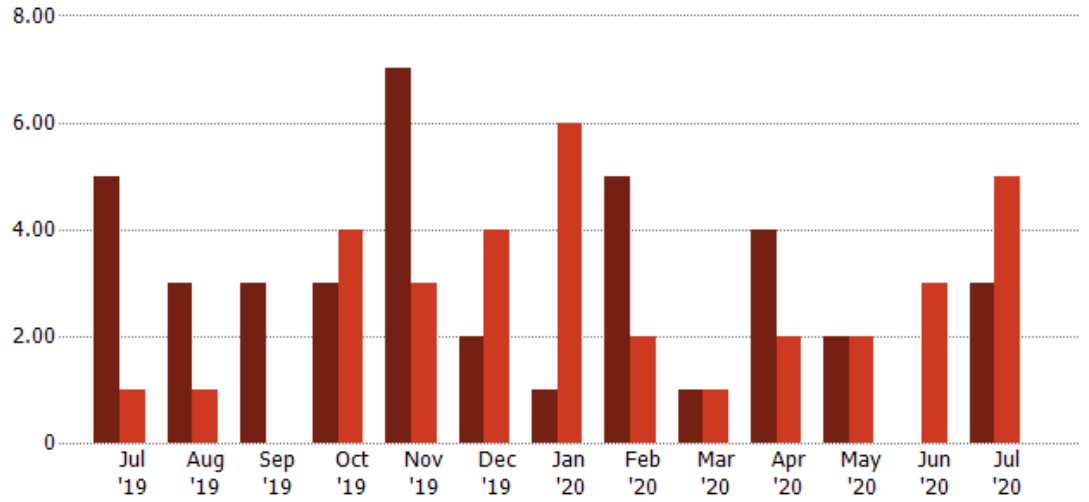


Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

Custom Area: Maple Heights Saved Area 2



Current Year	5	3	3	3	7	2	1	5	1	4	2	-	3
Prior Year	1	1	-	4	3	4	6	2	1	2	2	3	5
Percent Change from Prior Year	400%	200%	100%	-25%	133%	-50%	-83%	150%	0%	100%	0%	-100%	-40%

Sales Activity by ZIP

Jul 2020

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
44128	1	\$65,000	1	\$29,000	\$29,000	\$29,000	\$20	\$20	88
44137	77	\$6,470,426	36	\$2,753,475	\$76,485	\$73,000	\$62	\$62	17

Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Details

Report Name: Maple Heights - July 2020

Run Date: 08/11/2020

Scheduled: No

Report Date Range: From 7/2019 To: 7/2020

Information Included

- Include Cover Sheet
- Include Key Metric Summary *
- Include Metrics By: ZIP Code
- Averages
- Include Appendix
- Medians

* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

MLS Filter

MLS: All

Listing Filters

Property Types: All

Sales Types: All

Price Range: None

Location Filters

Custom Area: Maple Heights Saved Area 2

Listing Activity Charts

- New Listings
- Active Listings
- Avg/Med Listing Price
- Avg/Med Listing Price per Sq Ft
- Avg/Med Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Avg/Med Sales Price
- Avg/Med Sales Price per Sq Ft
- Avg/Med Sales Price vs Listing Price
- Avg/Med Sales Price vs Est Value

Distressed Charts

- Distressed Listings
- Distressed Sales

Data Tables Using 7/2020 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area