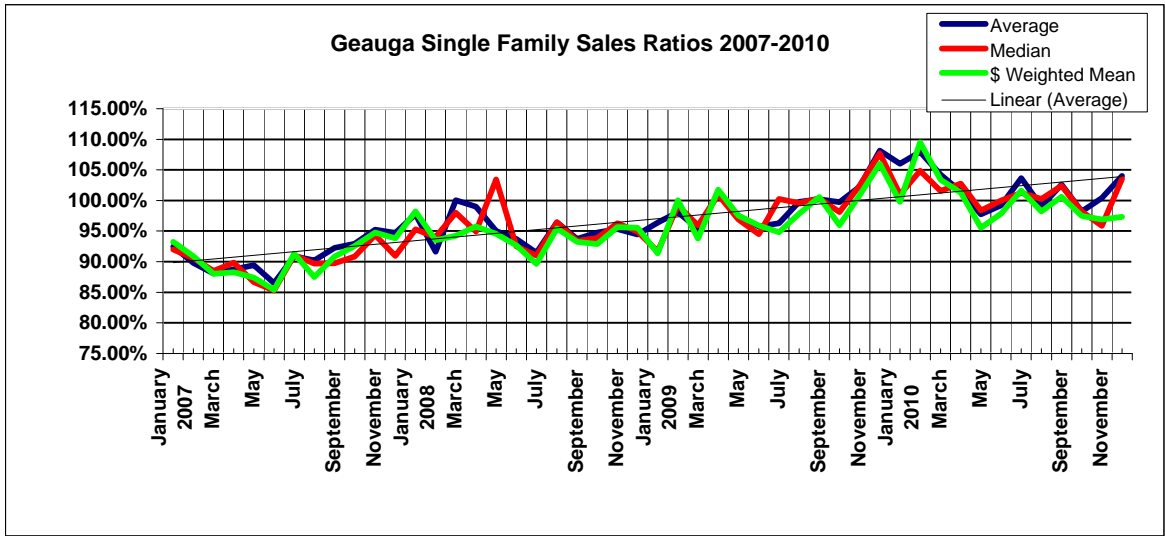


**Geauga Single Family Ratios of Value to Sale Price Statistics - 2007-2010\***

<b>Year</b>	<b>Month</b>	<b>Average</b>	<b>Median</b>	<b>\$ Weighted Mean</b>	<b># Sales</b>
2007	<b>January 2007</b>	92.48%	92.00%	93.27%	41
2007	<b>February</b>	89.81%	90.59%	90.87%	34
2007	<b>March</b>	88.05%	88.48%	88.01%	58
2007	<b>April</b>	88.73%	89.84%	88.27%	43
2007	<b>May</b>	89.45%	86.67%	87.39%	66
2007	<b>June</b>	86.51%	85.29%	85.43%	90
2007	<b>July</b>	90.87%	91.04%	91.30%	71
2007	<b>August</b>	90.24%	89.71%	87.51%	87
2007	<b>September</b>	92.24%	89.72%	90.86%	64
2007	<b>October</b>	92.95%	90.82%	92.55%	51
2007	<b>November</b>	95.24%	94.35%	94.76%	37
2007	<b>December</b>	94.73%	90.95%	93.81%	29
2008	<b>January 2008</b>	97.76%	95.31%	98.19%	37
2008	<b>February</b>	91.65%	94.04%	93.52%	39
2008	<b>March</b>	100.03%	98.03%	94.26%	40
2008	<b>April</b>	98.98%	94.94%	95.78%	52
2008	<b>May</b>	95.05%	103.42%	94.54%	53
2008	<b>June</b>	93.73%	92.54%	92.66%	61
2008	<b>July</b>	91.49%	91.01%	89.62%	71
2008	<b>August</b>	96.42%	96.42%	95.43%	61
2008	<b>September</b>	93.70%	93.43%	93.26%	51
2008	<b>October</b>	94.76%	93.89%	92.88%	53
2008	<b>November</b>	95.32%	96.28%	95.64%	29
2008	<b>December</b>	94.43%	94.93%	95.56%	22
2009	<b>January 2009</b>	96.38%	91.69%	91.35%	15
2009	<b>February</b>	98.13%	99.21%	100.06%	22
2009	<b>March</b>	95.33%	95.90%	93.78%	27
2009	<b>April</b>	101.22%	100.93%	101.79%	31
2009	<b>May</b>	97.46%	96.92%	97.56%	45
2009	<b>June</b>	95.75%	94.48%	95.92%	44
2009	<b>July</b>	96.26%	100.26%	94.84%	58
2009	<b>August</b>	99.77%	99.55%	97.87%	54
2009	<b>September</b>	100.18%	100.38%	100.59%	36
2009	<b>October</b>	99.71%	98.10%	95.97%	53
2009	<b>November</b>	102.22%	102.43%	100.89%	49
2009	<b>December</b>	108.13%	107.67%	105.99%	32
2010	<b>January 2010</b>	106.02%	101.01%	99.78%	27
2010	<b>February</b>	107.93%	104.85%	109.51%	12
2010	<b>March</b>	104.21%	101.55%	103.39%	31
2010	<b>April</b>	101.48%	102.74%	101.32%	36
2010	<b>May</b>	97.77%	98.39%	95.54%	44
2010	<b>June</b>	99.20%	100.00%	97.86%	81
2010	<b>July</b>	103.67%	101.27%	101.60%	59
2010	<b>August</b>	99.06%	100.26%	98.22%	53
2010	<b>September</b>	102.63%	102.39%	100.62%	36
2010	<b>October</b>	98.23%	98.21%	97.47%	42
2010	<b>November</b>	100.42%	95.85%	96.93%	35
2010	<b>December</b>	104.00%	103.57%	97.34%	30



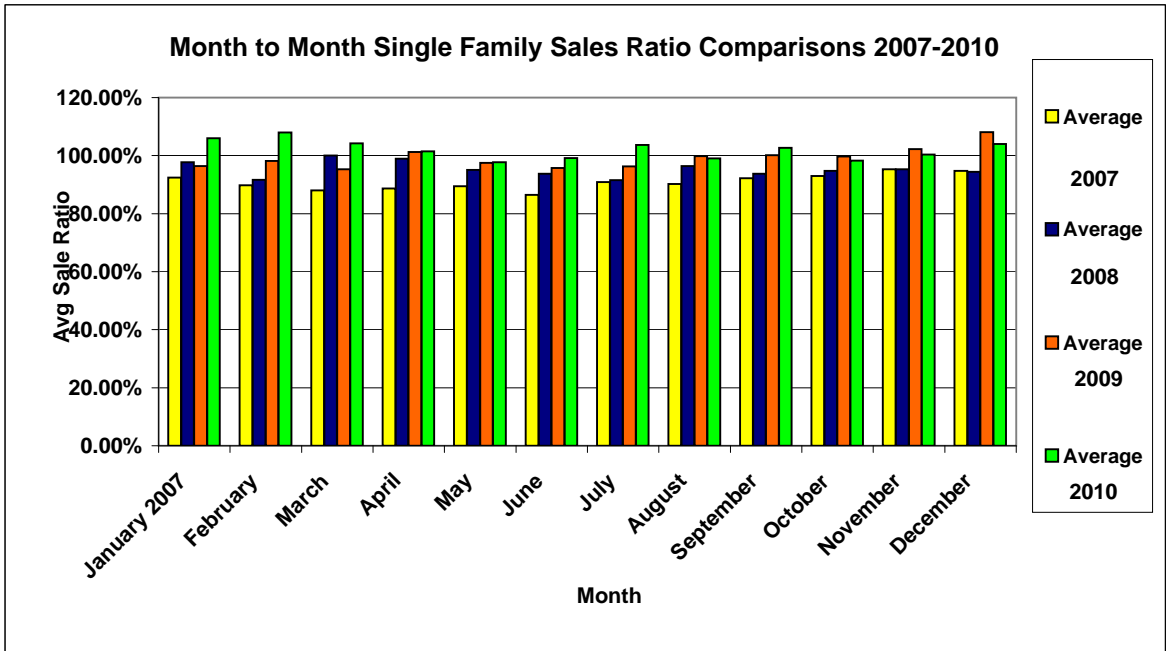
\*January through December 2007 ratios from DTE Appraised to Sale (A/S) Report. January 2008 through December 2010 Value to Sale ratios calculated by the Geauga County Auditor's Office based on valid single family sales for the period.  
 Information provided by the Geauga County Auditor's Office, Frank J. Gliha, Auditor. Jan 4, 2011  
 Sales selection criteria: All single family sales w/land use 510 and 511 marked as valid arms length transactions  
 Sales of newly constructed homes not yet appraised have been omitted at the time chart was made - 1/4/11

**Definitions**

**Median:** The middle value of the data set.

**Dollar Weighted Mean** is derived by taking the sum of all of the market values of the data set and dividing that by the sum of the sales prices of the data set. This number provides an aggregate ratio for the parcel population being studied.

The Average, Median, and the Dollar Weighted Mean are some of the statistical means used by the Ohio Department of Taxation uses to measure how well a county's market values are holding up to market conditions (sales).



Information provided by the Geauga County Auditor's Office, Frank J. Gliha, Auditor. January 4, 2011  
 All information is deemed reliable but not guaranteed.