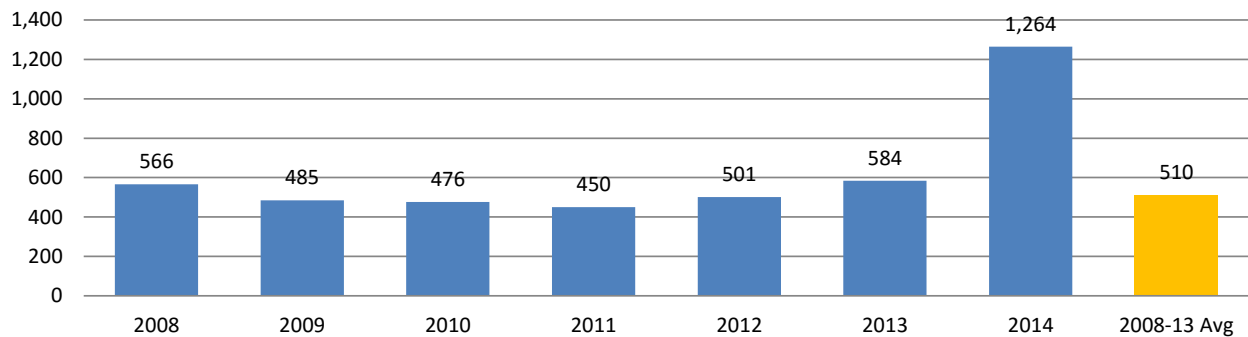


Summary

Ashtabula County averaged about 500 residential sales per year from 2008 to 2013, but residential sales surged to 1,264 in 2014, an increase of 150%. Growth was widespread as residential sales increased in almost every community in Ashtabula County. The 37 communities varied widely in the level of residential sales activity with the top 12 areas accounting for 70% of all sales. Communities in Ashtabula County also varied widely in median sales price from a high of \$190,000 to a low of \$17,000. Ashtabula County had a median sales price of \$86,750, slightly lower than the 2008-13 average median sales price of \$92,200. The median sales price dropped primarily because nearly 300 lower-priced units were sold in Ashtabula City and Conneaut.

Residential Sales By Year

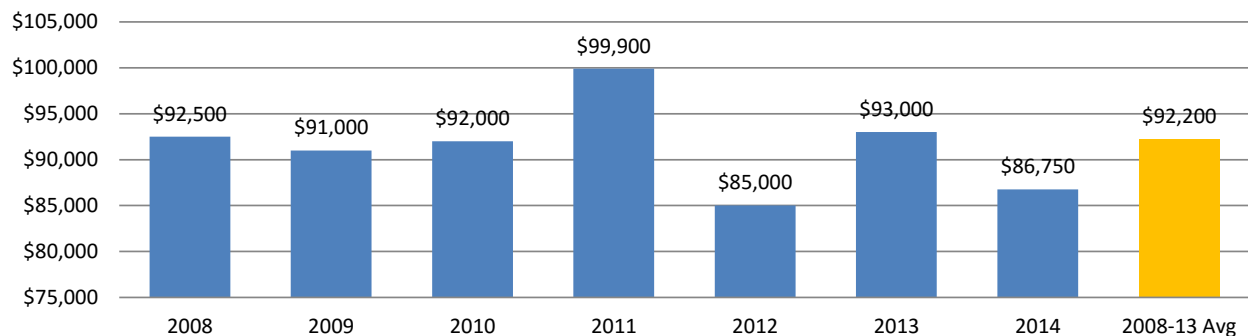
Sales Activity More Than Doubled to 1,264 Units in 2014, Compared to 2008-13 Average



Source: Ohio Dept. of Taxation, Residential Sales Data.

Median Residential Sales Price By Year

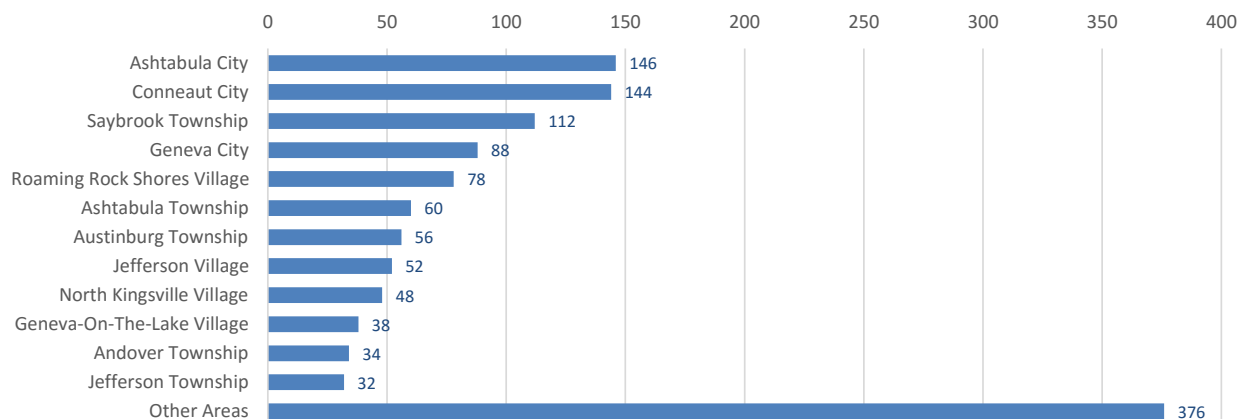
County Median Sales Price Was \$86,750 in 2014, Compared to Average of \$92,200 for 2008-13



Source: Ohio Dept of Taxation, Residential Sales Data

Ashtabula County 2014 Residential Sales

Top 12 Communities Account for 70% (888) of Total Residential Sales (1,264)

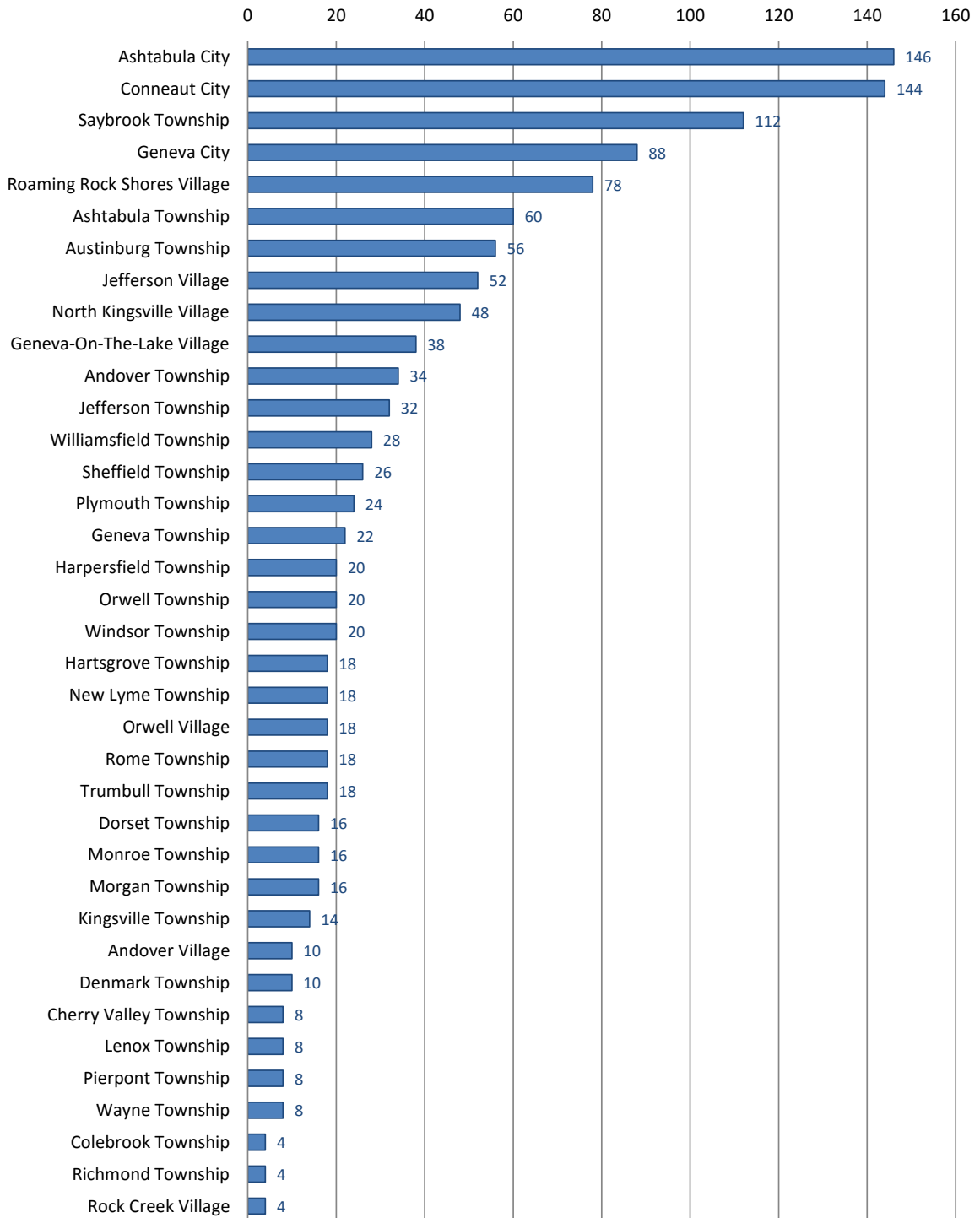


Source: Ohio Dept. of Taxation, Residential Sales Data

2014 Residential Sales By Community

The top six communities in Ashtabula County (Ashtabula City, Conneaut, Saybrook Township, Geneva City, Roaming Rock Shores, and Ashtabula Township) accounted for half of the county's 1,264 sales. The top 12 represented 70% of total sales with the remaining 30% spread among 25 communities.

Residential Sales By Community (2014 Avg)
Top 12 Communities Account for 70% of Ashtabula County Sales



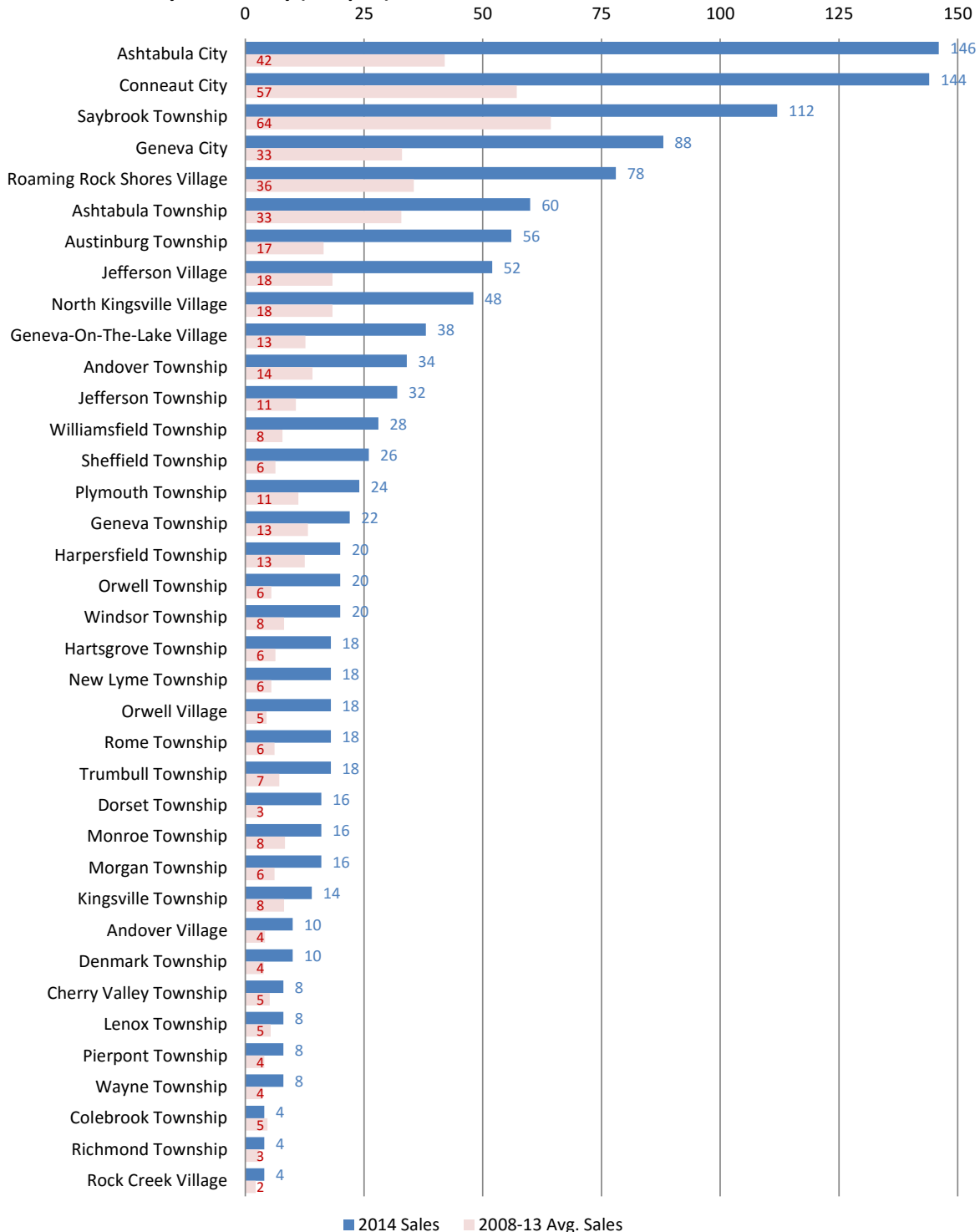
Source: Ohio Dept of Taxation, Residential Sales Data

Change in Residential Sales Activity By Community

Residential sales activity in Ashtabula County surged to 1,264 units in 2014, compared to an average of 512 units from 2008 to 2013. This represented an increase of nearly 150% pver the average of the previous six years. Every community (except one) in Ashtabula County had substantial increases with the largest numerical increases in the cities of Ashtabula (+104), Conneanut (+87), and Geneva (+55).

Residential Sales By Community (2014 & 2008-13 Avg)

Every Community (Except 1) Had a Substantial Increase In Residential Sales



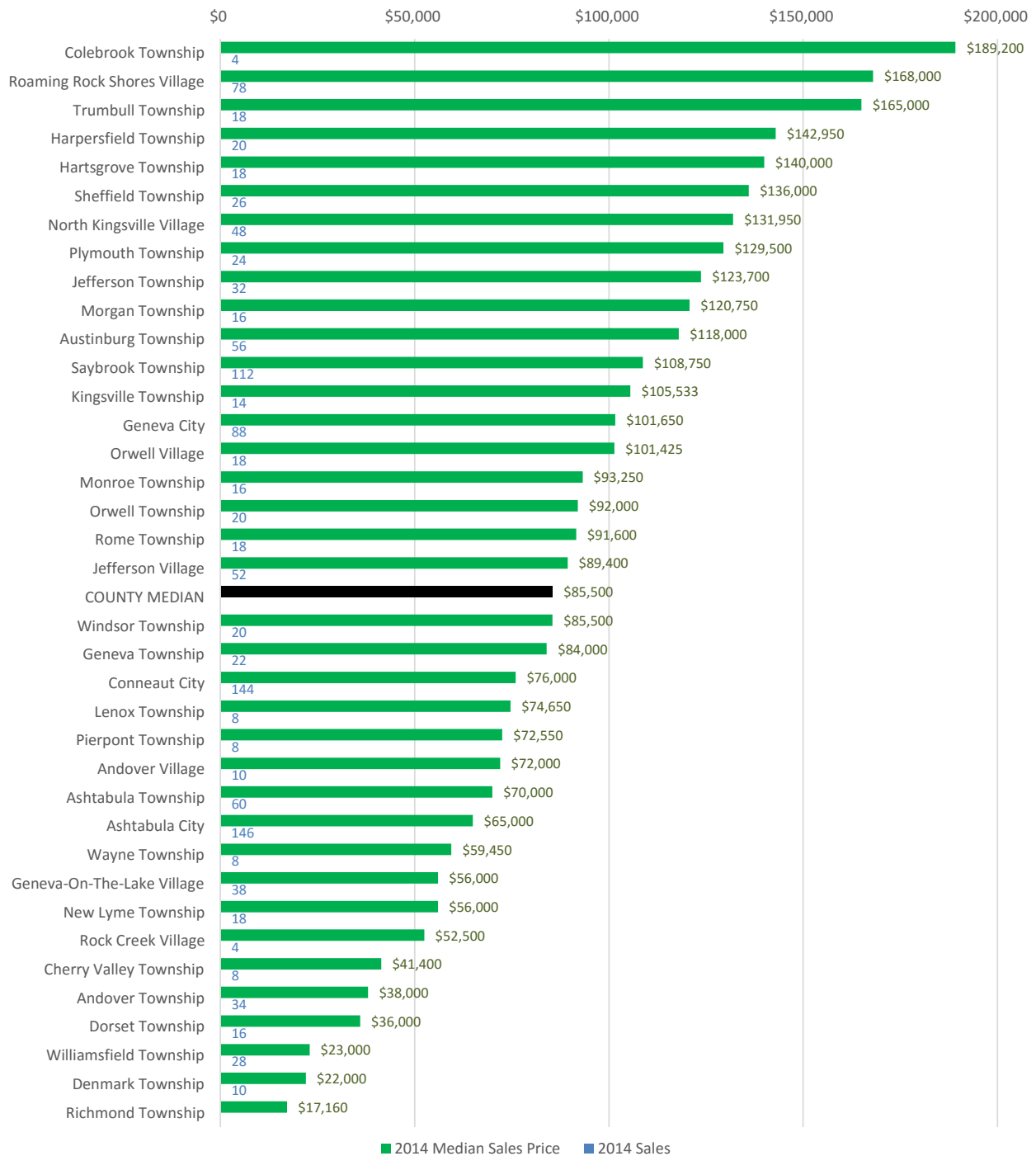
Source: Ohio Dept of Taxation, Residential Sales Data

Sales Price By Community

The median countywide sales price was \$86,750 in 2014, slightly lower than the 2008-13 average median sales price of \$92,200. The median decreased primarily because of nearly 300 lower price units in Ashtabula City and Conneaut. The median sales price varied widely by community in Ashtabula County from a high of nearly \$190,000 to a low of only \$17,000. Fifteen communities had median sales prices over \$100,000.

Residential Sales Price & No. of Sales By Community (2014)

Median Sales Value Bu Community Ranged from \$190,000 to \$17,000 (Co. Median = \$86,750)



Source: Ohio Dept. of Taxation, Residential Sales Data.

Appendix: Number of Sales & Median Sales Price

Ashtabula County Residential Sales By Community

Jurisdiction Name	Jurisdiction Type	2014 Sales Rank	2014 Sales	2014 Median Sales Price	2014 Cum Sales	2014 Cum %	2008-13 Avg. Sales
Ashtabula City	City	1	146	\$65,000	146	12%	42
Conneaut City	City	2	144	\$76,000	290	23%	57
Saybrook Township	Township	3	112	\$108,750	402	32%	64
Geneva City	City	4	88	\$101,650	490	39%	33
Roaming Rock Shores Village	Village	5	78	\$168,000	568	45%	36
Ashtabula Township	Township	6	60	\$70,000	628	50%	33
Austinburg Township	Township	7	56	\$118,000	684	54%	17
Jefferson Village	Village	8	52	\$89,400	736	58%	18
North Kingsville Village	Village	9	48	\$131,950	784	62%	18
Geneva-On-The-Lake Village	Village	10	38	\$56,000	822	65%	13
Andover Township	Township	11	34	\$38,000	856	68%	14
Jefferson Township	Township	12	32	\$123,700	888	70%	11
Williamsfield Township	Township	13	28	\$23,000	916	72%	8
Sheffield Township	Township	14	26	\$136,000	942	75%	6
Plymouth Township	Township	15	24	\$129,500	966	76%	11
Geneva Township	Township	16	22	\$84,000	988	78%	13
Harpersfield Township	Township	17	20	\$142,950	1,008	80%	13
Orwell Township	Township	17	20	\$92,000	1,028	81%	6
Windsor Township	Township	17	20	\$85,500	1,048	83%	8
Trumbull Township	Township	20	18	\$165,000	1,066	84%	7
Hartsgrove Township	Township	20	18	\$140,000	1,084	86%	6
Orwell Village	Village	20	18	\$101,425	1,102	87%	5
Rome Township	Township	20	18	\$91,600	1,120	89%	6
New Lyme Township	Township	20	18	\$56,000	1,138	90%	6
Morgan Township	Township	25	16	\$120,750	1,154	91%	6
Monroe Township	Township	25	16	\$93,250	1,170	93%	8
Dorset Township	Township	25	16	\$36,000	1,186	94%	3
Kingsville Township	Township	28	14	\$105,533	1,200	95%	8
Andover Village	Village	29	10	\$72,000	1,210	96%	4
Denmark Township	Township	30	10	\$22,000	1,220	97%	4
Lenox Township	Township	31	8	\$74,650	1,228	97%	5
Pierpont Township	Township	31	8	\$72,550	1,236	98%	4
Wayne Township	Township	31	8	\$59,450	1,244	98%	4
Cherry Valley Township	Township	31	8	\$41,400	1,252	99%	5
Colebrook Township	Township	35	4	\$189,200	1,256	99%	5
Rock Creek Village	Village	35	4	\$52,500	1,260	100%	2
Richmond Township	Township	35	4	\$17,160	1,264	100%	3
TOTAL			1,264				512
Source: Ohio Dept of Taxation, Residential Sales Data							