

# Yellow Springs, Ohio Housing Needs Assessment



## *Prepared For:*

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# I. Introduction

## A. Purpose

The village of Yellow Springs, Ohio retained Bowen National Research in September of 2017 for the purpose of conducting a Housing Needs Assessment of Yellow Springs, Ohio.

With changing demographic and employment characteristics and trends expected over the years ahead, it is important for the village and its citizens to understand the current market conditions and projected changes that are expected to occur that will influence future housing needs. Toward that end, this report intends to:

- Provide an overview of present-day Yellow Springs.
- Present and evaluate past, current and projected detailed demographic characteristics.
- Present and evaluate employment characteristics and trends, as well as the economic drivers impacting the area.
- Determine current characteristics of all major housing components within the market (for-sale/ownership and rental housing alternatives).
- Calculate a housing gap by tenure and income segment.
- Evaluate ancillary factors that affect housing market conditions and development.
- Compile local stakeholder and local resident's perceptions of housing market conditions and trends, opinions on future housing needs, and identify barriers to residential development in the area.

By accomplishing the study's objectives, government officials, area stakeholders, area employers, and area residents can: (1) better understand the village's evolving housing market, (2) modify current or introduce new village housing policies, and (3) enhance and/or expand the village's housing market to meet current and future housing needs.

## **B. Methodologies**

The following methods were used by Bowen National Research:

### Study Area Delineation

The primary focus of this study is on the village of Yellow Springs with comparative analysis with surrounding areas within Greene and Clark Counties. The Primary Study Area (PSA) is the area within the town limits of Yellow Springs. Since the PSA (Yellow Springs) is influenced by and has an influence on and is influenced by surrounding areas, we have also presented data and conducted corresponding analyses of the areas surrounding the PSA known in this report as the and Secondary Study Area (SSA). This SSA includes portions of Greene and Clark Counties, but excludes Yellow Springs.

### Demographic Information

Demographic data for population, households, housing, crime, and employment was secured from ESRI, Incorporated, the 2000 and 2010 United States Census, Applied Geographic Solutions, U.S. Department of Commerce, and the American Community Survey. This data has been used in its primary form and by Bowen National Research for secondary calculations. All sources are referenced throughout the report and in Addendum G of this report.

### Employment Information

Employment information was obtained and evaluated for various geographic areas that were part of this overall study. This information included data related to wages by occupation, employment by job sector, total employment, unemployment rates, identification of top employers, and identification of large-scale job expansions or contractions. Most information was obtained through the U.S. Department of Labor, Bureau of Labor Statistics. However, Bowen National Research also conducted numerous interviews with local stakeholders familiar with employment characteristics and trends of the PSA and SSA.

### Housing Component Definitions

This study is concerned with two major housing components: (1) for-sale/ownership and (2) rental. For-sale/ownership housing includes single-family homes and condominiums. Multifamily rentals include single-family homes and multifamily apartments (generally three+ units per building). Note that for the purposes of this analysis, specific special needs groups such as seniors requiring special care, homeless, and persons with disabilities were also evaluated.

### Housing Supply Documentation

From September to November 2017, Bowen National Research conducted telephone research, as well as on-line research, of the area's housing supply. Additionally, market analysts from Bowen National Research traveled to the area in November 2017, conducting research on the housing properties identified in this study, as well as obtaining other on-site information relative to this analysis. The following data was collected on each multifamily rental property:

1. Property Information: Name, address, total units, and number of floors
2. Owner/Developer and/or Property Manager: Name and telephone number
3. Population Served (i.e. seniors vs. family, low-income vs. market-rate, etc)
4. Available Amenities/Features: Both in-unit and within the overall project
5. Years Built and Renovated (if applicable)
6. Vacancy Rates
7. Distribution of Units by Bedroom Type
8. Square Feet and Number of Bathrooms by Bedroom Type
9. Gross Rents or Price Points by Bedroom Type
10. Property Type
11. Quality Ratings
12. GPS Locations

Information regarding for-sale housing was collected by Bowen National Research in-office staff during the aforementioned research period. Home listings were obtained from Western Regional Information Systems & Technology, Inc. and realtor.com. Information regarding the for-sale housing inventory includes property address, sales/asking price, square footage, number of bedrooms and bathrooms, price per square feet, and the number of days on market.

We also surveyed senior care facilities including assisted living facilities and nursing homes within the county. Information gathered on these communities include total beds, vacancies, fees/rents, unit mix by bedroom type, square footage, unit features/amenities, services, project/community amenities, project age and other design elements.

### Resident Survey

Bowen National Research conducted a survey of area residents. This survey included questions relative to the family composition (e.g. household sizes, household income, etc.), current housing conditions, and housing preferences and needs of the community. This data was aggregated and evaluated to assist in establishing the housing needs of Yellow Springs. This analysis is included in Section IX of the report. The results and the questions used in the survey are included in Addendum E.

### Stakeholder/Interviews

Bowen National Research staff conducted interviews of area stakeholders, as well as allowed stakeholder to partake in an online survey. These stakeholders included individuals from a variety of trades. Questions were structured to elicit opinions on a variety of matters including current housing conditions, housing challenges for area residents, barriers to housing development, future housing needs and recommendations to improve housing in the area. These interviews afforded participants an opportunity to voice their opinions and provide anecdotal insights about the study's subject matter. Overall, several individual interviews were completed and evaluated. Please note that individual names and organizations have not been disclosed in order to protect the confidentiality of participants and encourage their candor. The aggregate results from these interviews are presented and evaluated in this report in Section X. The questions used in this analysis are shown in Addendum F.

### Housing Demand

Based on the demographic data for both 2017 and 2022, and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new units the PSA (Yellow Springs) can support. The following summarizes the metrics used in our demand estimates.

- Rental Housing – We included renter household growth, the number of units required for a balanced market, the need for replacement housing and external market support as the demand components for new rental housing units. As part of this analysis, we accounted for vacancies reported among all rental alternatives. We concluded this analysis by providing the number of units that the market can support by different income segments and rent levels.
- For-Sale Housing – We considered potential demand from new owner-occupied household growth, renters converting to homeowners, need for replacement housing and external market support in our estimates for new for-sale housing. We accounted for the available supply of for-sale housing to yield a net support base of potential for-sale housing. Demand estimates were provided for multiple income stratifications and corresponding price points.

### **C. Report Limitations**

The intent of this report is to collect and analyze significant levels of data for the village of Yellow Springs and surrounding communities. Bowen National Research relied on a variety of data sources to generate this report (see Addendum G). These data sources are not always verifiable; however, Bowen National Research makes a concerted effort to assure accuracy. While this is not always possible, we believe that our efforts provide an acceptable standard margin of error. Bowen National Research is not responsible for errors or omissions in the data provided by other sources.

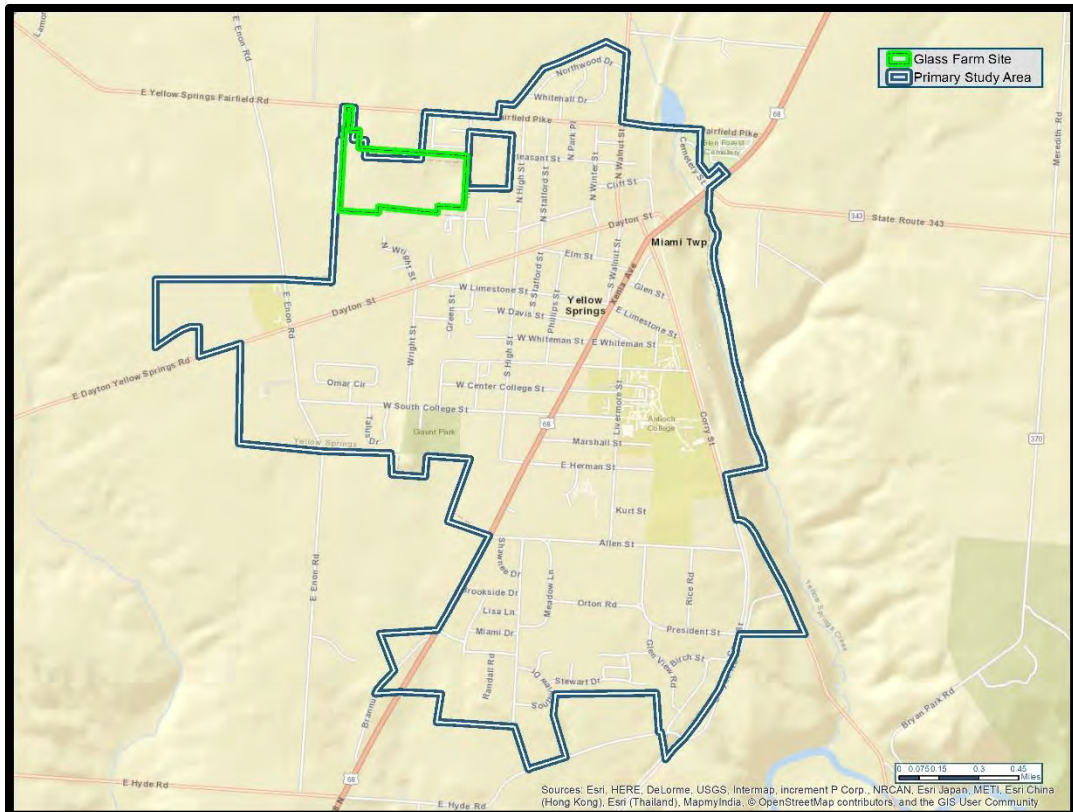
We have no present or prospective interest in any of the properties included in this report, and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or use of this study. Any reproduction or duplication of this study without the expressed approval of the village of Yellow Springs or Bowen National Research is strictly prohibited.

## II. Executive Summary

The purpose of this report is to evaluate the housing needs of the village of Yellow Springs, Ohio and to recommend strategies and priorities to address such housing needs. To that end, we have conducted a comprehensive Housing Needs Assessment that considered the following:

- Demographic Characteristics and Trends
- Economic Conditions and Changes
- Existing Housing Stock Costs, Performance, Conditions and Features
- Various “Other” Housing Factors (e.g., Crime, Transportation, Proximity to Community Services, Housing Policies and Programs, Development Opportunities, etc.)
- Input from Community Stakeholders and Area Residents
- Quantifiable Demand Estimates of Housing Product

The preceding metrics considered both the village of Yellow Springs, referred to as the Primary Study Area (PSA), and surrounding areas, known as the Secondary Study Area (SSA). Based on these metrics and input, we were able to identify housing needs by affordability and tenure (rental vs. ownership). Using these findings, we developed an outline of housing priorities and strategies that should be considered for implementation by the community. This Executive Summary provides key findings and recommended strategies. Detailed data analysis is presented within the individual sections of this Housing Needs Assessment.





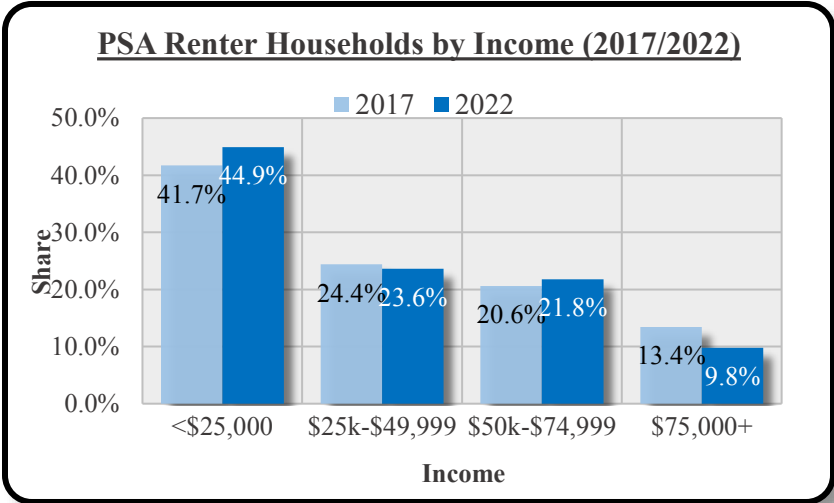
**Key Findings**

***Yellow Springs has a Large Base of Older Adults*** - In 2017, the PSA has a median age of 50.1, while the SSA has a median age of 37.3 and the Dayton MSA has a median age of 40.3. The largest share (14.1%) of people currently (2017) in the PSA is among those between the ages of 55 and 64, while the total population ages 55 and older represent nearly one-half (43.4%) of the PSA population.

***The Greatest Projected Household Growth is Expected to Occur Among Seniors and Millennials*** - The greatest change in the number of PSA households by age between 2017 and 2022 will be among households ages 65 to 74, which are projected to increase by 56 (16.4%). It is projected that senior households ages 75 and older will increase by 37 (13.5%) over the next five years. During this same time, notable household growth within the PSA is also projected to occur among the householders between the ages 25 and 34, increasing by 40 or by 22.5%.

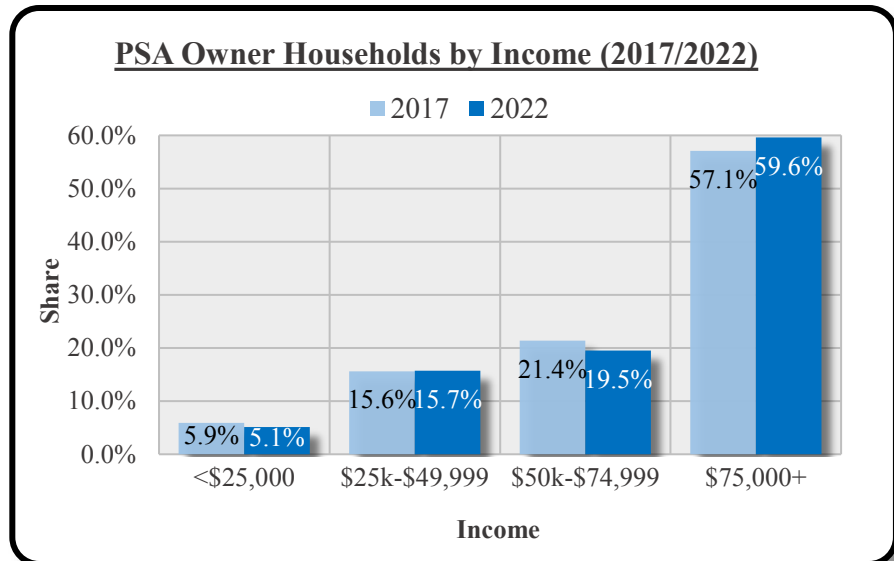
***Households in Yellow Springs Generally have Higher Incomes than the Surrounding Area, Yet Many Children in Yellow Springs Live in Poverty*** – The estimated median household income level of PSA residents in 2017 is \$63,024, representing a 12.8% increase over 2010. This median household income level is well above the SSA (\$49,028), the Dayton MSA (\$51,764), and Ohio (\$53,101). Despite the higher median household income of the PSA, nearly one-quarter (24.1%) of children in the PSA live in poverty.

***The Yellow Springs Renter Household Base is Primarily Comprised of Households Making Less than \$50,000 Annually, which is Projected to Grow*** - Over 40% of renter households in the PSA make less than \$25,000 annually, while nearly two-thirds (66.1%) of renters earn less than \$50,000 a year. A notable share (20.6%) of renter households earns between \$50,000 and \$74,999. The greatest growth over the next five years in the PSA is projected to occur among households making less than \$35,000 annually, which is projected to increase by 40 households by 2022.



**While a Large Majority of Owner Households in Yellow Springs Earn Above \$50,000 Annually, Projected Growth is Expected Among Both Low- and High-Income Households** - Nearly four-fifths (78.5%) of owner-occupied households earn \$50,000 or more annually within the PSA. It is projected that most of the owner household

growth in the PSA between 2017 and 2022 will occur among households making between \$75,000 and \$99,999 (27 new households) and households making between \$35,000 and \$50,000 (23 new households).



**Most Households in Yellow Springs Consist of Smaller Household Sizes-** The average *renter* household size currently (2017) within the PSA is 1.74, which is smaller than the average renter household sizes of the SSA (2.22 persons), Dayton MSA (2.13) and the state of Ohio (2.15). It is worth noting that there are only 40 renter households in the PSA with four or more persons, which represent only 6.0% of the renter household base. This is a much lower share than the SSA (18.9%), the Dayton MSA (17.9%), and the state of Ohio (17.3%). The average household size of *homeowners* in the PSA is 2.16, which is below the average homeowner household sizes of the SSA (2.34), Dayton MSA (2.35) and Ohio (2.43). Given that the average household sizes are not expected to change much by 2022, we expect most of the continued housing needs in the PSA to be for two-bedroom or smaller units.

**Yellow Springs has a High Share of Educated Persons** – The adult population with at least a high school diploma in the PSA is 98.3%, which is much higher than the surrounding SSA (88.7%), the Dayton MSA (90.5%) and the state of Ohio (90.0%). Approximately two-thirds (66.1%) of PSA residents have some type of college degree, which is significantly higher than the other selected geographic areas. Because of the higher education attainment levels of Yellow Springs residents, many households have higher earning potential than their surrounding area counterparts.

**The Yellow Springs Household Base is Stable, as Few People Move Annually** - The share of population in the PSA moving within a given year is 12.4%, which is lower than the shares for the SSA (18.3%), the Dayton MSA (17.5%), and the state of Ohio (14.7%). Therefore, it appears that once people move into Yellow Springs, most typically stay in the same residence for a while.

***The Share of Minorities Living in Yellow Springs has been Diminishing Since 1970***

– The largest share of the population in Yellow Springs in 2010 was “White”, representing 79.4% of the population. The share of minorities in Yellow Springs has declined from 27.4% in 1970 to 20.6% in 2010. The total minority population during this 40-year period has declined from 1,286 in 1970 to 719 in 2010, representing a decline of 567 people and a 44.1% decrease. It would appear that Yellow Springs is becoming less diverse, racially.

**The Local and Regional Economies are Generally Diverse, with a Large Number of Employment Opportunities within a 30-minute Drive of Yellow Springs**

- The PSA (Yellow Springs) has a large majority (73.4%) of its employment base within five job sectors, with nearly a third of the employed persons in Yellow Springs employed within the Manufacturing job sector. Xylem (YSI Inc.) is the village’s largest manufacturer. There are numerous small-scale employment opportunities within the various retailer and service industry employers located in the downtown area of Yellow Springs. Additionally, Yellow Springs offers employment within its local college, public schools, and local government. There are many large-scale employment opportunities in the region, with the largest being at Wright-Patterson Air Force Base and more than 27,000 jobs. In addition to many large-scale employers in the region, a large number of employment opportunities are located closer to the city of Dayton, approximately 20 miles southwest of Yellow Springs.

**The Region’s Economy is Healthy and Growing** - Yellow Springs is located in Greene County. Greene County was adversely impacted by the national recession, when the employment base lost over 3,600 (4.8%) jobs in 2008 and 2009. Since 2009, the Greene County employment base has added 5,214 jobs, exceeding pre-recession levels. The graph below illustrates the Greene County employment base since 2007.



After reaching a peak of 9.8% in 2009, the Greene County unemployment rate has declined in each of the past seven full years. The annualized unemployment rate of 4.3% in 2016 represents a 10-year low. Overall, the job growth trends and declining unemployment rates within Greene County are indicative of a healthy and growing economy. It is our opinion that the local and regional economy will continue to expand, barring any significant downturn in the state or national economies. This growth is expected to contribute to ongoing demand for housing in the subject market and region.



***Some of the Housing Stock in the PSA is Old and is Reaching a Stage that Requires Repairs and/or Modernization*** - Based on Census data of the PSA's existing housing stock it appears much of this housing is over 50 years old. Based on secondary data and our own personal on-site observations, some of the housing stock is in need of repairs, renovations and modernization. Given that much of the PSA's housing stock is older than the surrounding areas (SSA), the village of

Yellow Springs may be at a competitive disadvantage with surrounding communities.

***Many Housing Choices in the PSA are not Affordable to Residents, as Many PSA Residents are Housing Cost/Rent Burdened*** – Households that are “cost burdened” (typically paying more than 30% of income towards rent) often find it difficult paying for both their housing and meeting other financial obligations. An estimated 251 (43.3%) renter-occupied households in the PSA (Yellow Springs) are paying more than 30% of their income towards rent. While this is lower than the rent burden shares of the SSA (47.48%) and the Dayton MSA (46.3%), there still remain over 200 renter households that are rent burdened in Yellow Springs. While not as pronounced, there are approximately 214 *owner*-occupied housing units in the PSA that are cost burdened. While the 18.2% owner-occupied housing units that are cost burdened in the PSA is a slightly lower share than the surrounding areas, this still represents a notable share of households paying a high share of their income towards housing. These characteristics of the PSA may represent a development opportunity to develop housing that is more affordable than current options commonly offered in the village.

***The Combination of Limited Workforce Housing Options in the PSA and the Large Number of Employees Commuting into the Village May Impact Local Employers*** – There are very few rental or for-sale alternatives affordable and available in the PSA for typical workforce households (generally earning up to 120% of Area Median Household Income). As shown in Section VII of this report, more than 1,200 workers commute into Yellow Springs on a daily basis. The lack of housing to meet the affordability and product needs of much of this workforce puts Yellow Springs at risk of not being able to retain employees commuting into the village or attracting workers who cannot find affordable housing. The development of workforce housing could benefit the community, including both residents and employers.

***There is Limited Availability Among the PSA's Existing Housing Stock, Putting Yellow Springs at a Competitive Disadvantage*** – As shown throughout the supply analysis, with the exception of some of the senior care housing alternatives, there are very few rental and for-sale housing alternatives available within the PSA. With few available units, current residents of Yellow Springs are limited in their ability to find housing to fit their changing needs due to marriage/divorce, having children, becoming empty nesters, increases/decreases in their incomes, and other socio-economic changes. This is particularly true of seniors seeking to downsize from larger single-family homes. Additionally, the lack of available housing limits Yellow Springs from attracting new residents and employees seeking housing product to meet their specific needs. This puts Yellow Springs at a competitive disadvantage with surrounding communities, which generally offer many diverse housing choices, in terms of price points and rents, bedroom types, quality levels, features and other product attributes.

***Given the Relatively Large and Growing Base of Seniors in the PSA and the Lack of Available Senior-Oriented Independent Living Rentals and For-Sale Alternatives, There Appears to be a Need for Additional Senior Housing*** – The number of senior (age 65+) households in Yellow Springs is projected to increase by 93 (15.1%) between 2017 and 2022. Most of this growth is expected to originate from current residents aging in place. As the PSA's senior household base ages, the village will need to offer product that will enable seniors who no longer want or are no longer able to live in their homes to downsize to more maintenance-free housing. Senior-oriented rentals and for-sale product, such as condominiums could be marketable to such seniors.

***The Lack of Modern and Good Quality Housing in the PSA will Make it Difficult for the PSA to Meet the Needs of the Growing Base of Millennials*** – It is projected that the number of millennial households (generally between the ages of 25 and 34) within Yellow Springs will increase by 40 households between 2017 and 2022. This represents an increase of 22.5%, and is one of the fastest growing age segments in the market. Given the lack of available product and very limited modern, good quality product in the PSA, Yellow Springs runs the risk of losing these young persons to surrounding areas. The village would benefit from new residential development that meets both the affordability and product expectations of millennials.

***There Appears to be a Sufficient Number of Available Senior Care Units In and Around the PSA, but this Market Segment Should be Monitored as the Base of Seniors Continues to Grow*** – Based on our survey of senior care facilities (e.g. nursing homes, assisted living, etc.), there is a good base of available product from which seniors needing physical and medical care assistance can choose. As such, there does not appear to be a significant need for senior care housing in the PSA at this time. However, given the continued growth of the PSA's and surrounding area's senior population, which is expected to grow over the next several years, this housing segment should be monitored on a periodic basis to determine if the availability of such housing diminishes significantly over the foreseeable future.

***Persons with Disabilities and the Homeless Population are Prominent, Yet Housing Specifically Serving These Segments is Minimal*** - Based on American Community Survey data, there is a total of 534 people in Yellow Springs with a disability. This represents 14.8% of the 3,606 people in Yellow Springs. While there are several rental housing units in Yellow Springs that can accommodate disabled persons, there are no projects that exclusively serve this segment of the population and the units in the market meet only a small portion of the disabled populations' housing needs. According to the 2017 point-in-time survey for OH-507 Ohio Balance of State Continuum of Care, there are approximately 255 persons within 140 households in Clark and Greene Counties who are classified as homeless on any given day that are not already housed in permanent supportive housing. Based on this data, there are clearly a large number of persons with disabilities and homeless persons who are not having their specific housing needs met. Future housing projects should consider some segment of development that serves special needs populations.

***Numerous Development Opportunities (Sites) Exist within Yellow Springs*** -

On-site research of potential housing sites within the PSA yielded sufficient land and buildings to potentially deliver more than 800 new housing units. However, not all of these properties will be viable or capable of generating the estimated number of units (feasibility of identified properties was beyond the scope of this



study). The investigation yielded 19 qualified properties within the PSA. Of these qualified properties, 15 (78.9%) were vacant land and four (21.1%) were reusable buildings. Excluding the Glass Farm site, Yellow Springs has the physical capacity to accommodate over 700 new housing units. This analysis assumes that any vacant land and land currently occupied by existing buildings is redeveloped as new housing. Of these potential new housing units that could be accommodated, approximately two-thirds would most likely be single-family product and one-third would be multi-family product. The Glass Farm Site is discussed in the subsequent paragraph.

***The Glass Farm Site has the Potential to Support a Large Number of Units*** – As part of this Housing Needs Assessment, we were asked to evaluate the market potential for an undeveloped site currently owned by the village of Yellow Springs. The site, commonly known as the Glass Farm Site, is an approximately 44-acre parcel of land located approximately 900 feet southwest from the intersection of Yellow Springs-Fairfield Road and King Street, in the northwest portion of Yellow Springs. The site (Tax ID parcel number: F19000100010008100) is a mostly unimproved parcel of agricultural land that is generally level and partly covered with some grass and trees. Eight acres have been reserved for a conservation area of wetlands and prairie, and roughly six acres are used for a solar array. As a result, roughly 30 acres remain for potential residential development. Based on our evaluation of the site and its access, visibility, surrounding land uses and proximity to community services, we believe the site is conducive to supporting new residential development. The site has adjacent water, sewer and electricity utility services and is currently zoned for agricultural uses. We do not believe the site possesses any characteristics that would hinder or limit its ability to support new residential units from a marketability standpoint. Depending on the type of residential units are built at this site, there is a potential to physically accommodate approximately 131 single-family homes or 327 multifamily units. It should be noted that the site may have some soil limitations that prevent the site from accommodating large buildings. Regardless, a large number of units can likely be placed on this land, assuming it meets zoning, flood zone, infrastructure and other development requirements. We provide recommended potential residential uses in the *Housing Priorities and Strategies* portion of this Executive Summary.

***Accessory Dwelling Units Represent a Small Segment of the Overall Housing Market, But Help Provide Housing in a Market Lacking Available Product*** - An accessory dwelling unit (ADU) is a secondary house or apartment with its own kitchen, living area and separate entrance that shares the building lot of a larger, primary house. An ADU may be attached to an existing house or garage, or it may be built as a stand-alone unit, but it usually uses the water and energy connections of the primary house and may be rented separately. According to the Planning and Zoning Department, the village does not allow ADUs to be separately metered or addressed. The village has permitted eight (8) ADUs, which represent 0.4% of the total housing stock in Yellow Springs. While representing a small share of housing, these units provide a housing alternative in a market with very limited availability.

***The Creation of New Lots Through Lot Splitting Has Added Seven Additional Lots, Increasing the Opportunity to Develop Additional Housing*** - Lot splitting is the separation of one parcel of land into multiple parcels. Yellow Springs began allowing lot splitting in 2013. According to information provided by the village of Yellow Springs Planning and Zoning Department, the village has approved six lot splits that have resulted in a total 13 lots that could support residential development. While the increase of seven new lots is not large in the scope of the overall village, these lots increase the likelihood that new housing will be built in a market that has limited availability.

***More than 500 Residents Provided Input on Housing Issues and Needs*** - A total of 581 people took part in a resident survey during October and November 2017. The majority of this survey was conducted through the SurveyMonkey.com website, while the remainder was conducted via paper copy distributed at local venues. Most residents of Yellow Springs are satisfied with their current residence and the neighborhood in which they reside. The most common reasons cited by survey respondents for living in Yellow Springs is because of community vibe/feel and diversity. A welcoming community, desirability of the area/neighborhood, and preferable schools were also chosen as reasons to live in Yellow Springs by over 40.0% of all respondents. When respondents were asked to provide an opinion on the current overall housing market in Yellow Springs, most respondents (88.6%) rated the current housing market as either poor or fair. When asked to select reasons why the overall housing market was poor or fair, the most common reasons selected were high prices or rents (82.4% of all respondents) and property taxes (70.3% of all respondents). Most survey respondents (67.7%) also indicated that it was a challenge to find suitable housing in Yellow Springs, with many citing affordability/housing cost (90.1% of respondents) and limited overall housing supply/low inventory (73.2%) as major reasons. A significant number of respondents (136 in total) also indicated that affordability/lack of affordable housing is the most significant housing issue facing Yellow Springs. The most cited housing types needed in Yellow Springs included low-cost and moderate-cost rental housing for families. Nearly half of all respondents stated that there is a high need for apartments in Yellow Springs. According to approximately 40 respondents, an increase in property taxes and utility rates in the village has made housing even less affordable.

***Over Two Dozen Stakeholders Provided Insight on Residential Development, Housing Needs and Housing Programs*** - Associates of Bowen National Research solicited input from 26 stakeholders (e.g. community and business leaders, real estate professionals, etc.) throughout the Yellow Springs area, through an on-line survey. Over 80.0% of respondents indicated that *limited availability and affordability* occur often as key housing issues. Most respondents indicated that the highest demand was for Rental Housing (76.9% of all respondents), Low- to Moderate-Income Housing (73.1%), and Energy Efficient Housing (69.2%). In terms of product type, the largest share of respondents indicated that there was high demand for single-family homes (80.8%), followed by apartments (57.7%). As for household income segments, most respondents (over 75.0%) indicated that the highest level of housing need exists for households earning \$75,000 or less per year. Moderate demand exists for those households earning between \$76,000 and \$100,000. Several (less than 10) stakeholders stated that the focus should be on low-income renters and first-time homebuyers. Homebuyer Assistance programs were given the top priority ranking by over 60.0% of respondents. Additional suggestions provided by stakeholders included down-payment assistance for homebuyers, affordable apartments for recent high school and college graduates, construction of affordable housing through the Low-Income Housing Tax Credit (LIHTC) program, and regulation of rental units. Additional responses included supporting the community land trust, tax incentives/tax abatements for local employees, a need for additional affordable



housing programs, a program that allows groups of buyers to help build houses for each other, co-housing/rent to own opportunities, utility payment assistance, and senior independent living units. Stakeholders indicated that the best product type for the Glass Farm Site included Detached Homes (76.9% of all respondents), For-Sale Housing (65.4%), and Rental Housing (61.5%). When asked what level of affordability should be considered for the Glass Farm site, most stakeholders (65.4%) indicated that it would be appropriate for a mixed-income project. Based on the variety of responses by stakeholders, it appears that the Glass Farm site may be able to support a variety of housing types at a wide range of affordability levels.

### **Overall Housing Market Needs**

Based on the findings contained in this report, there are a variety of housing needs in Yellow Springs. The following is a summary of these needs.

***Rental Housing for Low-income Seniors and Families*** – As shown in the report, the largest number of renter households in Yellow Springs make less than \$35,000, representing 57.7% of all renter households in the village. This income segment is projected to increase by 40 (10.4%) households between 2017 and 2022, representing the largest growth among renter households. Given the facts that much of this growth will be among seniors and that nearly one-fourth of all children in Yellow Springs lives in poverty, it will be important that rental housing is developed that meets the affordability needs of low-income seniors and families.

***Workforce Housing*** – Yellow Springs lacks available and good quality rental housing that is affordable to many workforce households (generally earning between 61% and 120% of the area’s median household income level). Given the large number of workers commuting into Yellow Springs on a daily basis, there is an opportunity for the village to attract and retain such workers. This is particularly true of young, blue collar workers and young professionals who may be interested in living in or near downtown Yellow Springs. The development of affordable workforce housing should be supported. This would include rental product *generally* priced between \$750 and \$1,500 per month. Such product should primarily consist of one- and two-bedroom product, along with some small portion of three-bedroom units, possibly within mixed-income and mixed-use developments.

***Low-Maintenance Senior-Oriented Housing*** – Given the very large and growing base of seniors age 65 and older within Yellow Springs, the village would benefit from the development of housing that is designed to meet the needs of its aging population. Such housing would serve to provide housing for current senior renters not adequately housed and for senior homeowners seeking to downsize into a more maintenance-free living alternative, such as condominiums and/or rentals. Product should consider accessibility and mobility design elements, while affordability should target both lower and higher income household segments.

***Modern Market-Rate Rental Housing*** – There are very few modern market-rate rental alternatives within Yellow Springs, yet demographic projections for the market indicate that the base of renter households earning \$75,000 or more annually will increase by 36.9%, increasing by 24 households over the next five years. As a result, higher-income households seeking modern rental housing that includes the features, amenities and design characteristics of modern rental housing will likely need to look outside of Yellow Springs to find such housing. The development of a well-designed market-rate product would enable Yellow Springs to attract and retain such groups as young professionals and independent seniors. This would include product priced above \$1,500 per month and include one- and two-bedroom units, possibly in a mixed-use and/or mixed-income product.

***Entry-Level and Higher-end Modern For-Sale Housing*** – There are very few for-sale housing units identified as available for purchase in Yellow Springs. This is an extremely limited supply relative to the overall household base of the town. As a result, potential buyers have very limited choices. This is putting Yellow Springs at a competitive disadvantage with surrounding communities, and likely limiting its ability to retain and attract many households. The development of modern for-sale housing should be considered in Yellow Springs. While this could be at a variety of price points, emphasis should be on entry-level product priced below \$150,000 and product priced above \$225,000. There is moderate support for potential product priced between \$150,000 and \$224,999. Product types would include condominiums (primarily with two-bedroom units) for young adults and seniors, as well as single-family home product (primarily with three-bedroom units) for families.

***Special Needs Housing*** – Two special needs groups were evaluated as part of this analysis. They include persons with disabilities and the homeless. While there are several transitional housing and emergency shelter options offered for the homeless in Clark and Greene Counties, and some handicapped-accessible units for disabled persons in Yellow Springs, these do not meet the long-term housing needs of these special needs populations. Housing policies and priorities within Yellow Springs should require some level of development of housing that serves these special needs populations.

The table below summarizes the approximate potential number of new residential units that could be supported in Yellow Springs over the next few years.

Yellow Springs Housing Needs Estimates (2017 to 2021)	
Housing Segment	Number of Units*
Subsidized Rental Housing (Senior & Family)	~100
Low-Income Rental Housing	~80
Affordable Workforce Rental Housing	~70
Market-rate Rental Housing	~60
Senior Care Housing	15 (Beds)
Entry-Level For-Sale Homes	~40
Moderate-Income For-Sale Homes	~30
High-Income For-Sale Homes	~120

\*Number of units assumes product is marketable, affordable and in an appropriate location. Variations of product types will impact the actual number of units that can be supported. Additionally, incentives and/or government policy changes could encourage support for additional units that exceed preceding projections.

The preceding estimates are based on current government policies and incentives, recent and projected demographic trends, and current and anticipated economic trends. Numerous factors impact a market’s ability to support new housing product. This is particularly true of individual housing projects or units. Certain design elements, pricing structures, target market segments (e.g. seniors, workforce, young professionals, etc.), product quality and location all influence the actual number of units that can be supported. The estimates shown in the preceding table provide the approximate maximum number of units that could potentially be supported. As such, the preceding estimates should be used as a guideline for establishing housing priorities and goals for Yellow Springs. Demand estimates could exceed those shown in the preceding table if the community offers incentives to encourage people to move to town or for developers to develop new housing product.

**Housing Priorities and Strategies**

The following summarizes key strategies that should be considered by the village of Yellow Springs to address housing issues and needs of the community. These strategies do not need to be done concurrently, nor do all strategies need implemented to create an impact.

***Set Realistic Goals for the Type and Number of Housing Units Yellow Springs wants Developed over the Next Five Years*** – Using the housing needs estimates and recommendations provided in this report as a guide, the village should set realistic housing development goals for the next five years. Such goals should begin with establishing a number of housing units that should be built and broadly outline the types of housing that should be considered, such as rentals and for-sale housing. The goals should also broadly outline affordability (e.g. income levels) objectives and market segments (e.g. families, seniors, and disabled). From such goals, the village can then begin to develop policies and initiatives to help achieve stated goals.

***Explore Programs and Initiatives that Assist Developers of Housing and Residents Seeking Housing*** – One of the greatest challenges facing Yellow Springs is the lack of available housing, across a broad spectrum of affordability, product types and target markets (e.g. seniors, young professionals, families, etc.). As shown in Addendum J of this report, there are more than two dozen programs and incentives offered in Ohio that assist with the improvement and development of housing or directly help residents of housing. Most of these programs are available through the state, though some local and Federal programs are offered. The village should evaluate these programs to see which ones they may want to utilize and promote, as various programs exist to assist renters and homebuyers, while others assist the developers of housing. Focus should be placed on those programs that support low-income households (seniors and families), workforce households, live-near-work public servants, and first-time homebuyers. Additional housing is needed in order to have a healthy housing market, which will ultimately contribute to the local economy, quality of life and overall appeal of Yellow Springs.

***Support Efforts to Enable Area Seniors to Transition into Housing to Meet Their Changing Needs*** – Yellow Springs has a very large base of older adults, with significant growth projected to occur among senior households ages 65 and older over the next several years. Currently, there is a very limited inventory of available housing and no non-subsidized senior-oriented product in the market. As a result, seniors in the village who wish to downsize into small, more maintenance-free housing, or seniors seeking affordable rentals will have difficulty finding housing that meet their needs. Based on a survey of housing alternatives in the market, an assessment of area demographic characteristics and trends, and input from both area stakeholders and residents, it is evident that senior-oriented independent living housing is and will be an important component to the overall housing market. New housing product for seniors that should be considered include affordable (low-income), market-rate independent living rentals, and for-sale condominiums that include accessibility design elements.

***Support Affordable Rental Housing for Seniors, Low-Income Households and Workforce Households*** – Based on the lack of *available* housing that is affordable to low-income households (seniors, families, and workers), the large base of low-income renters in the market, and the expressed interests by area residents and stakeholders, it appears that there is significant and pent-up market demand for product serving low-income households. New rental housing product should address the needs of low-income families and seniors, as well as workforce households, generally with incomes at or below 120% of Area Median Household Income. This would primarily be rental product priced below \$1,500 per month and for-sale product priced below \$150,000. Based on the findings contained in this report, the housing needs of area seniors appear to be more pronounced and should be considered as a housing priority. Exploring such things as inclusionary zoning policies that mandate that new residential developments (of projects of a certain minimum size) include a designated portion of “affordable” units could encourage the development of such units.

***Support and Encourage Development of Higher-end For-Sale Housing*** – Given Yellow Springs appears to be at a competitive disadvantage with surrounding communities as it offers very limited product priced over \$200,000, as well as the very positive growth projected to occur among higher income households (\$75,000+) over the next several years, it will be important for the village to support and encourage the development of higher-end for-sale product. This may include such things associated with zoning, infrastructure or other assistance that may encourage developers to consider developing higher-end for-sale product in Yellow Springs.

***Support Special Needs Housing Initiatives and Housing Product*** - There is a large base of special needs households that are in need of housing that meets these populations' specific needs and that is affordable. The village should support projects that include at *least a portion* of the units set aside for special needs populations with emphasis on housing for the homeless and persons with disabilities. This would enable such product to be developed in a variety of properties (and product types). The town may want to explore inclusionary zoning or other regulatory incentives to encourage the inclusion of some special needs units in future housing developments.

***Preservation and Renovation of Existing Housing Should Remain an Area of Focus*** – Based on an analysis of published secondary data and an on-site observation of the village's existing housing stock, it is evident that Yellow Springs has a large inventory of older (pre-1950) housing stock. Some of this housing stock shows signs of its age, deferred maintenance and neglect and is in need of repairs and modernization. Priorities should be placed on means to preserve and renovate the existing housing stock. Housing plans and priorities should focus on efforts to help with the weatherization, modernization and repairs of the existing housing stock. This may involve establishing a low-interest revolving loan program to allow eligible homeowners to borrow the necessary funds to improve or repair their homes. Code compliance/enforcement efforts should continue to be an integral part of the village's efforts to insure housing is brought up to and maintained at expected standards.

***Explore Housing Programs and Initiatives that will Retain and Attract Millennials*** – Yellow Springs is expected to experience positive demographic growth among Millennials (persons generally between the ages of 25 and 34), with the number of households projected to increase by 40 (22.5%) over the next five years. As a result, the village should explore efforts that would help to retain and attract Millennials, including young professionals. This may include such efforts as exploring establishing public-private partnerships to create possible employer-sponsored homebuyer programs/initiatives and/or intern/mentor rental housing initiatives, as well as supporting residential projects (e.g. condominiums, market-rate rentals, loft apartments, downtown units, etc.) that would appeal to this market segment.

***Continue to Support Policies and Initiatives to Promote the Development of Small Lots*** – The village of Yellow Springs currently has policies in place that allow for lot splitting and accessory dwelling units (ADUs) that enable the development of residential development on small individual lots. While only eight ADUs have been developed and seven new lots have been created by lot splitting, such efforts increase the opportunity to develop additional residential units in a market with very limited available units. It is recommended that the village continue to support lot splitting and accessory dwellings units as part of an overall housing strategy.

***Identify and Market Yellow Springs to Potential Developers*** – Using a variety of sources, the village should attempt to identify and market itself to the residential developers active in the region. Identification could be through trade associations, published lists of developers, real estate agents or brokers and other real estate entities in the region. Marketing of the community through trade publications, direct solicitation or public venues (e.g. housing and economic conferences) should be considered. The promotion of market data (including this Housing Needs Assessment), development opportunities, housing programs and incentives should be the focus of such efforts.

***Explore and Encourage Development Partnerships*** – Housing is complex and the issues impacting housing often require a significant time commitment and a certain level of expertise. While the village may be able to develop housing policies, programs and processes, the effective implementation of such efforts could be contingent upon the regular oversight by experienced housing professionals and/or working with potential development partners. The village may want to establish formal relationships with other entities to support housing development efforts. This may include relationships with non-profit groups like Yellow Springs Home, Inc., the Greene Metropolitan Housing Authority, local businesses and private sector developers. The village may want to consider retaining a housing group or professional to oversee the implementation and monitoring of various housing programs and initiatives, serve as a liaison between the village and development partners, promote housing development opportunities in the village, and attract outside investment for housing initiatives.

***Encourage the Redevelopment of Vacant and Unused Structures, and Encourage Development of Vacant Parcels*** – There were 19 residentially-suitable properties identified in Yellow Springs that could support the development of new housing product. This includes four existing buildings and 15 undeveloped parcels. Based on various attributes of these properties, it appears that these sites could potentially support well over 700 residential units (well over 800 units when the Glass Farm Site is included), with about two-thirds accommodating single-family homes and one-third supporting multifamily product. Efforts to support development of such sites could include tax abatements, creation of a zero-interest revolving loan fund for pre-development and site control costs, and assistance with infrastructure. Additionally, promotional materials should be made from key highlights of the Housing Needs Assessment and marketed throughout the region to demonstrate the potential depth of support and development opportunities that exist within the market.

***New Residential Development Should be Balanced to Address the Housing Needs of Both Low- and High-Income Households*** – Given the lack of available housing at a variety of affordability levels, the projected growth of both low- and high-incomes over the next several years, and the lack of readily available and buildable sites, it will be important that future housing development be balanced with a good mix of product that serves both low- and high-income households. This balanced approach to residential development will help to promote a diverse community and a healthy housing market.

***Support Efforts to Promote Racial and Socioeconomic Diversity Through Marketing and Housing Initiatives*** – In an effort to promote racial and socioeconomic diversity in Yellow Springs, it is recommended that the village support efforts that encourage minorities and households of varying socioeconomic backgrounds, including those financially less fortunate, to consider Yellow Springs as a place of residence. Strategies could include such things as increased marketing efforts to promote Yellow Springs as an accepting and diverse community, support of anti-discriminatory housing policies, and encouraging county/regional floating Housing Choice Voucher holders to consider moving to Yellow Springs. Such efforts could help to stop or reverse the declining trends of minorities and low-income households within Yellow Springs.

***Consideration Should Be Given to Supporting Residential Development of Family-Oriented Housing*** - While the Yellow Springs demographic base has a relatively small share of larger family (4-person or larger) households, it is likely that the low share is partially attributed to the fact that the market has such a small number of larger housing units such as three-bedroom or larger units that can accommodate larger families. In order for the Yellow Springs market to grow a broad demographic base that includes families, it will be important to support residential development that includes some three-bedroom (or larger) units, in terms of both rentals and for-sale housing product.

***Encourage Development of Mixed-Income and Multigenerational Housing at the Glass Farm Site*** – The Glass Farm Site has approximately 30 acres of buildable land located in the far northwest portion of Yellow Springs. Based on our analysis of this site, it is conducive to supporting residential development. Given the lack of available housing and the strong demographic trends of various household segments in Yellow Springs, we believe a variety of residential products could be successfully developed at this site. Given the broad housing needs of the market and Yellow Springs' identity as a diverse community, we recommend that the village encourage and support mixed-income product serving both low- and high-income households, a mix of rentals and for-sale product, and product that serves young professionals, families and seniors. Considering the importance of affordable housing has in the future of this market, the village may want to consider requiring some type of inclusionary zoning for the site to insure at least some units are developed that are affordable to low-income households. The overall site should ultimately provide a multigenerational neighborhood that is both walkable (walking/biking trails) and pet-friendly (dog park), while preserving some green space.



***Develop Next-Steps Plans with Yellow Springs Housing Committee and Focus Groups*** – While this Housing Needs Assessment and the 2010 Yellow Springs/Miami Township “visioning process” identified areas of need and challenges for Yellow Springs, the community will need to find consensus on how to move forward into the future. Through community input from organized focus groups and meetings with the Yellow Springs Housing Committee, efforts should be made to begin to prioritize housing objectives and refine housing strategies that best fit the overarching goals of the community.



### III. Community Overview and Study Areas

#### A. Yellow Springs, Ohio

This report focuses on the housing needs for citizens of Yellow Springs, Greene County, Ohio. Yellow Springs is located in the north-central portion of Greene County, which is in southwest Ohio. It is approximately 2.02 square miles in size and is served by U.S. Route 68. It is west of John Bryan State Park and located approximately 20.0 miles east of Dayton and approximately 55.0 miles west of Columbus, Ohio, the state capital.

Yellow Springs was first settled around the year 1810 but it wasn't until 1825, when one hundred families from Wales came and settled the area. They called themselves Owenites, as they were lead by a man named Robert Owen. Their intention was to create a socialist community and although it never came to fruition, the community spirit remained intact.

By 1846, the Little Miami Railroad was finished and helped spur the economy and growth of the town. People from all over the country came to Yellow Springs to bathe in the waters nearby, hoping it would alleviate their illnesses. The water had high iron content and yellowed the nearby rocks, hence, the name Yellow Springs.

Moncure Conway, the abolitionist son of their former owner, brought with him 30 freed slaves and helped them to settle in Yellow Springs in 1862. Around the same time a former slave by the name of Wheeling Gaunt came to the area and purchased land throughout Yellow Springs. When he passed away, he requested that the town use the money from the land to give flour to the widows of Yellow Springs. Today, the land has become Gaunt Park and the gift of flour and sugar to widows at Christmas time has become a village tradition.

Today, there are approximately 3,500 people that call Yellow Springs home. Antioch College and Antioch University, a theater, brewery, hotels, winery, radio station, boutique shops and many restaurants populate Yellow Springs.

Additional information regarding the town's demographic characteristics and trends, economic conditions, housing supply, community services and other attributes and challenges are included throughout this report.

## **B. Study Areas - PSA & SSA Delineations**

This report addresses the residential housing needs of the town of Yellow Springs, Ohio. To this end, we have evaluated the demographic and economic characteristics, as well as the existing housing stock, of Yellow Springs. Additionally, because the demographics, economics and housing of Yellow Springs are influenced by the surrounding communities within Greene and Clark counties, we have also studied various socio-economic characteristics and trends, as well as the housing inventory, of the surrounding area known as the Secondary Study Area (SSA). The following summarizes the various study areas used in this analysis.



***Primary Study Area*** - The Primary Study Area (PSA) includes the town of Yellow Springs.

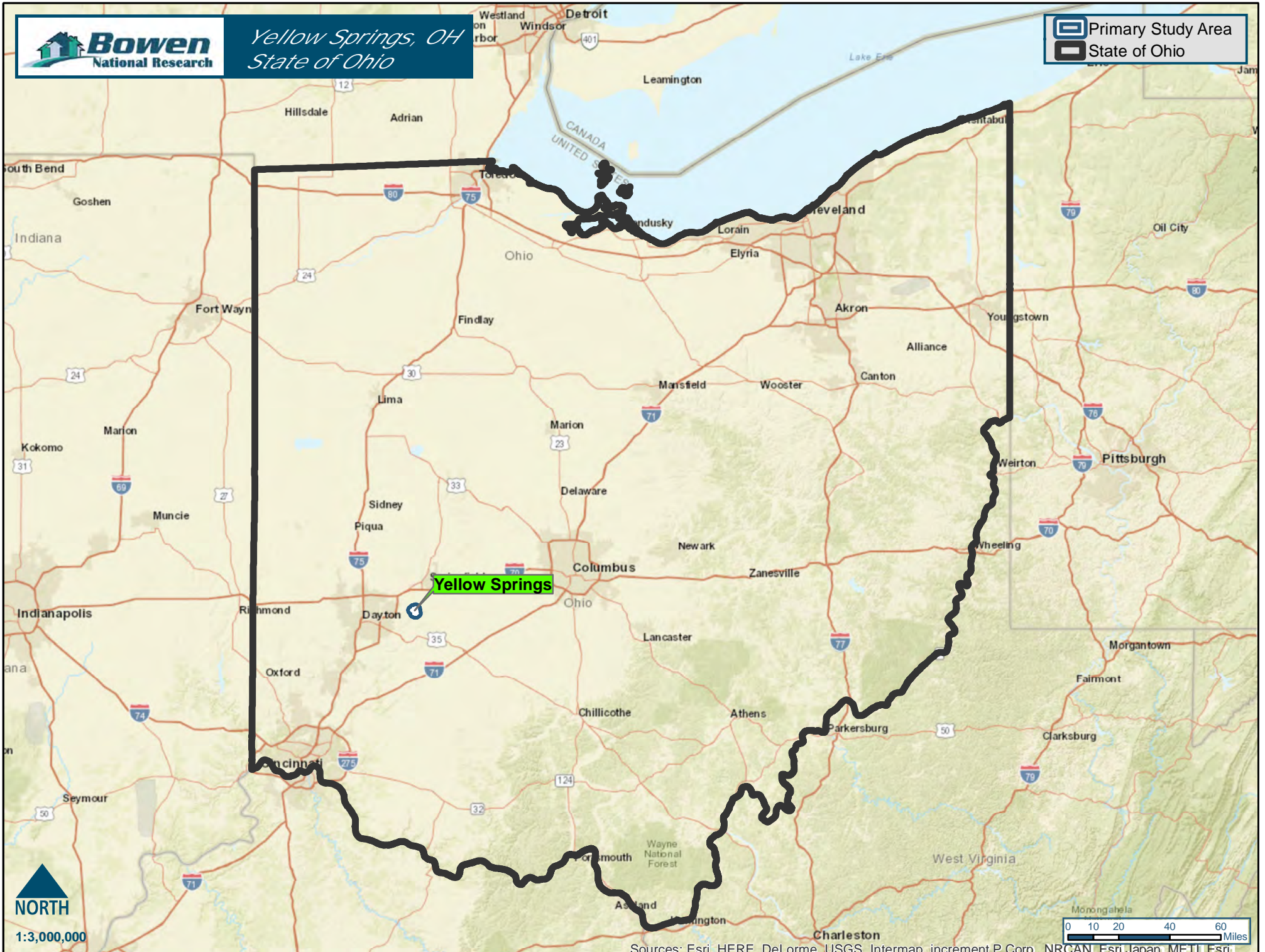
***Secondary Study Area*** - The Secondary Study Area (SSA) is comprised of the portions of Greene and Clark counties that are outside of the PSA (Yellow Springs). Notable communities within the SSA include Beavercreek, Fairborn, Xenia, and Springfield.

Maps delineating the boundaries of the various study areas are shown on the following pages.



*Yellow Springs, OH*  
*State of Ohio*

 Primary Study Area  
 State of Ohio



NORTH  
1:3,000,000

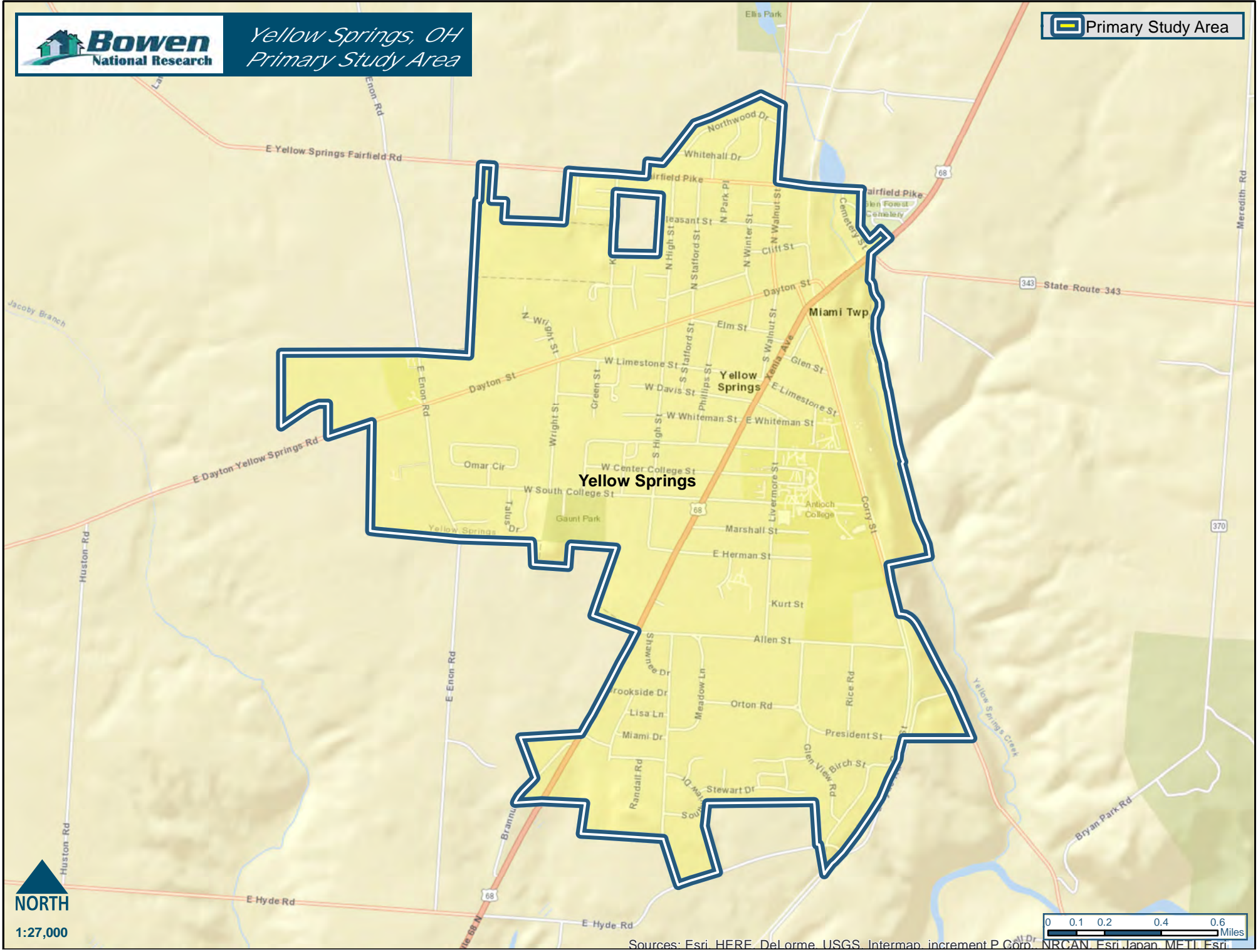
0 10 20 40 60  
Miles

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri



*Yellow Springs, OH  
Primary Study Area*

Primary Study Area



**NORTH**  
1:27,000

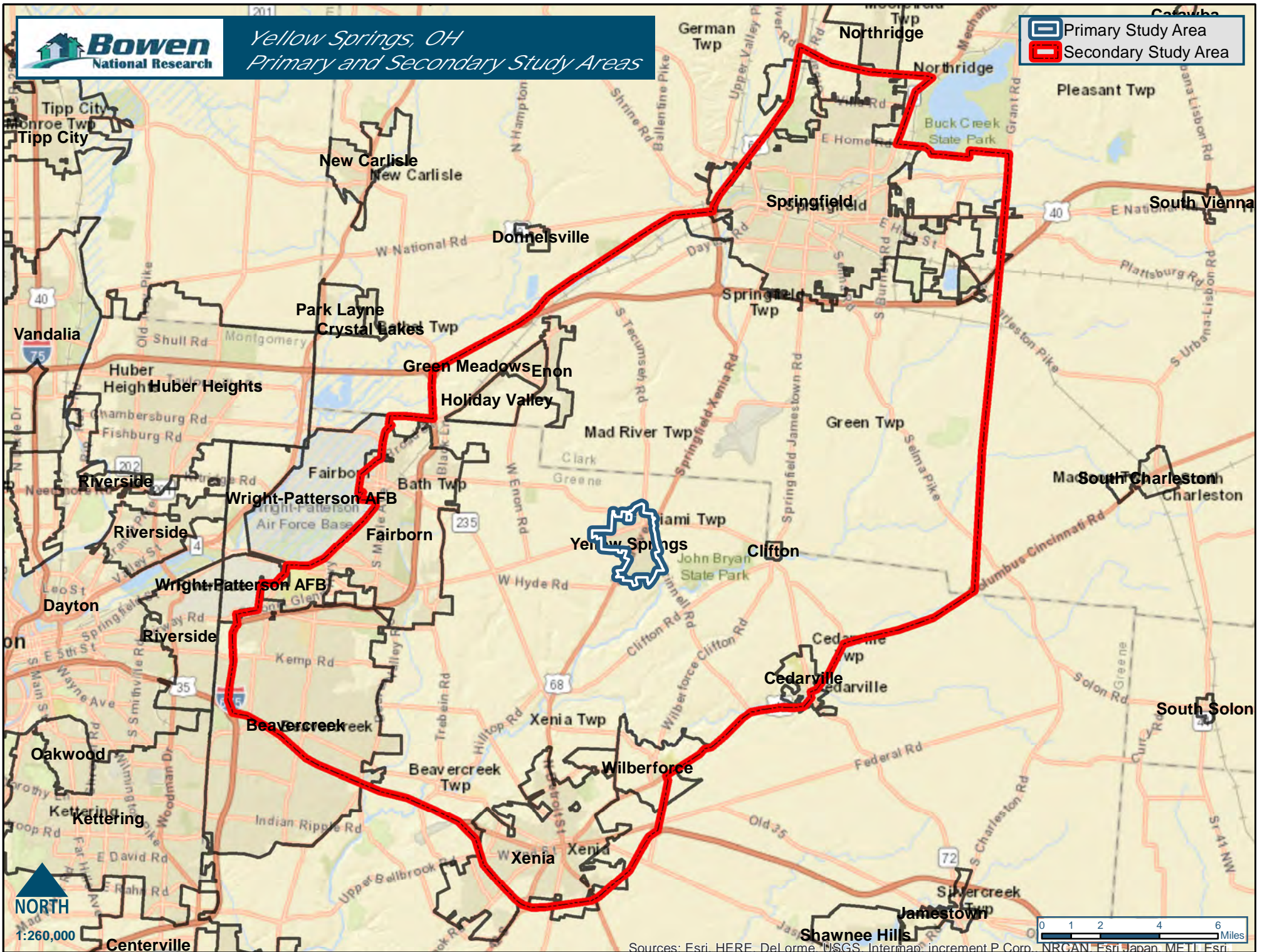


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri



*Yellow Springs, OH  
Primary and Secondary Study Areas*

- Primary Study Area
- Secondary Study Area



NORTH  
1:260,000

## IV. Demographic Analysis

### A. Introduction

This section of the report evaluates key demographic characteristics for the Primary Study Area (Yellow Springs), the Secondary Study Area (the area surrounding Yellow Springs), Combined (PSA and SSA combined), and the state of Ohio (statewide). The Dayton Metropolitan Statistical Area (MSA) was also used to compare trends of the PSA. The Dayton MSA includes the counties of Greene, Miami and Montgomery and is generally centered on the city of Dayton.

Through this analysis, unfolding trends and unique conditions are often revealed regarding populations and households residing in the selected geographic areas. Demographic comparisons among these geographies provide insights into the human composition of housing markets. Critical questions, such as the following, can be answered with this information:

- Who lives in Yellow Springs, and what are these people like?
- In what kinds of household groupings do Yellow Springs residents live?
- What share of people rent or own their Yellow Springs residence?
- Are the number of people and households living in Yellow Springs increasing or decreasing over time?
- How do Yellow Springs residents compare with residents in the rest of the surrounding area (SSA)?

This section is comprised of three major parts: population characteristics, household characteristics, and demographic theme maps. Population characteristics describe the qualities of individual people, while household characteristics describe the qualities of people living together in one residence. Theme maps graphically show varying levels (low to high concentrations) of a demographic characteristic across a geographic region and are included in this section of the report.

It is important to note that 2000 and 2010 demographics are based on U.S. Census data (actual count), while 2017 and 2022 data are based on calculated estimates provided by ESRI, a nationally recognized demography firm. The accuracy of these estimates depends on the realization of certain assumptions:

- Economic projections made by secondary sources materialize;
- Governmental policies with respect to residential development remain consistent;
- Availability of financing for residential development (i.e. mortgages, commercial loans, subsidies, Tax Credits, etc.) remains consistent;
- Sufficient housing and infrastructure is provided to support projected population and household growth.



## 1. Population Characteristics

Population by numbers and percent change (growth or decline) for selected years is shown in the following table:

	Total Population									
	2000 Census	2010 Census	Change 2000-2010		2017 Estimated	Change 2010-2017		2022 Projected	Change 2017-2022	
			#	%		#	%		#	%
<b>PSA</b>	3,864	3,487	-377	-9.8%	3,525	38	1.1%	3,572	47	1.3%
<b>SSA</b>	179,299	182,434	3,135	1.7%	183,364	930	0.5%	183,912	548	0.3%
<b>Combined (PSA &amp; SSA)</b>	183,163	185,921	2,758	1.5%	186,889	968	0.5%	187,484	595	0.3%
<b>Dayton MSA</b>	848,182	841,502	-6,680	-0.8%	846,370	4,868	0.6%	850,933	4,563	0.5%
<b>Ohio</b>	11,352,893	11,536,261	183,368	1.6%	11,755,296	219,035	1.9%	11,891,688	136,392	1.2%

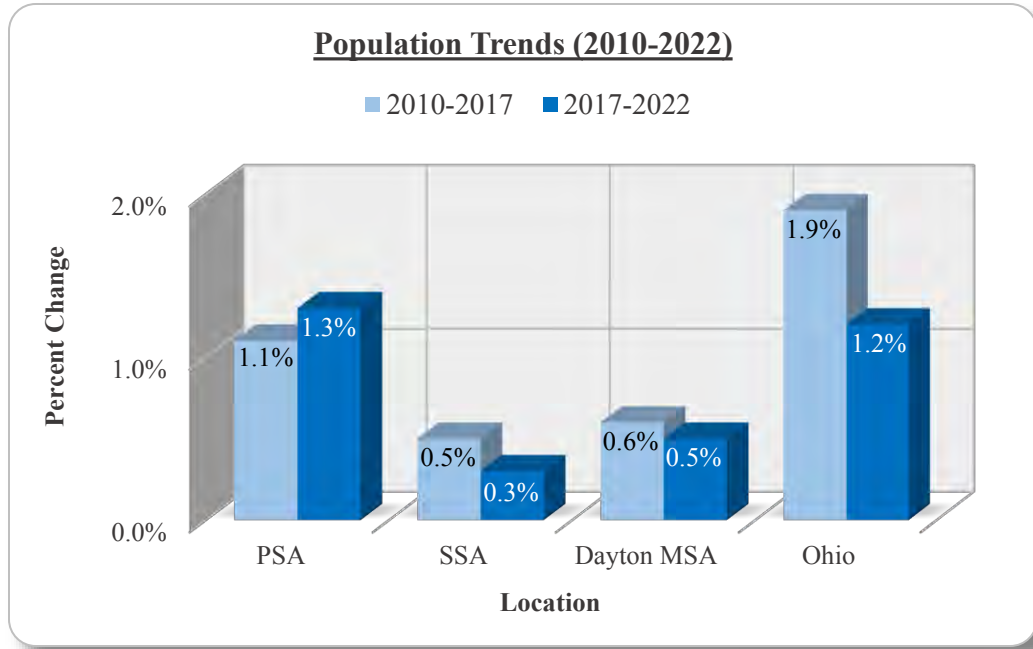
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, the PSA population declined by 377 (9.8%), while the SSA population increased by 3,135, or by 1.7%. The Dayton MSA, which includes all of Greene, Miami and Montgomery Counties, declined by just 0.8% during this time. At the same time, the state of Ohio experienced a 1.6% increase in its population.
- Over the past seven years (2010 to 2017), it is estimated that the PSA population increased by 38 (1.1%). During the same period, the SSA experienced an increase of 930 people, which reflects an increase of 0.5% over 2010 numbers. The Dayton MSA population increased by 0.6% and the state of Ohio increased by 1.9%. As such, the PSA grew at a more rapid rate than the surrounding SSA and the larger Dayton MSA.
- It is projected that the PSA population base will continue to increase between 2016 and 2021, adding 47 people which represents a 1.3% increase. This rate of growth will exceed the projected growth rates of the SSA (0.3%), Dayton MSA (0.5%) and Ohio (1.2%).

The following graph compares percent change in population (growth +/-decline -) for two time periods, 2010 to 2017 and 2017 to 2022:





Population by age cohorts for selected years is shown in the following table:

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
PSA	2010	871 (25.0%)	310 (8.9%)	406 (11.6%)	534 (15.3%)	632 (18.1%)	330 (9.5%)	403 (11.6%)	48.2
	2017	860 (24.4%)	327 (9.3%)	355 (10.1%)	451 (12.8%)	618 (17.5%)	497 (14.1%)	417 (11.8%)	50.1
	2022	805 (22.5%)	409 (11.5%)	346 (9.7%)	413 (11.6%)	527 (14.8%)	592 (16.6%)	480 (13.4%)	50.7
	Change 2017-2022	-55 (-6.4%)	82 (25.1%)	-9 (-2.5%)	-38 (-8.4%)	-91 (-14.7%)	95 (19.1%)	63 (15.1%)	N/A
SSA	2010	66,388 (36.4%)	22,451 (12.3%)	20,511 (11.2%)	24,645 (13.5%)	21,964 (12.0%)	13,588 (7.4%)	12,886 (7.1%)	36.2
	2017	62,080 (33.9%)	24,876 (13.6%)	19,936 (10.9%)	21,384 (11.7%)	23,412 (12.8%)	17,612 (9.6%)	14,064 (7.7%)	37.3
	2022	60,861 (33.1%)	24,062 (13.1%)	21,581 (11.7%)	19,593 (10.7%)	22,413 (12.2%)	19,788 (10.8%)	15,614 (8.5%)	38.1
	Change 2017-2022	-1,219 (-2.0%)	-814 (-3.3%)	1,645 (8.3%)	-1,791 (-8.4%)	-999 (-4.3%)	2,176 (12.4%)	1,550 (11.0%)	N/A
Combined (PSA & SSA)	2010	67,259 (36.2%)	22,761 (12.2%)	20,918 (11.3%)	25,180 (13.5%)	22,596 (12.2%)	13,918 (7.5%)	13,290 (7.1%)	36.5
	2017	62,939 (33.7%)	25,203 (13.5%)	20,291 (10.9%)	21,835 (11.7%)	24,030 (12.9%)	18,110 (9.7%)	14,481 (7.7%)	37.5
	2022	61,667 (32.9%)	24,471 (13.1%)	21,927 (11.7%)	20,006 (10.7%)	22,940 (12.2%)	20,379 (10.9%)	16,094 (8.6%)	38.3
	Change 2017-2022	-1,272 (-2.0%)	-732 (-2.9%)	1,636 (8.1%)	-1,829 (-8.4%)	-1,090 (-4.5%)	2,269 (12.5%)	1,613 (11.1%)	N/A

(Continued)

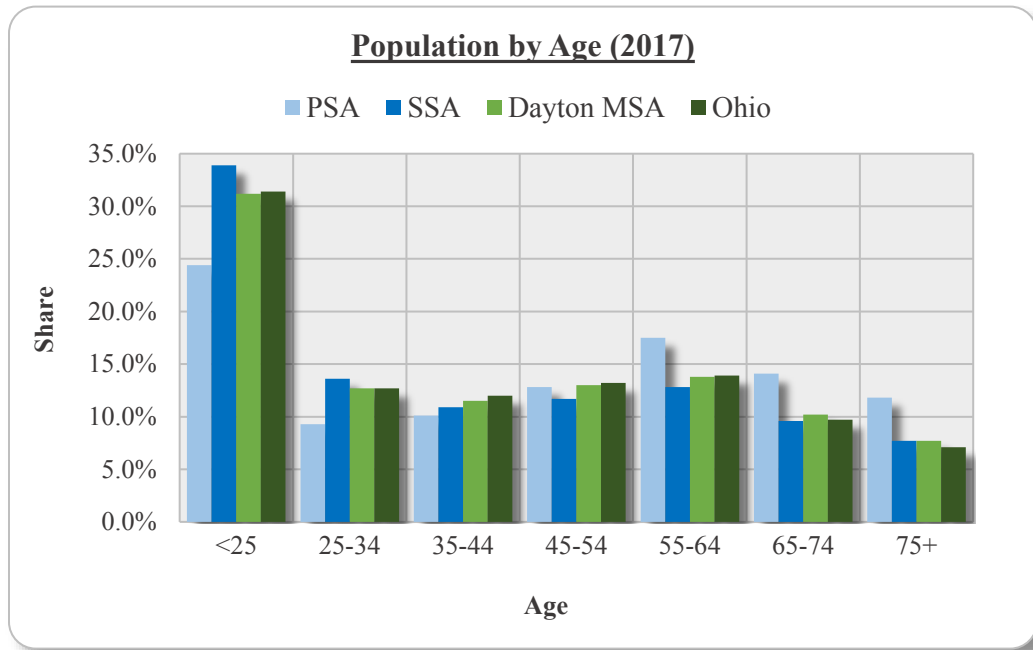
		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
<b>Dayton MSA</b>	2010	278,500 (33.1%)	102,056 (12.1%)	102,943 (12.2%)	124,866 (14.8%)	107,939 (12.8%)	65,588 (7.8%)	59,610 (7.1%)	39.0
	2017	263,699 (31.2%)	107,404 (12.7%)	97,381 (11.5%)	109,721 (13.0%)	116,552 (13.8%)	86,300 (10.2%)	65,313 (7.7%)	40.3
	2022	257,419 (30.3%)	107,427 (12.6%)	101,227 (11.9%)	100,220 (11.8%)	113,353 (13.3%)	97,339 (11.4%)	73,948 (8.7%)	40.9
	Change 2017-2022	-6,280 (-2.4%)	23 (0.0%)	3,846 (3.9%)	-9,501 (-8.7%)	-3,199 (-2.7%)	11,039 (12.8%)	8,635 (13.2%)	N/A
<b>Ohio</b>	2010	3,830,184 (33.2%)	1,409,937 (12.2%)	1,479,805 (12.8%)	1,742,153 (15.1%)	1,452,225 (12.6%)	850,205 (7.4%)	771,754 (6.7%)	38.7
	2017	3,688,161 (31.4%)	1,494,963 (12.7%)	1,411,827 (12.0%)	1,553,724 (13.2%)	1,628,112 (13.9%)	1,142,570 (9.7%)	835,939 (7.1%)	39.9
	2022	3,612,804 (30.4%)	1,508,012 (12.7%)	1,459,839 (12.3%)	1,439,326 (12.1%)	1,596,106 (13.4%)	1,322,566 (11.1%)	953,035 (8.0%)	40.6
	Change 2017-2022	-75,357 (-2.0%)	13,049 (0.9%)	48,012 (3.4%)	-114,398 (-7.4%)	-32,006 (-2.0%)	179,996 (15.8%)	117,096 (14.0%)	N/A

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The median age (50.1) for the PSA's population in 2017 was notably older than the SSA (37.3), the Dayton MSA (40.3), and the state of Ohio (39.9). It is projected that the PSA's median age will increase slightly to 50.7 years by 2022
- Excluding the under age 25 cohorts, the largest share of the PSA population in 2017 fell between the ages of 55 and 64, which made up 17.5% of the population. By 2022, the population share within this age cohort is projected to decrease to 14.8% and will be surpassed by the 65 to 74 (16.6%) age group as the largest share of population by age within the PSA.
- The greatest change in population by age within the PSA between 2017 and 2022 is projected among persons between the ages of 65 and 74. This age cohort is projected to increase by 95 (19.1%) between 2017 and 2022. The population between the ages of 25 and 34 is also projected to increase at a notable rate (82 people, or 25.1%) during this period.

The following graph compares population age cohort shares for 2017:



Population by race for 2010 (latest year data is available) is shown in the following table:

		Population by Race					
		White Alone	Black or African American Alone	Asian Alone	Some Other Race Alone	Two or More Races	Total
<b>PSA</b>	Number	2,768	390	50	37	241	3,486
	Percent	79.4%	11.2%	1.4%	1.1%	6.9%	100.0%
<b>SSA</b>	Number	150,117	20,655	3,902	2,225	5,535	182,434
	Percent	82.3%	11.3%	2.1%	1.2%	3.0%	100.0%
<b>Combined (PSA &amp; SSA)</b>	Number	152,886	21,045	3,953	2,261	5,776	185,921
	Percent	82.2%	11.3%	2.1%	1.2%	3.1%	100.0%
<b>Dayton MSA</b>	Number	672,906	125,815	15,364	8,123	19,294	841,502
	Percent	80.0%	15.0%	1.8%	1.0%	2.3%	100.0%
<b>Ohio</b>	Number	9,539,201	1,407,679	192,232	159,386	237,762	11,536,260
	Percent	82.7%	12.2%	1.7%	1.4%	2.1%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

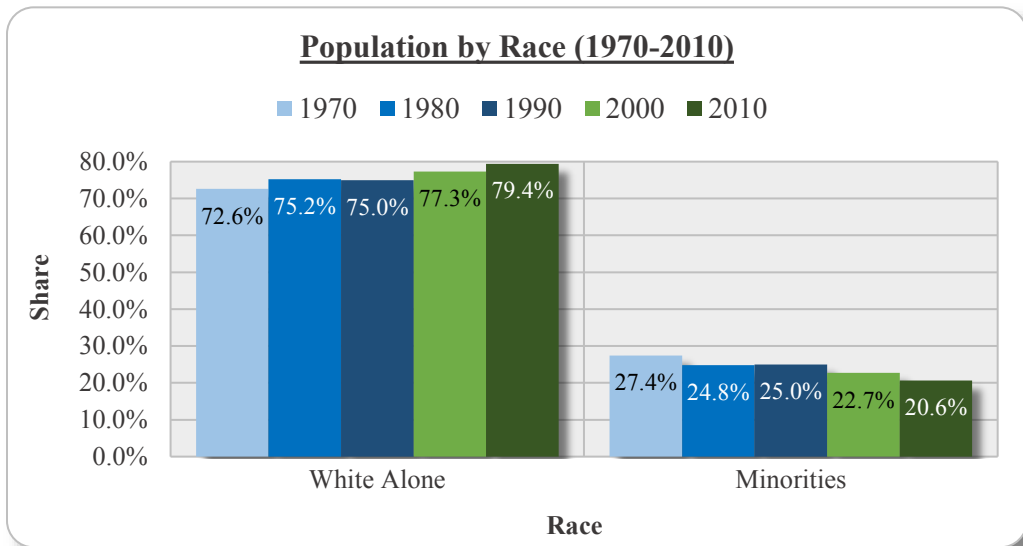
Noteworthy observations from the preceding table include:

- Nearly 80.0% of the PSA’s population was categorized as “White Alone”. This is consistent with the share of population for the SSA, the Dayton MSA, and the state of Ohio.

Population by race for 1970, 1980, 1990, 2000, and 2010 for the PSA (Yellow Springs) is shown in the following table:

Population by Race						
	White Alone	Black or African American Alone	American Indian and Alaska Native American	Asian Alone	Two or More Races	Total
<b>1970 Census</b>						
Number	3,414	1,211	17	58	0	4,700
Percent	72.6%	25.8%	0.4%	1.2%	0.0%	100.0%
<b>1980 Census</b>						
Number	2,971	943	4	31	0	3,949
Percent	75.2%	23.9%	0.1%	0.8%	0.0%	100.0%
<b>1990 Census</b>						
Number	2,998	879	32	91	0	4,000
Percent	75.0%	22.0%	0.8%	2.3%	0.0%	100.0%
<b>2000 Census</b>						
Number	2,980	557	18	81	218	3,854
Percent	77.3%	14.5%	0.5%	2.1%	5.7%	100.0%
<b>2010 Census</b>						
Number	2,768	390	22	66	241	3,487
Percent	79.4%	11.2%	0.6%	1.9%	6.9%	100.0%

Source: 1970 Census; 1980 Census; 1990 Census; 2000 Census; 2010 Census; Urban Decision Group; Bowen National Research



As the preceding table illustrates, the share of population identifying themselves as Black or African American in the PSA has steadily declined from 25.8% in 1970 to just 11.2% in 2010. During this same time period, the population classified as White Alone has grown from 72.6% to 79.4%.

Population by marital status for 2017 is shown in the following table:

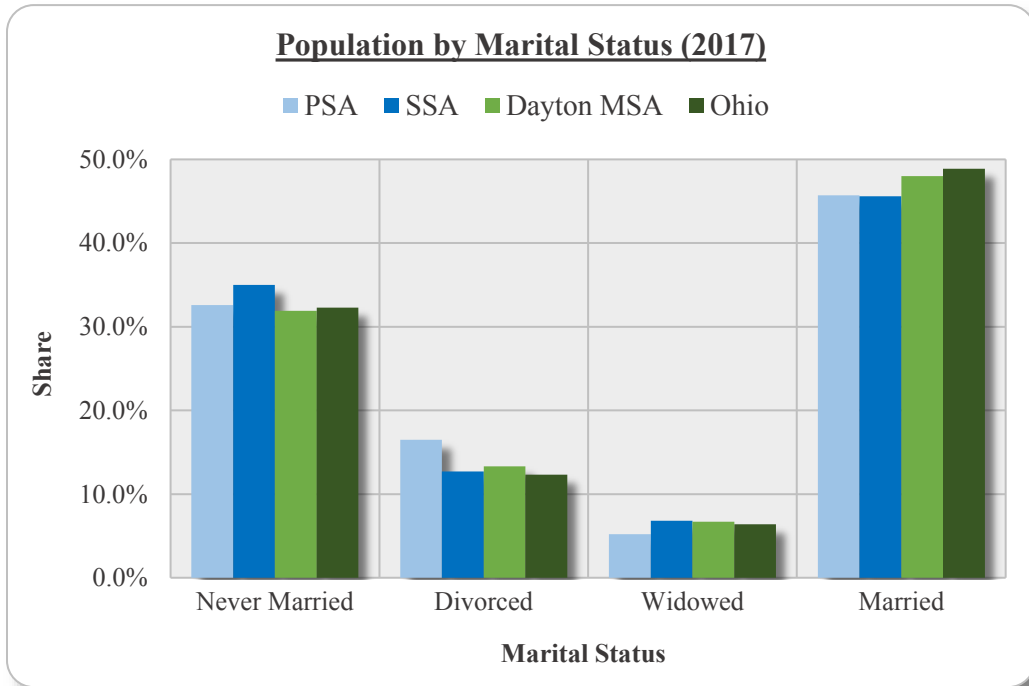
		Population by Marital Status				
		Not Married			Married	Total
		Never Married	Divorced	Widowed		
PSA	Number	1,000	505	161	1,402	3,068
	Percent	32.6%	16.5%	5.2%	45.7%	100.0%
SSA	Number	53,089	19,276	10,327	69,202	151,894
	Percent	35.0%	12.7%	6.8%	45.6%	100.0%
Combined (PSA & SSA)	Number	54,088	19,781	10,488	70,604	154,961
	Percent	34.9%	12.8%	6.8%	45.6%	100.0%
Dayton MSA	Number	222,763	93,126	46,770	335,167	697,826
	Percent	31.9%	13.3%	6.7%	48.0%	100.0%
Ohio	Number	3,114,877	1,189,208	617,906	4,711,096	9,633,087
	Percent	32.3%	12.3%	6.4%	48.9%	100.0%

Source: ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA share (45.7%) of married people is comparable to the shares of married persons in the SSA (45.6%), the Dayton MSA (48.0%), and the state of Ohio (48.9%).
- Nearly one-third (32.6%) of PSA residents have never been married, which is comparable to the SSA (35.0%), Dayton MSA (31.9%), and the state of Ohio (32.3%).

The following graph compares marital status shares for 2017:



Population by highest educational attainment for 2017 is shown below:

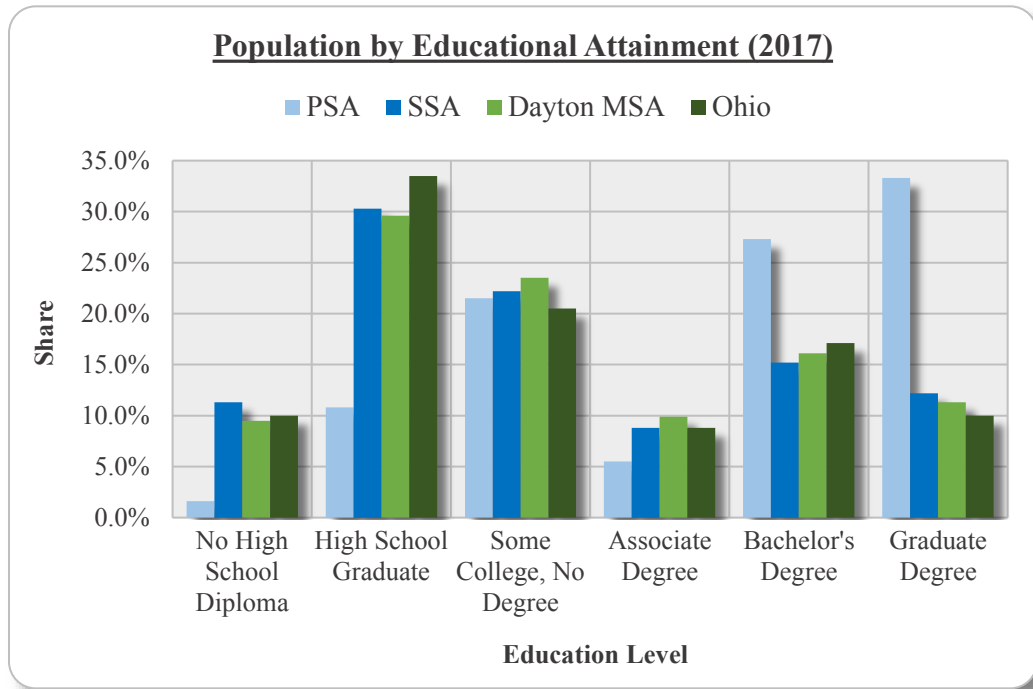
		Population by Educational Attainment						
		No High School Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor Degree	Graduate Degree	Total
<b>PSA</b>	Number	43	287	574	146	728	888	2,666
	Percent	1.6%	10.8%	21.5%	5.5%	27.3%	33.3%	100.0%
<b>SSA</b>	Number	13,709	36,734	26,974	10,634	18,469	14,763	121,283
	Percent	11.3%	30.3%	22.2%	8.8%	15.2%	12.2%	100.0%
<b>Combined (PSA &amp; SSA)</b>	Number	13,752	37,021	27,549	10,780	19,197	15,651	123,950
	Percent	11.1%	29.9%	22.2%	8.7%	15.5%	12.6%	100.0%
<b>Dayton MSA</b>	Number	55,574	172,237	137,155	57,509	94,069	66,127	582,671
	Percent	9.5%	29.6%	23.5%	9.9%	16.1%	11.3%	100.0%
<b>Ohio</b>	Number	805,864	2,704,897	1,657,395	707,090	1,381,563	810,325	8,067,134
	Percent	10.0%	33.5%	20.5%	8.8%	17.1%	10.0%	100.0%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The share of PSA population (1.6%) *without* a high school diploma is below the SSA (11.3%), the Dayton MSA (9.5%), and the state of Ohio (10.0%). With over 98.0% of the PSA's population having at least a high school diploma, the local area population is considered to be well educated.
- Approximately two-thirds (66.1%) of PSA residents have received a college degree, which is well above the share of college degree holders in the SSA (36.2%), the Dayton MSA (37.3%) and the state of Ohio (35.9%). The high share of college graduates likely influences the earning capacity of local residents.

The following graph compares educational attainment for the year 2017:



Population by poverty status is shown in the following table:

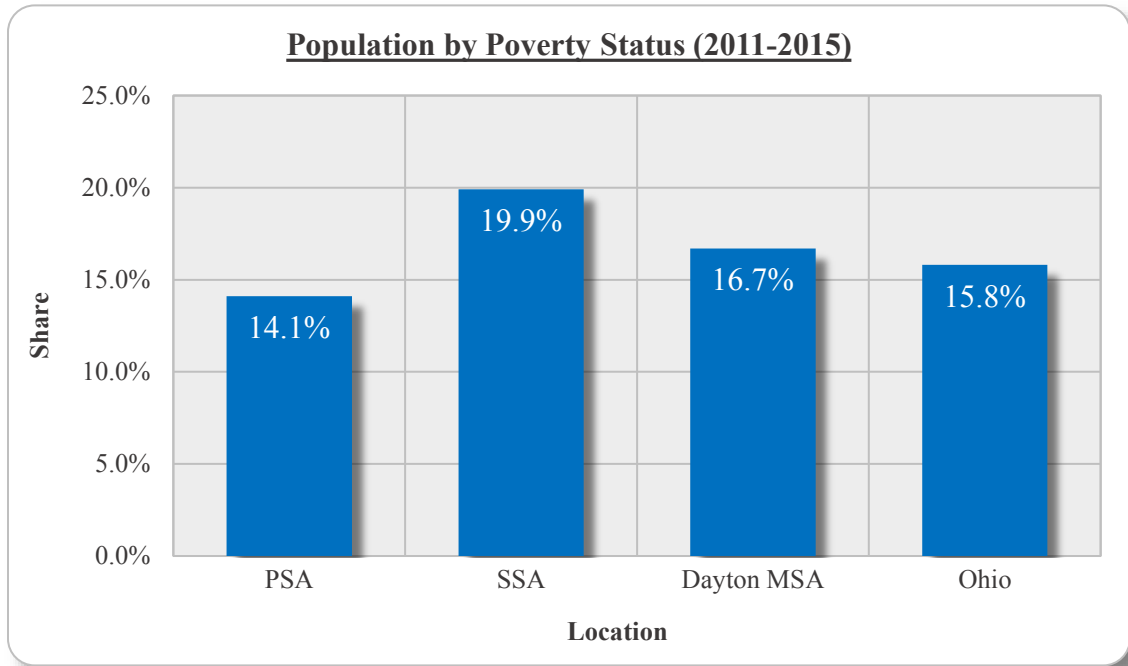
		Population by Poverty Status						Total
		Income below poverty level:			Income at or above poverty level:			
		<18	18 to 64	65+	<18	18 to 64	65+	
<b>PSA</b>	Number	157	295	53	494	1,911	675	3,585
	Percent	4.4%	8.2%	1.5%	13.8%	53.3%	18.8%	100.0%
<b>SSA</b>	Number	11,628	20,560	2,249	26,593	87,106	25,019	173,155
	Percent	6.7%	11.9%	1.3%	15.4%	50.3%	14.4%	100.0%
<b>Combined (PSA &amp; SSA)</b>	Number	11,785	20,855	2,302	27,087	89,019	25,694	176,742
	Percent	6.7%	11.8%	1.3%	15.3%	50.4%	14.5%	100.0%
<b>Dayton MSA</b>	Number	46,766	78,718	10,488	138,784	420,395	119,864	815,015
	Percent	5.7%	9.7%	1.3%	17.0%	51.6%	14.7%	100.0%
<b>Ohio</b>	Number	595,182	1,046,739	133,879	2,015,911	5,922,317	1,544,191	11,258,219
	Percent	5.3%	9.3%	1.2%	17.9%	52.6%	13.7%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had a slightly lower share (14.1%) of people living below the poverty level compared with the SSA (19.9%), the Dayton MSA (16.7%) and Ohio (15.8%).
- Of the 651 people under the age of 18 within the PSA, 157 or 24.1% live in poverty. With nearly a quarter of the PSA's children living in poverty, the market likely has many family households suffering from poverty.

The following graphs compare poverty status for each geographic area.



Population by migration (previous residence one year prior to survey) for years 2011-2015 is shown in the following table:

		Population by Migration					
		Same House	Different House in Same County	Different County In Same State	Different State	Moved from Abroad	Total
<b>PSA</b>	Number	3,235	190	120	136	12	3,693
	Percent	87.6%	5.1%	3.2%	3.7%	0.3%	100.0%
<b>SSA</b>	Number	147,349	19,307	7,740	4,935	1,100	180,431
	Percent	81.7%	10.7%	4.3%	2.7%	0.6%	100.0%
<b>Combined (PSA &amp; SSA)</b>	Number	150,584	19,497	7,861	5,072	1,112	184,126
	Percent	81.8%	10.6%	4.3%	2.8%	0.6%	100.0%
<b>Dayton MSA</b>	Number	688,232	92,001	29,171	20,643	3,852	833,899
	Percent	82.5%	11.0%	3.5%	2.5%	0.5%	100.0%
<b>Ohio</b>	Number	9,758,512	1,074,049	375,488	195,692	42,852	11,446,593
	Percent	85.3%	9.4%	3.3%	1.7%	0.4%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community Survey; ESRI; Urban Decision Group; Bowen National Research



Noteworthy observations from the preceding table include:

- The PSA had a lower share (12.4%) of people changing residences annually than the SSA (18.3%), the Dayton MSA (17.5%), and the state of Ohio (14.7%). As such, the PSA is considered to be very stable.
- Of the PSA residents who had changed residences over the preceding year, the largest number (190 persons) moved from within Greene County. An additional 136 persons (3.7%) relocated from another state and 120 came from somewhere else in Ohio, but outside of Greene County.

Population densities for selected years are shown in the following table:

		Population Densities			
		Year			
		2000	2010	2017	2022
PSA	Population	3,864	3,487	3,525	3,572
	Area in Square Miles	2.02	2.02	2.02	2.02
	Density	1,916.5	1,729.5	1,748.3	1,771.6
SSA	Population	179,299	182,434	183,364	183,912
	Area in Square Miles	244.10	244.10	244.10	244.10
	Density	734.5	747.4	751.2	753.4
Combined (PSA & SSA)	Population	183,163	185,921	186,889	187,484
	Area in Square Miles	246.11	246.11	246.11	246.11
	Density	744.2	755.4	759.4	761.8
Dayton MSA	Population	848,182	841,502	846,370	850,933
	Area in Square Miles	1,716.70	1,716.70	1,716.70	1,716.70
	Density	494.1	490.2	493.0	495.7
Ohio	Population	11,352,893	11,536,261	11,755,296	11,891,688
	Area in Square Miles	41,256.66	41,256.66	41,256.66	41,256.66
	Density	275.2	279.6	284.9	288.2

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2017 PSA population density of 1,748.3 people per square mile is significantly higher than the SSA density of 751.2. The population density within the PSA is also significantly higher than the Dayton MSA (493 people per square mile) and the state of Ohio (284.9 people per square mile).
- The PSA population density is projected to increase slightly through 2022, as are the other selected geographies.

## 2. Household Characteristics

Households by numbers and percent change (growth or decline) for selected years are shown in the following table:

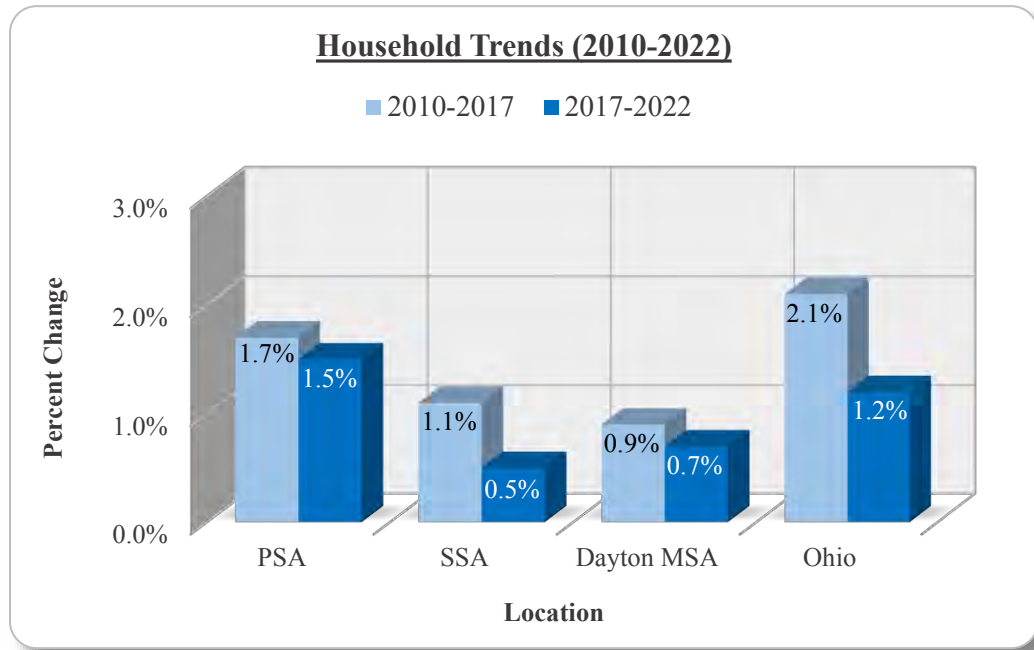
	Total Households									
	2000 Census	2010 Census	Change 2000-2010		2017 Estimated	Change 2010-2017		2022 Projected	Change 2017-2022	
			#	%		#	%		#	%
<b>PSA</b>	1,622	1,672	50	3.1%	1,700	28	1.7%	1,726	26	1.5%
<b>SSA</b>	69,513	72,023	2,510	3.6%	72,791	768	1.1%	73,187	396	0.5%
<b>Combined (PSA &amp; SSA)</b>	71,135	73,695	2,560	3.6%	74,492	797	1.1%	74,914	422	0.6%
<b>Dayton MSA</b>	338,992	343,971	4,979	1.5%	347,202	3,231	0.9%	349,742	2,540	0.7%
<b>Ohio</b>	4,445,291	4,603,315	158,024	3.6%	4,700,481	97,166	2.1%	4,758,626	58,145	1.2%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, the number of households in the PSA increased by 50, reflecting an increase of 3.1%. By comparison, the SSA increased by 3.6%, the Dayton MSA increased by 1.5%, and the state of Ohio increased by 3.6%. As such, the PSA's household base was growing at a rate comparable to the surrounding SSA and the state, but growing at more than double the rate of the Dayton MSA.
- The number of households within the PSA increased by 28 (1.7%) during the past seven years (between 2010 and 2017). The SSA (1.1%), the Dayton MSA (0.9%), and the state of Ohio (2.1%) all experienced an increase in households between 2010 and 2017, with only Ohio experiencing a slightly faster growth *rate* than the PSA.
- Between 2017 and 2022, the number of households in the PSA is projected to continue to increase by 26 households. This yields a projected growth rate of 1.5%, which is faster than the other selected geographies. This growth in households will increase the demand for housing.

The following graph compares percent change in households (growth +/-decline -) for two time periods, 2010 to 2017 and 2017 to 2022:



Household heads by age cohorts for selected years are shown in the following table:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
PSA	2010	31 (1.9%)	171 (10.2%)	230 (13.7%)	325 (19.4%)	420 (25.1%)	232 (13.9%)	264 (15.8%)
	2017	37 (2.2%)	178 (10.5%)	196 (11.5%)	270 (15.9%)	403 (23.7%)	341 (20.1%)	275 (16.2%)
	2022	37 (2.1%)	218 (12.6%)	183 (10.6%)	242 (14.0%)	337 (19.5%)	397 (23.0%)	312 (18.1%)
	<b>Change 2017-2022</b>	0 (0.0%)	40 (22.5%)	-13 (-6.6%)	-28 (-10.4%)	-66 (-16.4%)	56 (16.4%)	37 (13.5%)
SSA	2010	5,520 (7.7%)	10,814 (15.0%)	11,055 (15.3%)	13,965 (19.4%)	13,286 (18.4%)	8,704 (12.1%)	8,679 (12.1%)
	2017	4,792 (6.6%)	11,937 (16.4%)	10,470 (14.4%)	11,773 (16.2%)	13,714 (18.8%)	10,922 (15.0%)	9,183 (12.6%)
	2022	4,610 (6.3%)	11,461 (15.7%)	11,279 (15.4%)	10,679 (14.6%)	12,963 (17.7%)	12,102 (16.5%)	10,093 (13.8%)
	<b>Change 2017-2022</b>	-182 (-3.8%)	-476 (-4.0%)	809 (7.7%)	-1,094 (-9.3%)	-751 (-5.5%)	1,180 (10.8%)	910 (9.9%)
Combined (PSA & SSA)	2010	5,551 (7.5%)	10,985 (14.9%)	11,284 (15.3%)	14,292 (19.4%)	13,704 (18.6%)	8,936 (12.1%)	8,943 (12.1%)
	2017	4,830 (6.5%)	12,115 (16.3%)	10,665 (14.3%)	12,044 (16.2%)	14,118 (19.0%)	11,263 (15.1%)	9,457 (12.7%)
	2022	4,648 (6.2%)	11,679 (15.6%)	11,462 (15.3%)	10,922 (14.6%)	13,300 (17.8%)	12,499 (16.7%)	10,405 (13.9%)
	<b>Change 2017-2022</b>	-182 (-3.8%)	-436 (-3.6%)	797 (7.5%)	-1,122 (-9.3%)	-818 (-5.8%)	1,236 (11.0%)	948 (10.0%)

(Continued)

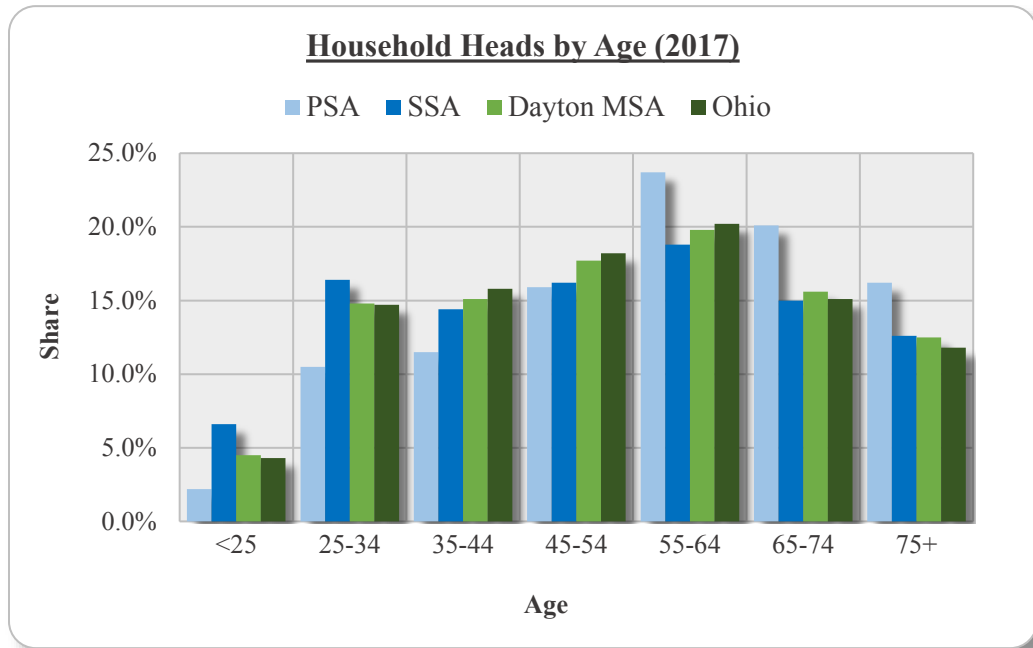
		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
<b>Dayton MSA</b>	2010	17,642 (5.1%)	50,083 (14.6%)	56,344 (16.4%)	71,825 (20.9%)	65,235 (19.0%)	42,264 (12.3%)	40,579 (11.8%)
	2017	15,592 (4.5%)	51,517 (14.8%)	52,325 (15.1%)	61,523 (17.7%)	68,720 (19.8%)	54,185 (15.6%)	43,331 (12.5%)
	2022	14,965 (4.3%)	50,953 (14.6%)	53,787 (15.4%)	55,550 (15.9%)	65,869 (18.8%)	60,232 (17.2%)	48,377 (13.8%)
	<b>Change 2017-2022</b>	-627 (-4.0%)	-564 (-1.1%)	1,462 (2.8%)	-5,973 (-9.7%)	-2,851 (-4.1%)	6,047 (11.2%)	5,046 (11.6%)
<b>Ohio</b>	2010	216,123 (4.7%)	669,039 (14.5%)	795,395 (17.3%)	984,273 (21.4%)	870,282 (18.9%)	542,405 (11.8%)	525,900 (11.4%)
	2017	200,344 (4.3%)	690,114 (14.7%)	743,805 (15.8%)	854,104 (18.2%)	948,779 (20.2%)	709,191 (15.1%)	554,091 (11.8%)
	2022	192,236 (4.0%)	687,366 (14.4%)	758,576 (15.9%)	779,504 (16.4%)	913,599 (19.2%)	806,284 (16.9%)	621,008 (13.1%)
	<b>Change 2017-2022</b>	-8,108 (-4.0%)	-2,748 (-0.4%)	14,771 (2.0%)	-74,600 (-8.7%)	-35,180 (-3.7%)	97,093 (13.7%)	66,917 (12.1%)

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The largest share (23.7%) of households by age in the PSA in 2017 is headed by a person between the ages of 55 and 64. By 2022, it is projected that households within this same age group will decrease by 66 (16.4%), as many of these older adult households will age in place over the next five years. As a result of this aging in place, the age group of households between the ages of 65 and 74 are projected to increase by 56, or by 16.4% by 2022. Significant growth is also projected to occur among households between the ages of 25 and 34 (increase of 40 households, or 22.5%) and between the ages of 75 and older (increase of 37 households, or 13.5%).
- The projected increase in senior households (age 65+) in the PSA is comparable to the state of Ohio, but is much faster than the other selected geographies. Meanwhile, while the PSA is also projected to experience growth among millennial households (generally between the ages of 25 and 34), the other selected geographies are projected to experience a slight decline among this age group. These trends indicate a likely need for additional housing for young adults (including young professionals) and seniors.

The graph on the following page compares household age cohort shares for 2017:



Households by tenure for selected years are shown in the following table:

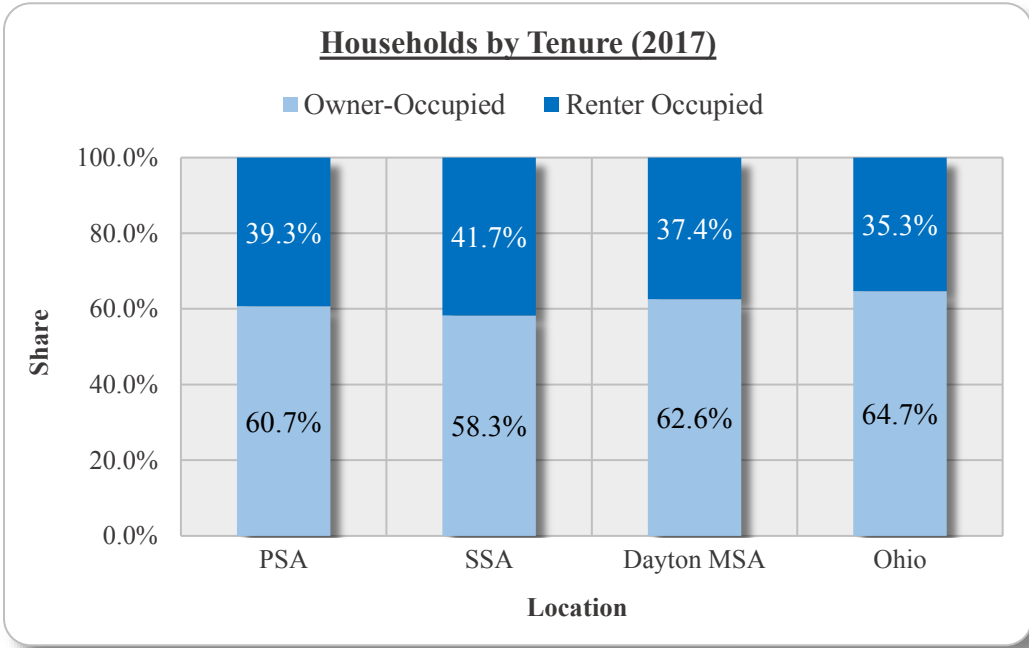
		Households by Tenure							
		2000		2010		2017		2022	
Household Type		Number	Percent	Number	Percent	Number	Percent	Number	Percent
PSA	Owner-Occupied	1,037	63.9%	1,072	64.1%	1,032	60.7%	1,045	60.5%
	Renter-Occupied	585	36.1%	600	35.9%	668	39.3%	681	39.5%
	Total	1,622	100.0%	1,672	100.0%	1,700	100.0%	1,726	100.0%
SSA	Owner-Occupied	44,877	64.6%	44,186	61.3%	42,444	58.3%	42,564	58.2%
	Renter-Occupied	24,636	35.4%	27,837	38.7%	30,347	41.7%	30,623	41.8%
	Total	69,513	100.0%	72,023	100.0%	72,791	100.0%	73,187	100.0%
Combined (PSA & SSA)	Owner-Occupied	45,913	64.5%	45,259	61.4%	43,475	58.4%	43,610	58.2%
	Renter-Occupied	25,222	35.5%	28,436	38.6%	31,017	41.6%	31,304	41.8%
	Total	71,135	100.0%	73,695	100.0%	74,492	100.0%	74,914	100.0%
Dayton MSA	Owner-Occupied	227,208	67.0%	225,334	65.5%	217,473	62.6%	218,380	62.4%
	Renter-Occupied	111,784	33.0%	118,637	34.5%	129,729	37.4%	131,362	37.6%
	Total	338,992	100.0%	343,971	100.0%	347,202	100.0%	349,742	100.0%
Ohio	Owner-Occupied	3,072,425	69.1%	3,110,967	67.6%	3,041,809	64.7%	3,069,948	64.5%
	Renter-Occupied	1,372,866	30.9%	1,492,348	32.4%	1,658,672	35.3%	1,688,678	35.5%
	Total	4,445,291	100.0%	4,603,315	100.0%	4,700,481	100.0%	4,758,626	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2017 share (39.3%) of renter households within the PSA is projected to increase slightly through 2022 (39.5%). The number of renter households within the PSA is also projected to increase slightly (13) between 2017 and 2022. The number of owner-occupied households in the PSA is projected to increase by 13 households between 2017 and 2022.
- The 2017 share of renter households in the PSA (39.2%) is comparable to the other geographies included in this report.

The following graph compares household tenure shares for 2017:



Renter households by size for selected years are shown in the following table:

		Persons Per Renter Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
PSA	2010	297 (49.4%)	183 (30.5%)	42 (7.0%)	64 (10.6%)	15 (2.5%)	600 (100.0%)	1.86
	2017	362 (54.1%)	159 (23.8%)	107 (16.1%)	40 (6.0%)	0 (0.0%)	669 (100.0%)	1.74
	2022	368 (54.1%)	162 (23.8%)	109 (16.1%)	41 (6.0%)	0 (0.0%)	681 (100.0%)	1.74
SSA	2010	11,280 (40.5%)	7,068 (25.4%)	4,457 (16.0%)	2,834 (10.2%)	2,199 (7.9%)	27,837 (100.0%)	2.20
	2017	12,221 (40.3%)	7,730 (25.5%)	4,640 (15.3%)	3,077 (10.1%)	2,680 (8.8%)	30,348 (100.0%)	2.22
	2022	12,332 (40.3%)	7,800 (25.5%)	4,682 (15.3%)	3,105 (10.1%)	2,704 (8.8%)	30,623 (100.0%)	2.22
Combined (PSA & SSA)	2010	11,571 (40.7%)	7,243 (25.5%)	4,504 (15.8%)	2,898 (10.2%)	2,221 (7.8%)	28,436 (100.0%)	2.19
	2017	12,571 (40.5%)	7,890 (25.4%)	4,745 (15.3%)	3,120 (10.1%)	2,689 (8.7%)	31,016 (100.0%)	2.21
	2022	12,688 (40.5%)	7,964 (25.4%)	4,790 (15.3%)	3,149 (10.1%)	2,714 (8.7%)	31,304 (100.0%)	2.21
Dayton MSA	2010	50,504 (42.6%)	30,905 (26.1%)	17,546 (14.8%)	11,045 (9.3%)	8,637 (7.3%)	118,637 (100.0%)	2.13
	2017	54,395 (41.9%)	33,314 (25.7%)	18,863 (14.5%)	13,336 (10.3%)	9,820 (7.6%)	129,729 (100.0%)	2.16
	2022	55,080 (41.9%)	33,734 (25.7%)	19,100 (14.5%)	13,504 (10.3%)	9,944 (7.6%)	131,362 (100.0%)	2.16
Ohio	2010	629,334 (42.2%)	385,928 (25.9%)	218,483 (14.6%)	145,805 (9.8%)	112,823 (7.6%)	1,492,373 (100.0%)	2.15
	2017	694,818 (41.9%)	435,070 (26.2%)	241,005 (14.5%)	161,389 (9.7%)	126,391 (7.6%)	1,658,672 (100.0%)	2.15
	2022	707,387 (41.9%)	442,940 (26.2%)	245,365 (14.5%)	164,308 (9.7%)	128,677 (7.6%)	1,688,678 (100.0%)	2.15

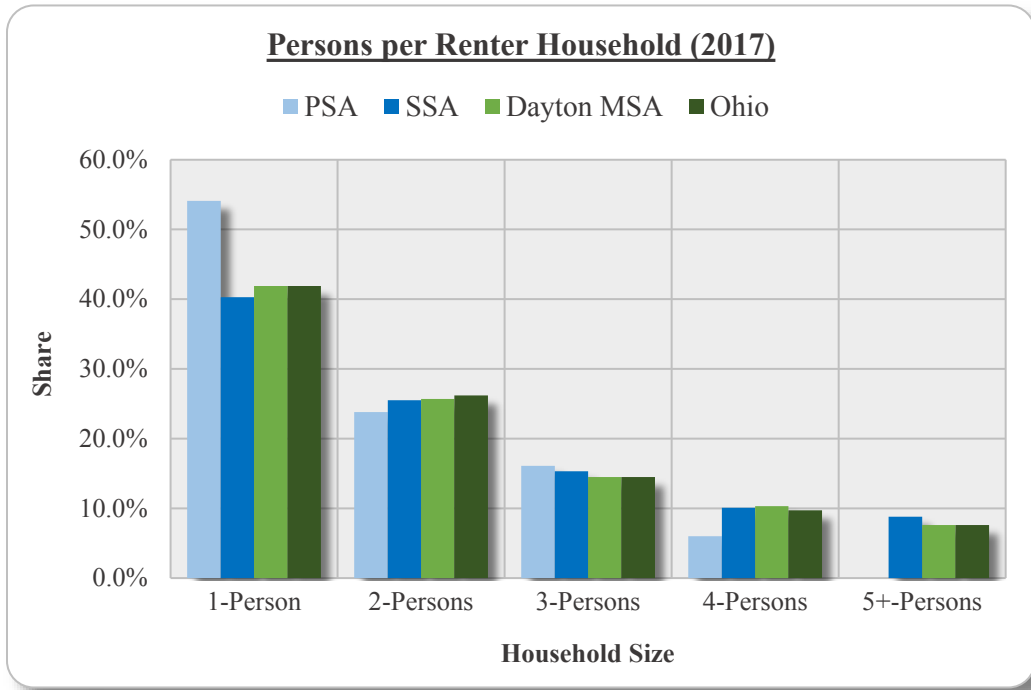
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- In 2017, the largest share (54.1%) of renter households in the PSA consisted of one-person households, while two-person households represented the second largest share (23.8%) of renter households. The one-person share of renter households in the PSA is notably higher than the SSA (40.3%), the Dayton MSA (41.9%), and the state of Ohio (41.9%).
- Larger renter households (four-person or above) in the PSA are not as prevalent as they are in the other selected geographic areas. Four-person or larger renter households represent only 6.0% of all PSA renter households in 2017. This is a significantly lower share than the SSA (18.9%), the Dayton MSA (17.9%), and the state of Ohio (17.3%) of larger renter households in 2017. Four-person or larger renter households in the PSA have declined from 79 in 2010 to 40 in 2017.

- The overall median renter household size was 1.74 persons in the PSA in 2017. The PSA has a smaller median renter household size than the SSA (2.22 persons), the Dayton MSA (2.16 persons), and the state of Ohio (2.15 persons). By 2022, the overall median renter household size is projected to remain unchanged in the PSA.

The following graph compares renter household size shares for 2017:





Owner households by size for selected years are shown on the following table:

		Persons Per Owner Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
PSA	2010	367 (34.2%)	482 (44.9%)	106 (9.9%)	81 (7.5%)	38 (3.5%)	1,073 (100.0%)	2.01
	2017	298 (28.9%)	447 (43.3%)	131 (12.7%)	134 (13.0%)	21 (2.0%)	1,032 (100.0%)	2.16
	2022	303 (28.9%)	454 (43.3%)	134 (12.7%)	136 (13.0%)	21 (2.0%)	1,048 (100.0%)	2.16
SSA	2010	10,728 (24.3%)	17,573 (39.8%)	7,087 (16.0%)	5,775 (13.1%)	3,022 (6.8%)	44,186 (100.0%)	2.38
	2017	11,014 (26.0%)	16,905 (39.8%)	6,532 (15.4%)	4,957 (11.7%)	3,035 (7.1%)	42,444 (100.0%)	2.34
	2022	11,046 (25.9%)	16,954 (39.8%)	6,551 (15.4%)	4,972 (11.7%)	3,043 (7.1%)	42,566 (100.0%)	2.34
Combined (PSA & SSA)	2010	11,098 (24.5%)	18,054 (39.9%)	7,192 (15.9%)	5,857 (12.9%)	3,060 (6.8%)	45,259 (100.0%)	2.38
	2017	11,318 (26.0%)	17,352 (39.9%)	6,661 (15.3%)	5,096 (11.7%)	3,052 (7.0%)	43,479 (100.0%)	2.34
	2022	11,352 (26.0%)	17,405 (39.9%)	6,681 (15.3%)	5,111 (11.7%)	3,061 (7.0%)	43,611 (100.0%)	2.34
Dayton MSA	2010	56,582 (25.1%)	90,382 (40.1%)	32,719 (14.5%)	28,663 (12.7%)	16,990 (7.5%)	225,335 (100.0%)	2.37
	2017	56,804 (26.1%)	85,336 (39.2%)	33,056 (15.2%)	26,010 (12.0%)	16,267 (7.5%)	217,473 (100.0%)	2.35
	2022	57,041 (26.1%)	85,692 (39.2%)	33,194 (15.2%)	26,118 (12.0%)	16,335 (7.5%)	218,380 (100.0%)	2.35
Ohio	2010	729,540 (23.5%)	1,197,130 (38.5%)	489,367 (15.7%)	425,280 (13.7%)	269,728 (8.7%)	3,111,044 (100.0%)	2.46
	2017	729,122 (24.0%)	1,182,047 (38.9%)	470,872 (15.5%)	401,823 (13.2%)	257,945 (8.5%)	3,041,809 (100.0%)	2.43
	2022	735,867 (24.0%)	1,192,982 (38.9%)	475,228 (15.5%)	405,540 (13.2%)	260,332 (8.5%)	3,069,948 (100.0%)	2.43

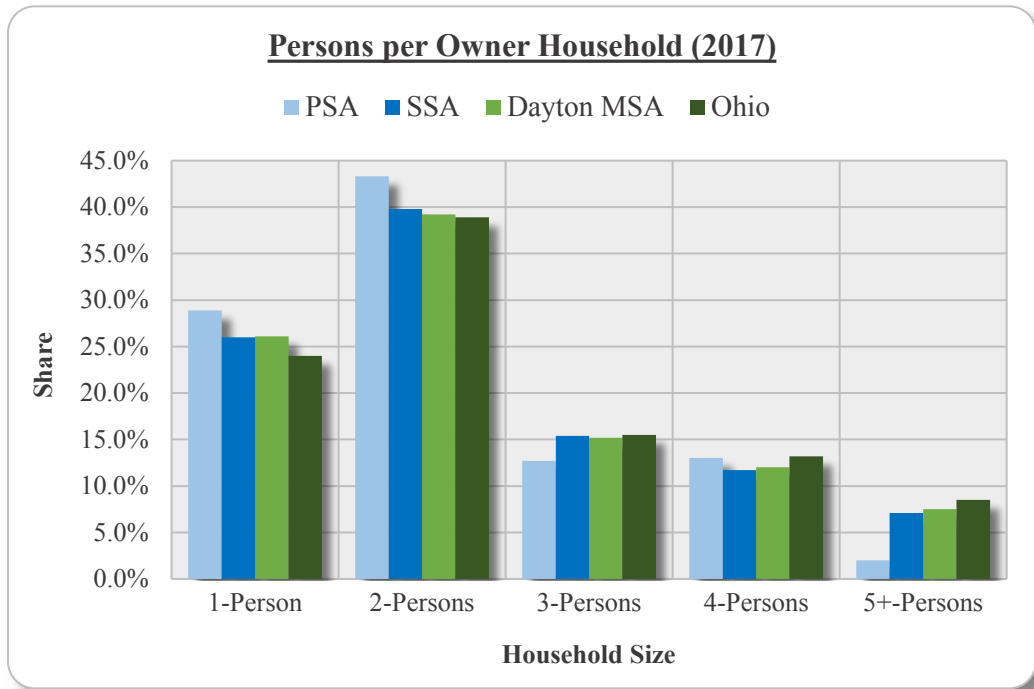
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- Two-person owner households represent the largest share (43.3%) of PSA homeowners, while one-person owner households represent the second largest share (28.9%) in 2017. Combined, One-person and two-person households comprise over two-thirds (72.2%) of all PSA owner households in 2017. This is a much greater share of one- and two-person owner households than the SSA (65.8%), Dayton MSA (65.3%) and Ohio (62.9%). By 2022, it is projected that one-person and two-person owner households in the PSA will increase by 12 in the PSA, while larger owner household sizes are projected to remain essentially unchanged.
- The median owner household size of 2.16 in 2017 is projected to remain unchanged through 2022 for the PSA. This is slightly smaller but comparable to the selected geographies.



The following graph compares owner household size shares for 2017:



The distribution of households by income is illustrated below:

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	172 (10.3%)	207 (12.4%)	178 (10.6%)	215 (12.9%)	275 (16.4%)	211 (12.6%)	209 (12.5%)	206 (12.3%)
	2017	156 (9.2%)	184 (10.8%)	161 (9.5%)	163 (9.6%)	358 (21.0%)	208 (12.2%)	242 (14.2%)	229 (13.5%)
	2022	166 (9.6%)	189 (10.9%)	160 (9.3%)	163 (9.4%)	351 (20.3%)	229 (13.2%)	244 (14.1%)	227 (13.1%)
	Change 2017-2022	10 (6.4%)	5 (2.7%)	-1 (-0.6%)	0 (0.0%)	-7 (-2.0%)	21 (10.1%)	2 (0.8%)	-2 (-0.9%)
SSA	2010	11,069 (15.4%)	8,988 (12.5%)	8,273 (11.5%)	11,822 (16.4%)	14,035 (19.5%)	7,285 (10.1%)	7,187 (10.0%)	3,364 (4.7%)
	2017	10,597 (14.6%)	8,354 (11.5%)	7,619 (10.5%)	10,507 (14.4%)	13,205 (18.1%)	8,516 (11.7%)	8,743 (12.0%)	5,251 (7.2%)
	2022	11,273 (15.4%)	8,374 (11.4%)	7,386 (10.1%)	10,431 (14.3%)	12,791 (17.5%)	8,804 (12.0%)	8,856 (12.1%)	5,274 (7.2%)
	Change 2017-2022	676 (6.4%)	20 (0.2%)	-233 (-3.1%)	-76 (-0.7%)	-414 (-3.1%)	288 (3.4%)	113 (1.3%)	23 (0.4%)

(Continued)

		Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
<b>Combined (PSA &amp; SSA)</b>	2010	11,226 (15.2%)	9,196 (12.5%)	8,450 (11.5%)	12,037 (16.3%)	14,317 (19.4%)	7,497 (10.2%)	7,399 (10.0%)	3,573 (4.8%)
	2017	10,754 (14.4%)	8,538 (11.5%)	7,780 (10.4%)	10,672 (14.3%)	13,562 (18.2%)	8,725 (11.7%)	8,984 (12.1%)	5,480 (7.4%)
	2022	11,449 (15.3%)	8,565 (11.4%)	7,548 (10.1%)	10,608 (14.2%)	13,142 (17.5%)	9,015 (12.0%)	9,092 (12.1%)	5,496 (7.3%)
	Change 2017-2022	695 (6.5%)	27 (0.3%)	-232 (-3.0%)	-64 (-0.6%)	-420 (-3.1%)	290 (3.3%)	108 (1.2%)	16 (0.3%)
<b>Dayton MSA</b>	2010	51,789 (15.1%)	39,169 (11.4%)	38,789 (11.3%)	57,349 (16.7%)	65,658 (19.1%)	36,886 (10.7%)	35,874 (10.4%)	18,458 (5.4%)
	2017	44,291 (12.8%)	37,554 (10.8%)	38,433 (11.1%)	48,822 (14.1%)	63,775 (18.4%)	43,541 (12.5%)	43,602 (12.6%)	27,184 (7.8%)
	2022	47,026 (13.4%)	38,668 (11.1%)	38,063 (10.9%)	49,020 (14.0%)	61,923 (17.7%)	44,140 (12.6%)	43,729 (12.5%)	27,173 (7.8%)
	Change 2017-2022	2,735 (6.2%)	1,114 (3.0%)	-370 (-1.0%)	198 (0.4%)	-1,852 (-2.9%)	599 (1.4%)	127 (0.3%)	-11 (0.0%)
<b>Ohio</b>	2010	701,327 (15.2%)	566,765 (12.3%)	518,843 (11.3%)	721,820 (15.7%)	885,931 (19.2%)	496,534 (10.8%)	466,926 (10.1%)	245,271 (5.3%)
	2017	586,421 (12.5%)	501,107 (10.7%)	499,125 (10.6%)	655,781 (14.0%)	869,080 (18.5%)	586,788 (12.5%)	612,470 (13.0%)	389,709 (8.3%)
	2022	644,939 (13.6%)	540,443 (11.4%)	512,009 (10.8%)	653,769 (13.7%)	840,912 (17.7%)	578,987 (12.2%)	601,424 (12.6%)	386,143 (8.1%)
	Change 2017-2022	58,518 (10.0%)	39,336 (7.8%)	12,884 (2.6%)	-2,012 (-0.3%)	-28,168 (-3.2%)	-7,801 (-1.3%)	-11,046 (-1.8%)	-3,566 (-0.9%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2010, the largest share (16.4%) of households in the PSA had incomes between \$50,000 and \$74,999. In 2017, the share of households in this income band has increased to 21.0%. Nearly two-thirds (60.9%) of the households in the PSA have incomes of \$50,000 and higher within the PSA in 2017. This higher income segment has increased by 136 between 2010 and 2017, representing an increase of 15.1%. It is projected that the number of households making \$75,000 or more will increase by 21 (10.1%) between 2017 and 2022.
- The SSA has a notably larger share (51.0%) of its households earning less than \$50,000 in 2017 than the PSA (39.1%). Meanwhile, the number of households making less than \$50,000 in the PSA has declined by 108, (14.0%) between 2010 and 2017. The number of these lower-income households in the PSA are projected to slightly decline by 14 (2.1%) over the next five years.

Median household income for selected years is shown in the following table:

	Median Household Income		
	2010 Census	2017 Estimated	% Change 2010-2017
<b>PSA</b>	\$55,864	\$63,024	12.8%
<b>SSA</b>	\$44,746	\$49,028	9.6%
<b>Combined (PSA &amp; SSA)</b>	\$44,939	\$49,302	9.7%
<b>Dayton MSA</b>	\$46,048	\$51,764	12.4%
<b>Ohio</b>	\$45,697	\$53,101	16.2%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA had an estimated median household income of \$55,864 in 2010. Median household income in the PSA increased to \$63,024 (12.8%) in 2017. It is projected that median household income will continue to increase within the PSA, to \$63,283 (0.4%) in 2022.
- Note that the PSA median household income increase of 12.8% between 2010 and 2017 was significantly greater than the SSA (9.6%) and the Dayton MSA (12.4%) but slightly slower than the state of Ohio (16.2%).

The distribution of *renter* households by income is illustrated below:

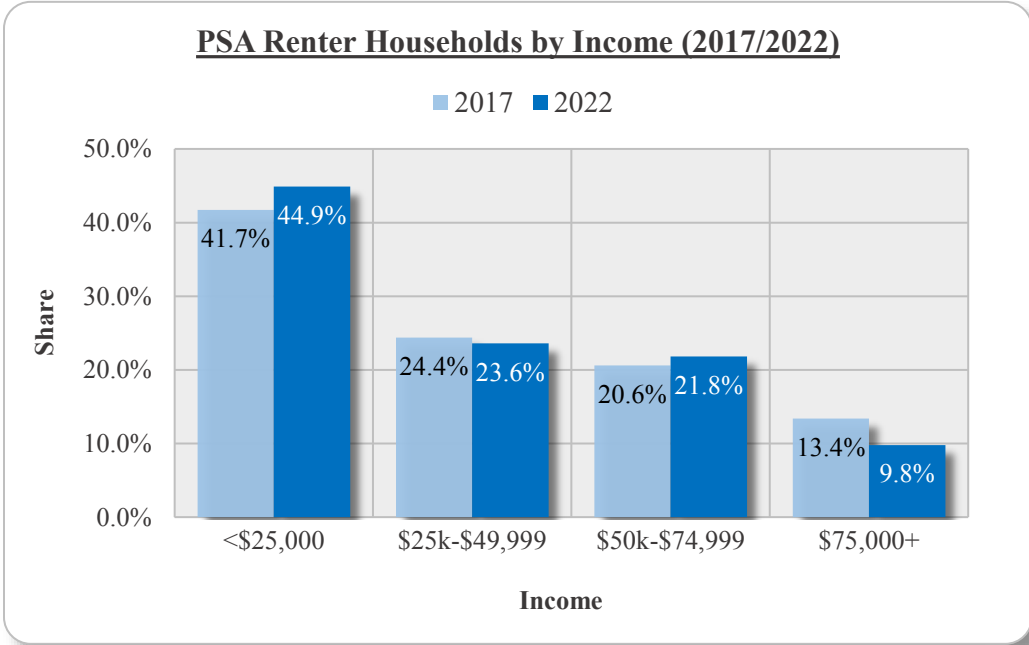
		Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
<b>PSA</b>	2010	110 (18.3%)	138 (23.0%)	82 (13.6%)	101 (16.9%)	101 (16.9%)	20 (3.4%)	19 (3.1%)	29 (4.8%)
	2017	136 (20.4%)	143 (21.3%)	107 (16.0%)	56 (8.4%)	138 (20.6%)	20 (3.0%)	16 (2.4%)	53 (8.0%)
	2022	153 (22.8%)	148 (22.1%)	125 (18.7%)	33 (4.9%)	146 (21.8%)	14 (2.1%)	10 (1.5%)	41 (6.2%)
	Change 2017-2022	17 (12.2%)	5 (3.7%)	18 (16.9%)	-23 (-41.8%)	9 (6.5%)	-6 (-28.8%)	-6 (-38.6%)	-12 (-22.4%)
<b>SSA</b>	2010	8,589 (30.9%)	5,333 (19.2%)	3,730 (13.4%)	4,233 (15.2%)	3,289 (11.8%)	1,513 (5.4%)	939 (3.4%)	211 (0.8%)
	2017	8,318 (27.4%)	4,916 (16.2%)	3,913 (12.9%)	4,608 (15.2%)	4,473 (14.7%)	2,226 (7.3%)	1,444 (4.8%)	449 (1.5%)
	2022	8,514 (27.7%)	4,382 (14.3%)	3,628 (11.8%)	4,577 (14.9%)	4,737 (15.4%)	2,531 (8.2%)	1,810 (5.9%)	556 (1.8%)
	Change 2017-2022	196 (2.4%)	-534 (-10.9%)	-285 (-7.3%)	-31 (-0.7%)	264 (5.9%)	305 (13.7%)	365 (25.3%)	106 (23.7%)
<b>Combined (PSA &amp; SSA)</b>	2010	8,687 (30.5%)	5,477 (19.3%)	3,813 (13.4%)	4,329 (15.2%)	3,402 (12.0%)	1,540 (5.4%)	956 (3.4%)	232 (0.8%)
	2017	8,461 (27.3%)	5,060 (16.3%)	4,015 (12.9%)	4,665 (15.0%)	4,605 (14.8%)	2,261 (7.3%)	1,452 (4.7%)	498 (1.6%)
	2022	8,699 (27.7%)	4,531 (14.4%)	3,744 (11.9%)	4,618 (14.7%)	4,876 (15.5%)	2,558 (8.1%)	1,794 (5.7%)	596 (1.9%)
	Change 2017-2022	238 (2.8%)	-529 (-10.5%)	-271 (-6.8%)	-47 (-1.0%)	271 (5.9%)	297 (13.1%)	343 (23.6%)	98 (19.8%)
<b>Dayton MSA</b>	2010	37,433 (31.6%)	20,206 (17.0%)	17,189 (14.5%)	18,953 (16.0%)	14,678 (12.4%)	6,070 (5.1%)	3,241 (2.7%)	868 (0.7%)
	2017	33,043 (25.5%)	21,636 (16.7%)	19,169 (14.8%)	20,014 (15.4%)	18,621 (14.4%)	9,544 (7.4%)	5,221 (4.0%)	2,481 (1.9%)
	2022	34,097 (25.9%)	21,270 (16.1%)	18,222 (13.8%)	20,229 (15.4%)	18,454 (14.0%)	10,555 (8.0%)	5,573 (4.2%)	3,381 (2.6%)
	Change 2017-2022	1,054 (3.2%)	-366 (-1.7%)	-947 (-4.9%)	214 (1.1%)	-166 (-0.9%)	1,011 (10.6%)	352 (6.7%)	900 (36.3%)
<b>Ohio</b>	2010	470,888 (31.6%)	277,673 (18.6%)	209,550 (14.0%)	229,019 (15.3%)	191,137 (12.8%)	66,036 (4.4%)	35,596 (2.4%)	12,472 (0.8%)
	2017	425,021 (25.6%)	281,243 (17.0%)	237,356 (14.3%)	253,576 (15.3%)	251,604 (15.2%)	112,108 (6.8%)	68,613 (4.1%)	29,153 (1.8%)
	2022	453,001 (26.8%)	290,855 (17.2%)	231,719 (13.7%)	242,128 (14.3%)	246,805 (14.6%)	118,693 (7.0%)	73,557 (4.4%)	33,860 (2.0%)
	Change 2017-2022	27,981 (6.6%)	9,612 (3.4%)	-5,637 (-2.4%)	-11,448 (-4.5%)	-4,799 (-1.9%)	6,585 (5.9%)	4,944 (7.2%)	4,707 (16.1%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

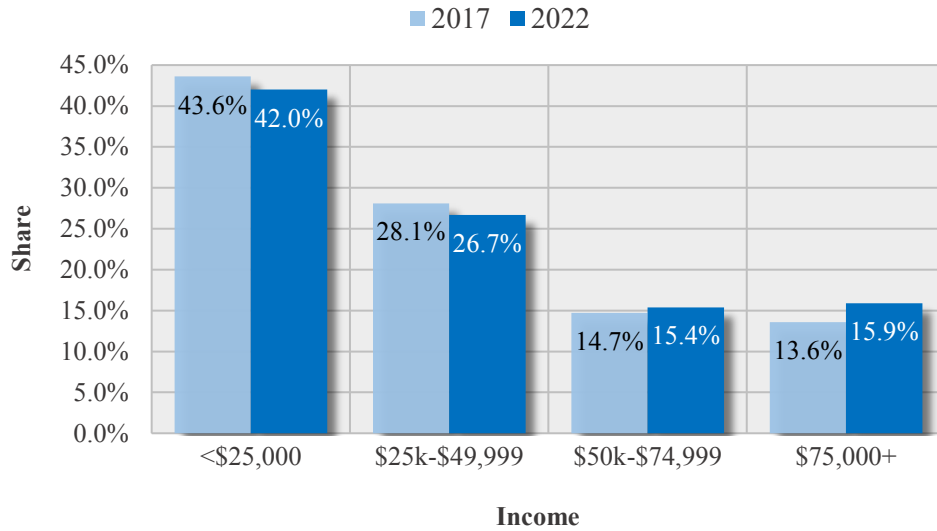
Noteworthy observations from the preceding table include:

- In 2017, the largest number of *renter* households (143) in the PSA had incomes between \$15,000 and \$24,999. This figure represents 21.3% of all renter households in the PSA. The next largest number of renter households (138) made between \$50,000 and \$74,999, which represented a 20.6% share of all renter households. The number of renter households making less than \$15,000 is also notable at 136, representing 20.4% of renter households. Overall, the number of renter households making less than \$50,000 in the PSA represents 66.1% of all renter households, while those making above \$50,000 represent 33.9% of all renter households.
- The number of renter households by income level within the PSA is projected to change between 2017 and 2022. The greatest change in renter households will be a 23 (41.8%) household decrease among households making between \$35,000 and \$49,999. The most significant increase in renter households between 2017 and 2022 is projected to occur within the \$25,000 to \$34,999 income range, which is projected to increase by 18 (16.9%) households and among those make below \$15,000, which are projected to increase by 17 (12.2%). These shifts in the number of renter households by income are attributed to a variety of factors such as seniors retiring and experiencing reductions in income, increases in household incomes through marriage, and household income growth.

The following graphs compare *renter* household income shares for 2017 and 2022:



### SSA Renter Households by Income (2017/2022)



The distribution of *owner* households by income is included below:

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	62 (5.8%)	69 (6.4%)	96 (9.0%)	114 (10.6%)	174 (16.2%)	191 (17.8%)	190 (17.7%)	177 (16.5%)
	2017	20 (1.9%)	41 (4.0%)	54 (5.2%)	107 (10.4%)	220 (21.4%)	188 (18.2%)	226 (21.9%)	176 (17.0%)
	2022	13 (1.2%)	41 (3.9%)	35 (3.3%)	130 (12.4%)	205 (19.5%)	215 (20.5%)	234 (22.4%)	175 (16.7%)
	Change 2017-2022	-7 (-33.8%)	0 (-0.8%)	-19 (-35.5%)	23 (22.0%)	-16 (-7.2%)	27 (14.2%)	8 (3.6%)	0 (-0.2%)
SSA	2010	2,480 (5.6%)	3,655 (8.3%)	4,543 (10.3%)	7,589 (17.2%)	10,746 (24.3%)	5,772 (13.1%)	6,248 (14.1%)	3,153 (7.1%)
	2017	2,279 (5.4%)	3,438 (8.1%)	3,706 (8.7%)	5,899 (13.9%)	8,732 (20.6%)	6,290 (14.8%)	7,299 (17.2%)	4,802 (11.3%)
	2022	2,759 (6.5%)	3,992 (9.4%)	3,758 (8.8%)	5,854 (13.8%)	8,054 (18.9%)	6,273 (14.7%)	7,046 (16.6%)	4,830 (11.3%)
	Change 2017-2022	480 (21.0%)	554 (16.1%)	52 (1.4%)	-45 (-0.8%)	-678 (-7.8%)	-17 (-0.3%)	-252 (-3.5%)	29 (0.6%)
Combined (PSA & SSA)	2010	2,539 (5.6%)	3,719 (8.2%)	4,637 (10.2%)	7,708 (17.0%)	10,915 (24.1%)	5,957 (13.2%)	6,443 (14.2%)	3,341 (7.4%)
	2017	2,293 (5.3%)	3,478 (8.0%)	3,765 (8.7%)	6,007 (13.8%)	8,957 (20.6%)	6,464 (14.9%)	7,532 (17.3%)	4,982 (11.5%)
	2022	2,750 (6.3%)	4,034 (9.3%)	3,804 (8.7%)	5,990 (13.7%)	8,266 (19.0%)	6,457 (14.8%)	7,298 (16.7%)	5,013 (11.5%)
	Change 2017-2022	457 (19.9%)	556 (16.0%)	39 (1.0%)	-17 (-0.3%)	-691 (-7.7%)	-7 (-0.1%)	-235 (-3.1%)	30 (0.6%)

(Continued)

		Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
Dayton MSA	2010	14,356 (6.4%)	18,963 (8.4%)	21,600 (9.6%)	38,396 (17.0%)	50,980 (22.6%)	30,816 (13.7%)	32,633 (14.5%)	17,590 (7.8%)
	2017	11,248 (5.2%)	15,918 (7.3%)	19,264 (8.9%)	28,808 (13.2%)	45,154 (20.8%)	33,997 (15.6%)	38,381 (17.6%)	24,703 (11.4%)
	2022	12,929 (5.9%)	17,398 (8.0%)	19,841 (9.1%)	28,791 (13.2%)	43,469 (19.9%)	33,585 (15.4%)	38,156 (17.5%)	24,212 (11.1%)
	Change 2017-2022	1,681 (14.9%)	1,480 (9.3%)	577 (3.0%)	-16 (-0.1%)	-1,686 (-3.7%)	-412 (-1.2%)	-225 (-0.6%)	-491 (-2.0%)
Ohio	2010	230,439 (7.4%)	289,092 (9.3%)	309,293 (9.9%)	492,801 (15.8%)	694,794 (22.3%)	430,498 (13.8%)	431,330 (13.9%)	232,799 (7.5%)
	2017	161,400 (5.3%)	219,864 (7.2%)	261,769 (8.6%)	402,205 (13.2%)	617,476 (20.3%)	474,680 (15.6%)	543,857 (17.9%)	360,556 (11.9%)
	2022	191,938 (6.3%)	249,588 (8.1%)	280,290 (9.1%)	411,641 (13.4%)	594,107 (19.4%)	460,294 (15.0%)	527,867 (17.2%)	354,224 (11.5%)
	Change 2017-2022	30,537 (18.9%)	29,724 (13.5%)	18,521 (7.1%)	9,436 (2.3%)	-23,369 (-3.8%)	-14,386 (-3.0%)	-15,990 (-2.9%)	-6,333 (-1.8%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

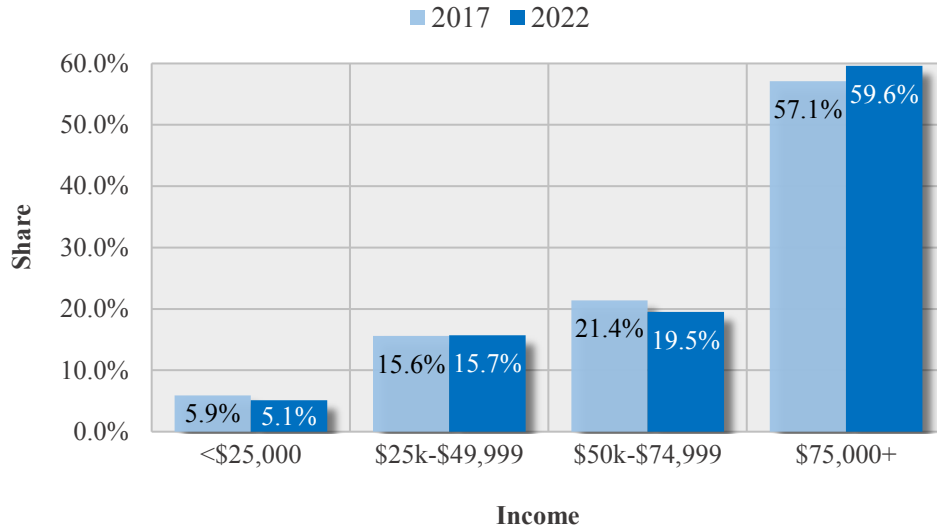
Noteworthy observations from the preceding table include:

- The largest share of owner households in the PSA is among those making between \$100,000 and \$149,999 (21.9%) in 2017, followed closely by those earning between \$50,000 and \$74,999 (21.4%). Combined, nearly four fifths (78.5%) of owner households in the PSA earned \$50,000 or more in 2017.
- The most significant change in owner households within the PSA between 2017 and 2022 is projected to occur within the \$75,000 to \$99,999 income level. Households within this income level are projected to increase by 27 (14.2%) over the next five years. A notable increase is expected to occur among households making between \$35,000 and \$49,999, increasing by 23 (22.0%) households over the next five years.
- Within the SSA (area surrounding the PSA), the greatest growth between 2017 and 2022 is projected to occur among owner households making below \$25,000. Most of the projected decline is expected to occur among those making between \$50,000 and \$149,999.

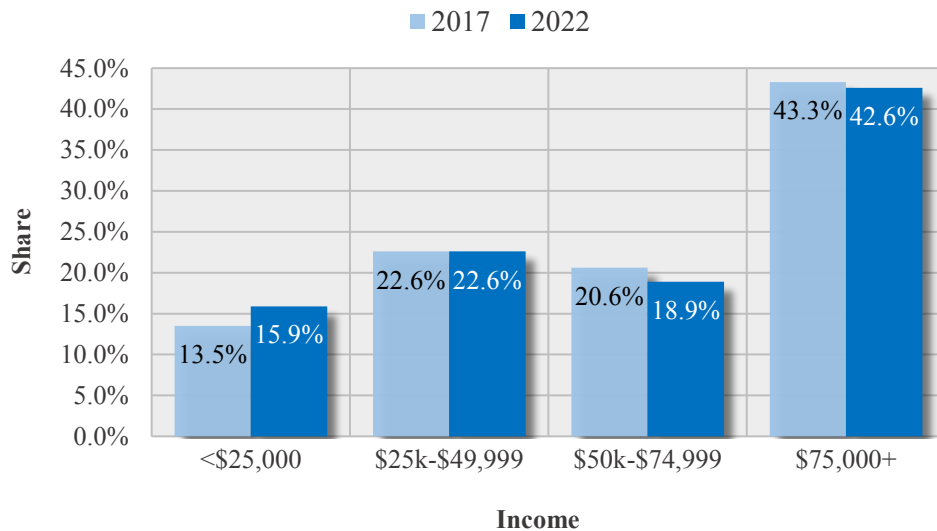


The following graphs compare *owner* household income shares for 2017 and 2022:

**PSA Owner Households by Income (2017/2022)**



**SSA Owner Households by Income (2017/2022)**



The following table shows the distribution of *senior (age 55+) renter* households by income:

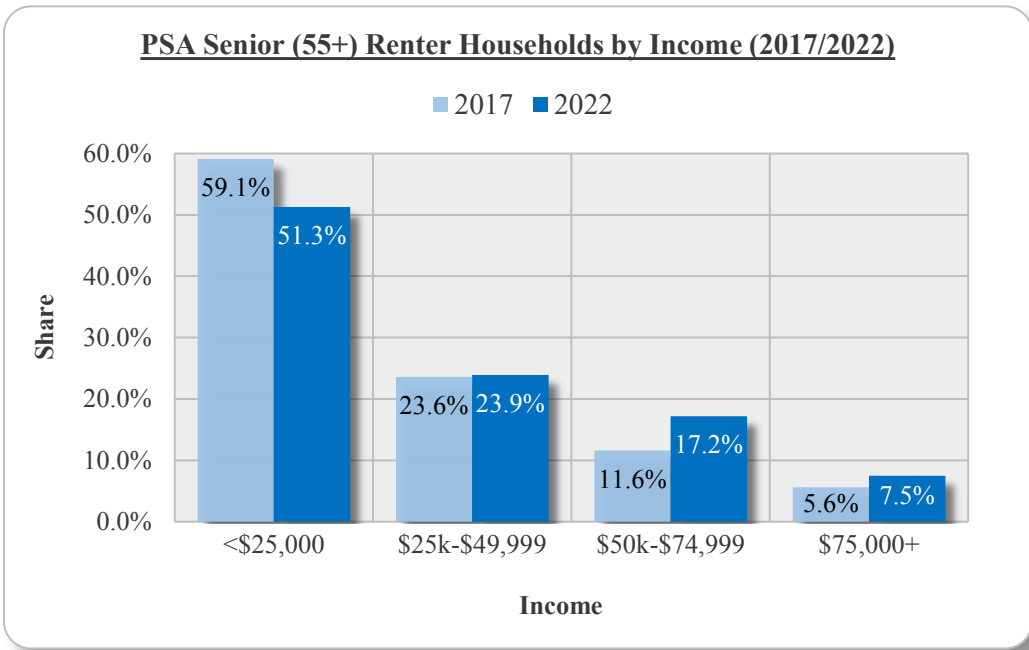
		Age 55+ Renter Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	46 (20.7%)	80 (36.1%)	27 (12.1%)	28 (12.8%)	25 (11.3%)	2 (1.1%)	3 (1.3%)	10 (4.6%)
	2017	90 (28.9%)	94 (30.2%)	60 (19.2%)	14 (4.4%)	36 (11.6%)	3 (0.8%)	2 (0.6%)	13 (4.2%)
	2022	103 (25.7%)	102 (25.6%)	82 (20.5%)	13 (3.4%)	68 (17.2%)	5 (1.2%)	3 (0.8%)	22 (5.5%)
	Change 2017-2022	13 (14.1%)	8 (8.6%)	22 (36.8%)	0 (-2.9%)	32 (88.5%)	2 (88.7%)	1 (62.8%)	9 (69.4%)
SSA	2010	2,922 (42.8%)	1,682 (24.6%)	888 (13.0%)	625 (9.2%)	400 (5.9%)	184 (2.7%)	95 (1.4%)	35 (0.5%)
	2017	3,092 (39.0%)	1,730 (21.8%)	1,080 (13.6%)	925 (11.7%)	611 (7.7%)	274 (3.5%)	165 (2.1%)	53 (0.7%)
	2022	2,910 (36.7%)	1,409 (17.8%)	1,020 (12.9%)	1,010 (12.7%)	817 (10.3%)	422 (5.3%)	276 (3.5%)	64 (0.8%)
	Change 2017-2022	-183 (-5.9%)	-321 (-18.6%)	-60 (-5.6%)	85 (9.2%)	206 (33.8%)	148 (53.9%)	111 (67.5%)	11 (21.0%)
Combined (PSA & SSA)	2010	2,971 (42.1%)	1,758 (24.9%)	918 (13.0%)	649 (9.2%)	424 (6.0%)	190 (2.7%)	99 (1.4%)	40 (0.6%)
	2017	3,185 (38.7%)	1,817 (22.1%)	1,131 (13.7%)	943 (11.5%)	643 (7.8%)	282 (3.4%)	168 (2.0%)	61 (0.7%)
	2022	3,026 (36.6%)	1,497 (18.1%)	1,079 (13.0%)	1,026 (12.4%)	863 (10.4%)	432 (5.2%)	276 (3.3%)	72 (0.9%)
	Change 2017-2022	-159 (-5.0%)	-321 (-17.7%)	-52 (-4.6%)	83 (8.8%)	220 (34.2%)	150 (53.0%)	108 (64.2%)	11 (18.4%)
Dayton MSA	2010	13,592 (43.3%)	6,614 (21.1%)	4,384 (14.0%)	3,340 (10.6%)	2,016 (6.4%)	836 (2.7%)	453 (1.4%)	176 (0.6%)
	2017	13,608 (34.8%)	8,953 (22.9%)	5,871 (15.0%)	4,890 (12.5%)	3,057 (7.8%)	1,504 (3.8%)	820 (2.1%)	452 (1.2%)
	2022	13,890 (34.1%)	8,861 (21.7%)	5,608 (13.8%)	5,272 (12.9%)	3,401 (8.3%)	2,049 (5.0%)	1,034 (2.5%)	650 (1.6%)
	Change 2017-2022	283 (2.1%)	-92 (-1.0%)	-263 (-4.5%)	382 (7.8%)	344 (11.2%)	545 (36.2%)	214 (26.1%)	198 (43.7%)
Ohio	2010	168,136 (41.7%)	95,276 (23.6%)	53,082 (13.2%)	43,841 (10.9%)	27,386 (6.8%)	8,467 (2.1%)	4,533 (1.1%)	2,165 (0.5%)
	2017	177,534 (34.6%)	118,818 (23.2%)	73,653 (14.4%)	63,594 (12.4%)	45,567 (8.9%)	17,739 (3.5%)	10,588 (2.1%)	4,876 (1.0%)
	2022	193,570 (36.0%)	128,461 (23.9%)	72,620 (13.5%)	58,620 (10.9%)	46,341 (8.6%)	19,953 (3.7%)	11,882 (2.2%)	5,599 (1.0%)
	Change 2017-2022	16,036 (9.0%)	9,643 (8.1%)	-1,033 (-1.4%)	-4,974 (-7.8%)	774 (1.7%)	2,214 (12.5%)	1,293 (12.2%)	722 (14.8%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

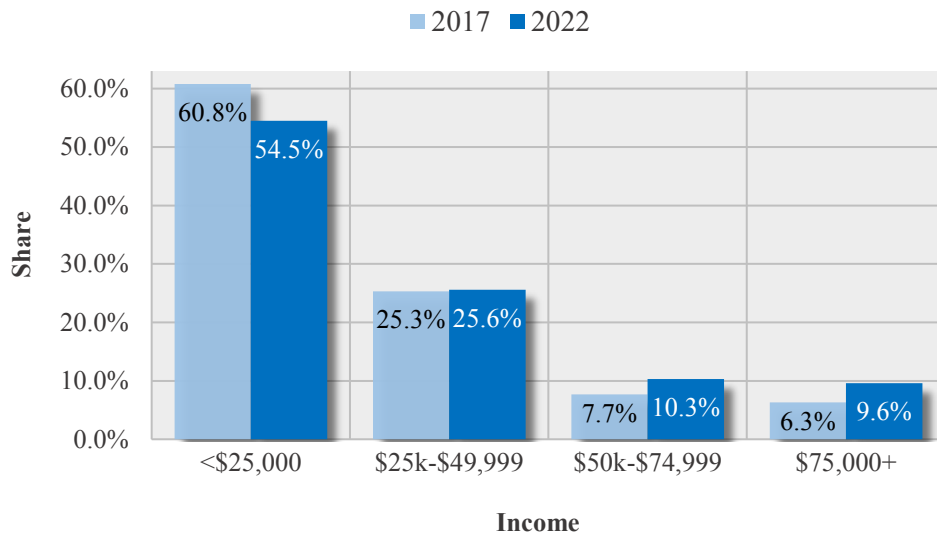
Noteworthy observations from the preceding table include:

- In 2017, the largest share of PSA senior renter households (age 55+) are earning between \$15,000 and \$24,999 per year (30.2%), with the second largest share among those making less than \$15,000 (28.9%). Overall, senior renter households making less than \$25,000 a year represented more than half (59.1%) of all senior renter households in the PSA. In fact, the number of senior renter households making less than \$50,000 a year represent 78.3% of all senior renter households. As such, affordable rentals for seniors are an important part of the local housing market.
- All senior renter household income segments are projected to increase or remain stable between 2017 and 2022. The greatest increase is projected to occur among senior renters making between \$50,000 and \$74,999, which are projected to increase by 32 households or 88.5% over the next five years. A notable increase is also projected to occur among senior renters making between \$25,000 and \$34,999 annually, which are projected to increase by 22 (36.8%) over the next five years.
- Most of the growth within the surrounding SSA is projected to occur among senior renters making between \$50,000 and \$149,999 over the next five years. This senior income group is projected to increase by 465 (44.3%) between 2017 and 2022.

The following graphs compare senior *renter* household income shares for 2017 and 2022:



**SSA Senior (55+) Renter Households by Income (2017/2022)**



The distribution of *senior (age 55+) owner* households by income are below:

		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
PSA	2010	62 (9.0%)	69 (9.9%)	91 (13.1%)	90 (12.9%)	119 (17.1%)	89 (12.7%)	77 (11.1%)	98 (14.1%)
	2017	19 (2.7%)	40 (5.6%)	51 (7.2%)	84 (11.9%)	169 (23.8%)	110 (15.6%)	125 (17.6%)	111 (15.6%)
	2022	10 (1.6%)	34 (5.2%)	27 (4.2%)	84 (12.9%)	136 (20.9%)	121 (18.6%)	132 (20.2%)	107 (16.4%)
	Change 2017-2022	-9 (-45.3%)	-6 (-15.3%)	-24 (-46.8%)	-1 (-0.7%)	-33 (-19.6%)	11 (9.7%)	7 (5.4%)	-4 (-3.7%)
SSA	2010	1,991 (8.4%)	2,903 (12.2%)	3,237 (13.6%)	4,320 (18.1%)	5,197 (21.8%)	2,504 (10.5%)	2,224 (9.3%)	1,462 (6.1%)
	2017	1,947 (7.5%)	2,928 (11.3%)	2,927 (11.3%)	4,094 (15.8%)	5,078 (19.6%)	3,291 (12.7%)	3,400 (13.1%)	2,224 (8.6%)
	2022	2,278 (8.4%)	3,267 (12.0%)	2,882 (10.6%)	4,026 (14.8%)	4,949 (18.2%)	3,684 (13.5%)	3,705 (13.6%)	2,443 (9.0%)
	Change 2017-2022	332 (17.0%)	339 (11.6%)	-45 (-1.5%)	-68 (-1.7%)	-129 (-2.5%)	393 (12.0%)	305 (9.0%)	219 (9.8%)
Combined (PSA & SSA)	2010	2,048 (8.3%)	2,976 (12.1%)	3,324 (13.5%)	4,413 (18.0%)	5,317 (21.7%)	2,588 (10.5%)	2,302 (9.4%)	1,566 (6.4%)
	2017	1,963 (7.4%)	2,974 (11.2%)	2,987 (11.2%)	4,175 (15.7%)	5,250 (19.7%)	3,396 (12.8%)	3,523 (13.2%)	2,341 (8.8%)
	2022	2,275 (8.1%)	3,313 (11.9%)	2,929 (10.5%)	4,112 (14.7%)	5,111 (18.3%)	3,796 (13.6%)	3,834 (13.7%)	2,561 (9.2%)
	Change 2017-2022	312 (15.9%)	340 (11.4%)	-58 (-1.9%)	-63 (-1.5%)	-139 (-2.6%)	400 (11.8%)	311 (8.8%)	220 (9.4%)

(Continued)

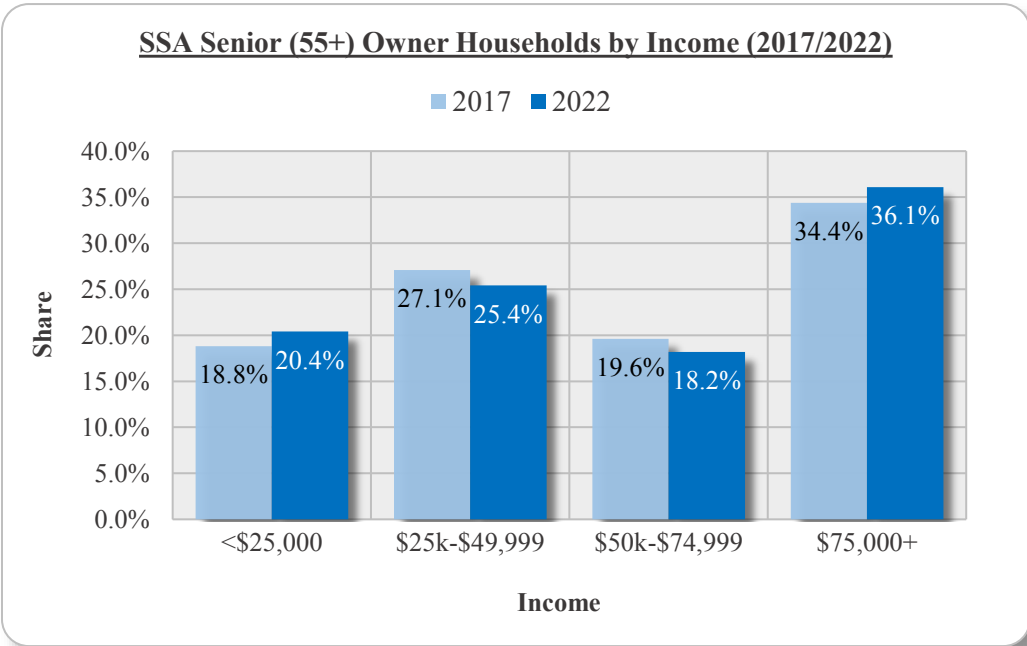
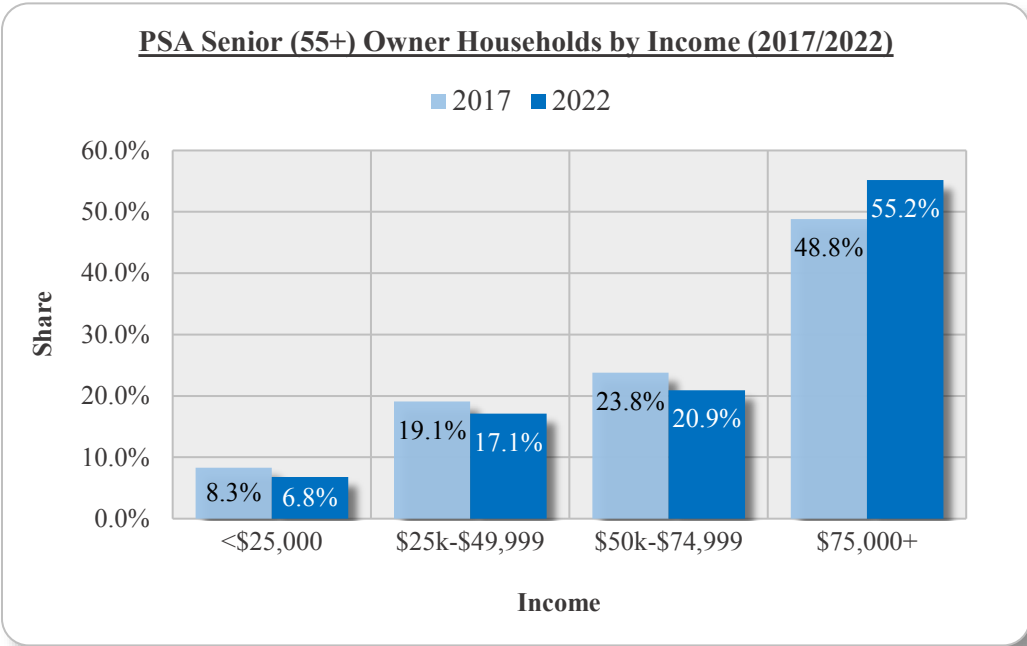
		Age 55+ Owner Households by Income							
		<\$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000+
<b>Dayton MSA</b>	2010	11,134 (9.5%)	14,477 (12.4%)	14,550 (12.5%)	21,194 (18.2%)	22,615 (19.4%)	12,307 (10.5%)	12,367 (10.6%)	8,023 (6.9%)
	2017	9,241 (7.3%)	13,340 (10.5%)	14,526 (11.4%)	19,385 (15.3%)	24,262 (19.1%)	16,729 (13.2%)	17,738 (14.0%)	11,869 (9.3%)
	2022	10,473 (7.8%)	14,492 (10.8%)	14,697 (11.0%)	19,417 (14.5%)	24,207 (18.1%)	18,351 (13.7%)	19,271 (14.4%)	12,817 (9.6%)
	Change 2017-2022	1,231 (13.3%)	1,152 (8.6%)	171 (1.2%)	32 (0.2%)	-55 (-0.2%)	1,622 (9.7%)	1,533 (8.6%)	948 (8.0%)
<b>Ohio</b>	2010	170,044 (11.1%)	212,676 (13.8%)	194,999 (12.7%)	263,504 (17.2%)	294,721 (19.2%)	158,000 (10.3%)	148,956 (9.7%)	92,801 (6.0%)
	2017	128,947 (7.6%)	179,175 (10.5%)	189,430 (11.1%)	259,678 (15.3%)	326,822 (19.2%)	222,439 (13.1%)	237,599 (14.0%)	155,654 (9.2%)
	2022	156,117 (8.7%)	208,628 (11.6%)	206,161 (11.4%)	264,589 (14.7%)	327,319 (18.1%)	232,185 (12.9%)	245,536 (13.6%)	163,360 (9.1%)
	Change 2017-2022	27,170 (21.1%)	29,453 (16.4%)	16,731 (8.8%)	4,911 (1.9%)	497 (0.2%)	9,746 (4.4%)	7,938 (3.3%)	7,707 (5.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The largest share (23.8%) of PSA senior homeowners in 2017 is among those making between \$50,000 and \$74,999 annually, followed by those senior homeowners earning between \$100,000 and \$149,999 (17.6%). Overall, the majority (72.6%) of senior owner households earn \$50,000 or more annually.
- The greatest growth of PSA senior owner households between 2017 and 2022 will occur among households earning between \$75,000 and \$99,999, which are projected to increase by 11 (9.7%). Some notable growth is also projected to occur among households with incomes between \$100,000 and \$149,999, which are projected to increase by 7 (5.4%) households.
- Within the SSA, it is projected that the greatest growth over the next five years will occur among senior homeowners with incomes between \$75,000 and \$99,999 (393 households, or 12.0%). Notable growth is also projected to occur among households with incomes below \$25,000 and above \$100,000.

The following graphs compare senior *owner* household income shares for 2017 and 2022.



### 3. Demographic Theme Maps

The following demographic theme maps for the study areas are presented after this page:

- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55 + years)
- Younger Adult Population Share (20 to 34 years)
- Population Density
- Population by Race

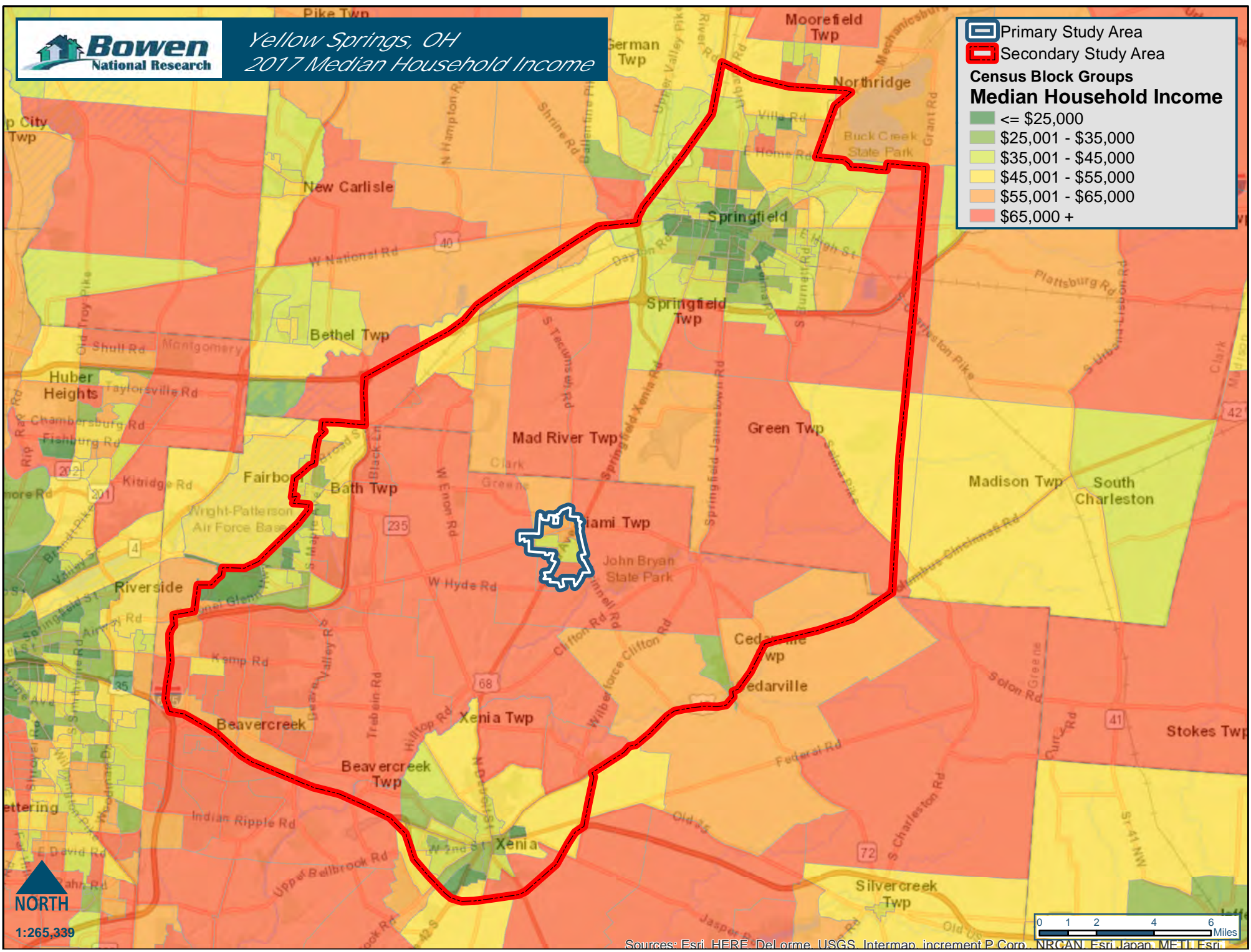
The demographic data used in these maps is based on US Census, ACS and ESRI data sets.



*Yellow Springs, OH*  
*2017 Median Household Income*

Primary Study Area  
 Secondary Study Area  
**Census Block Groups**  
**Median Household Income**

- <= \$25,000
- \$25,001 - \$35,000
- \$35,001 - \$45,000
- \$45,001 - \$55,000
- \$55,001 - \$65,000
- \$65,000 +



NORTH  
1:265,339



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri



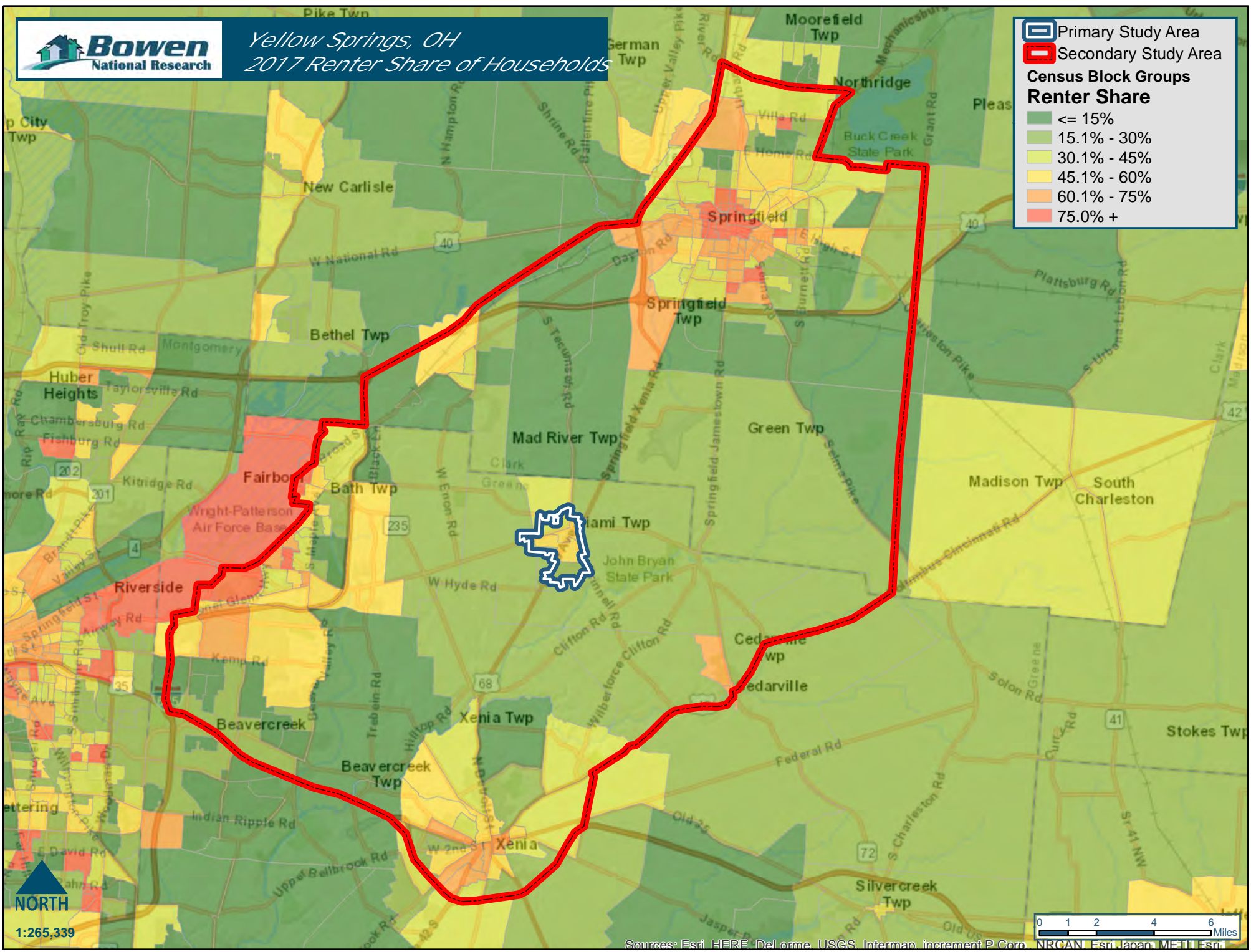


*Yellow Springs, OH*  
*2017 Renter Share of Households*

Primary Study Area  
 Secondary Study Area

**Census Block Groups**  
**Renter Share**

- <= 15%
- 15.1% - 30%
- 30.1% - 45%
- 45.1% - 60%
- 60.1% - 75%
- 75.0% +



1:265,339

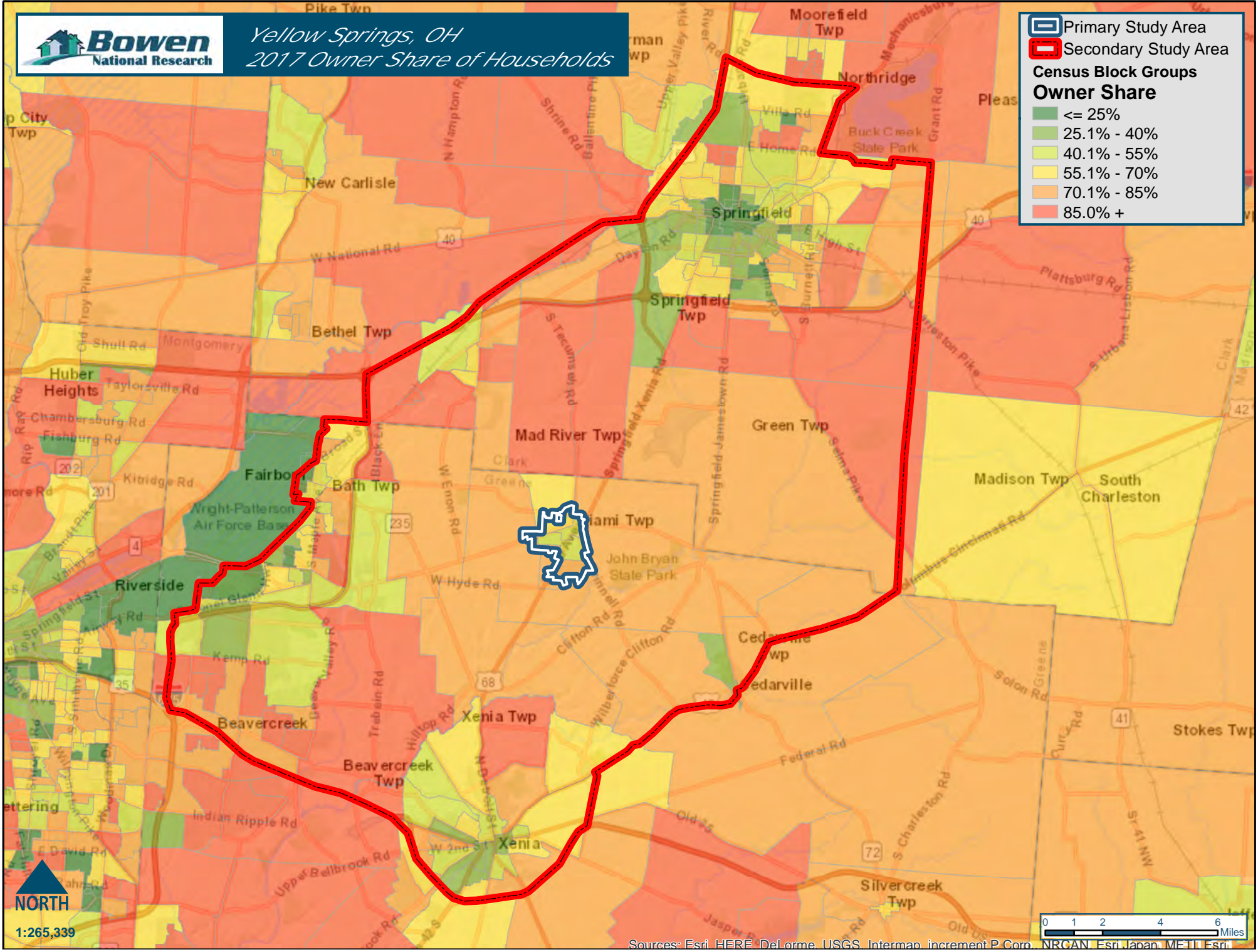


*Yellow Springs, OH*  
*2017 Owner Share of Households*

Primary Study Area  
 Secondary Study Area

**Census Block Groups  
Owner Share**

- <= 25%
- 25.1% - 40%
- 40.1% - 55%
- 55.1% - 70%
- 70.1% - 85%
- 85.0% +



NORTH  
1:265,339



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri

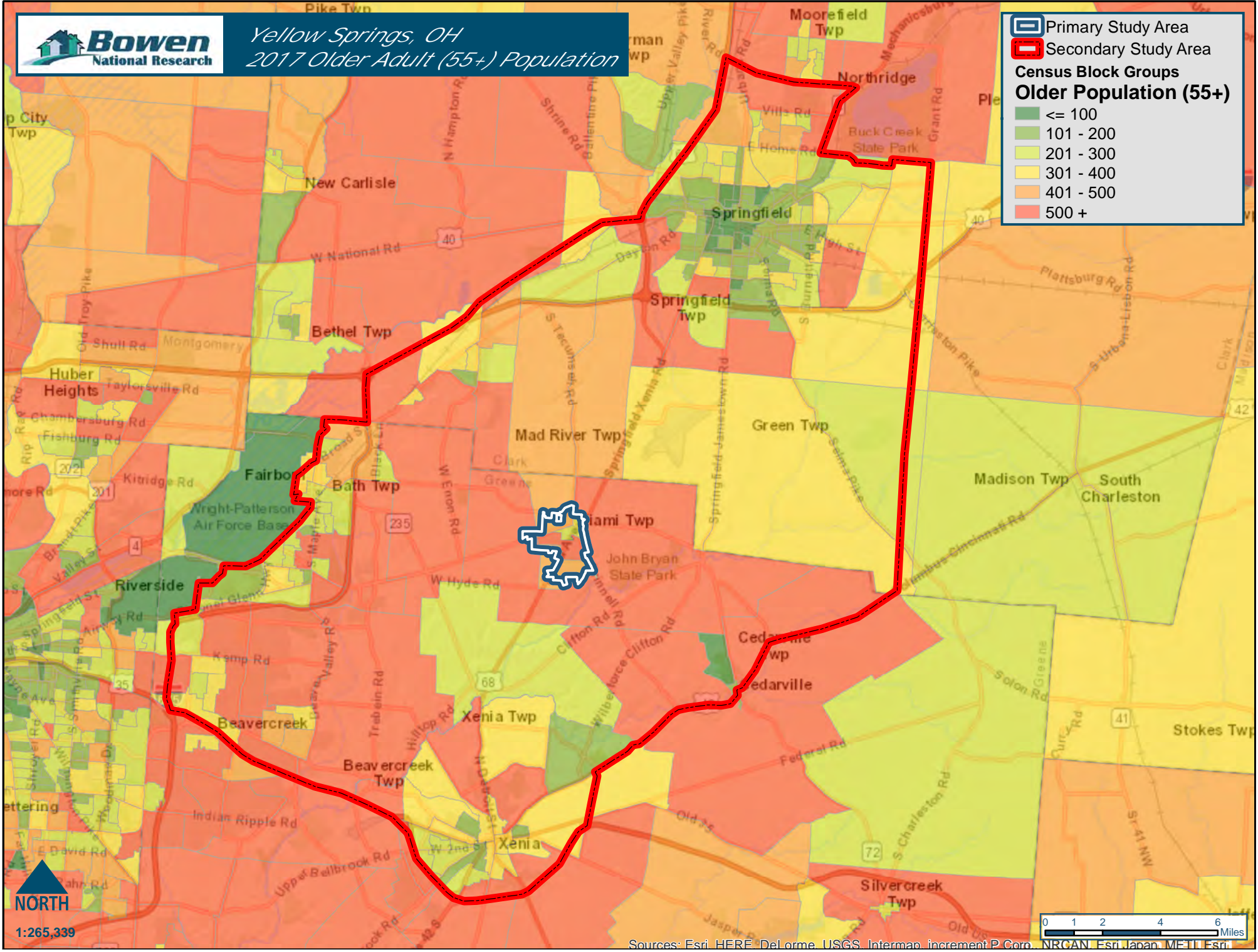


*Yellow Springs, OH*  
*2017 Older Adult (55+) Population*

Primary Study Area  
 Secondary Study Area

**Census Block Groups  
Older Population (55+)**

- <= 100
- 101 - 200
- 201 - 300
- 301 - 400
- 401 - 500
- 500 +



NORTH  
1:265,339



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri

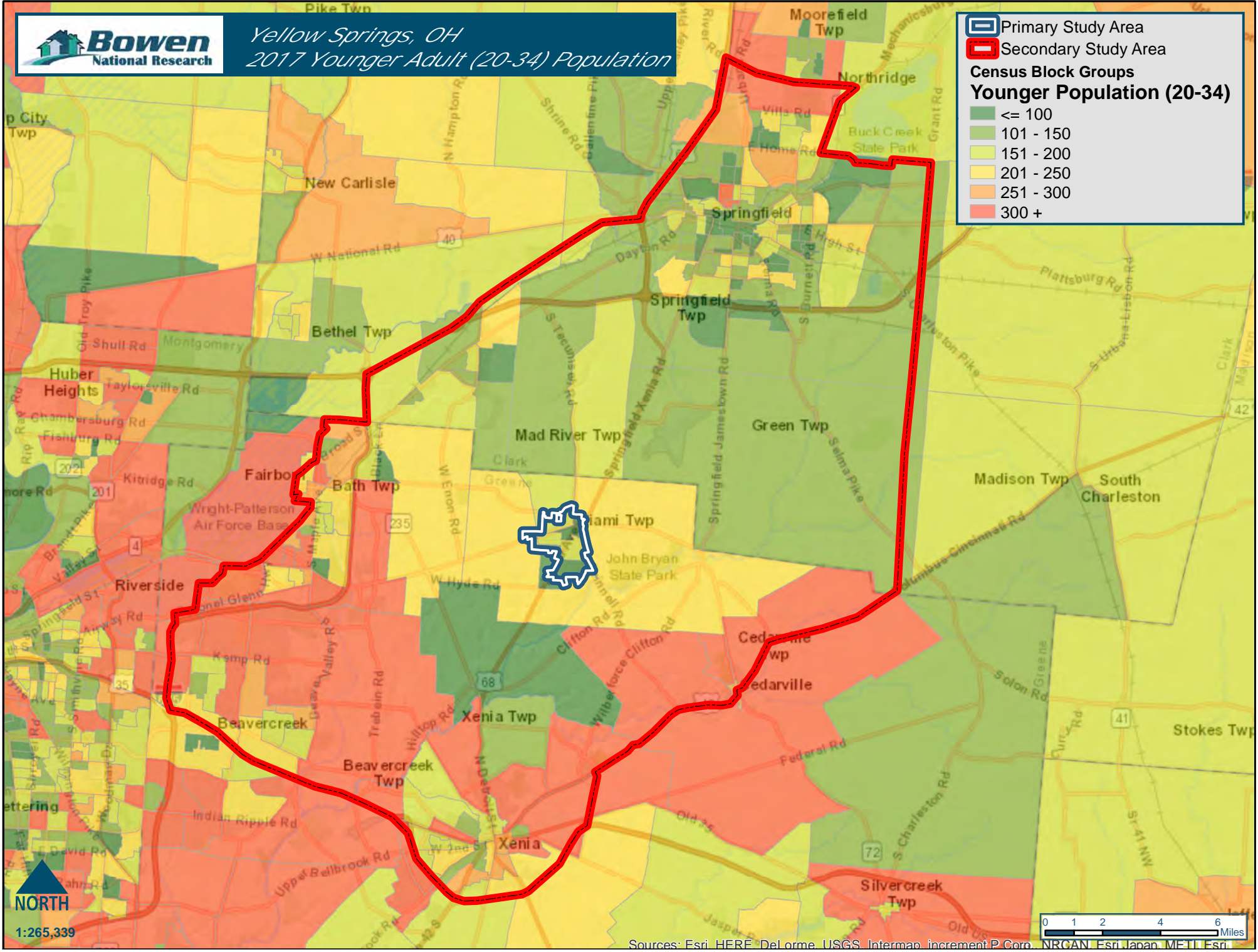


*Yellow Springs, OH  
2017 Younger Adult (20-34) Population*

Primary Study Area  
 Secondary Study Area

**Census Block Groups  
Younger Population (20-34)**

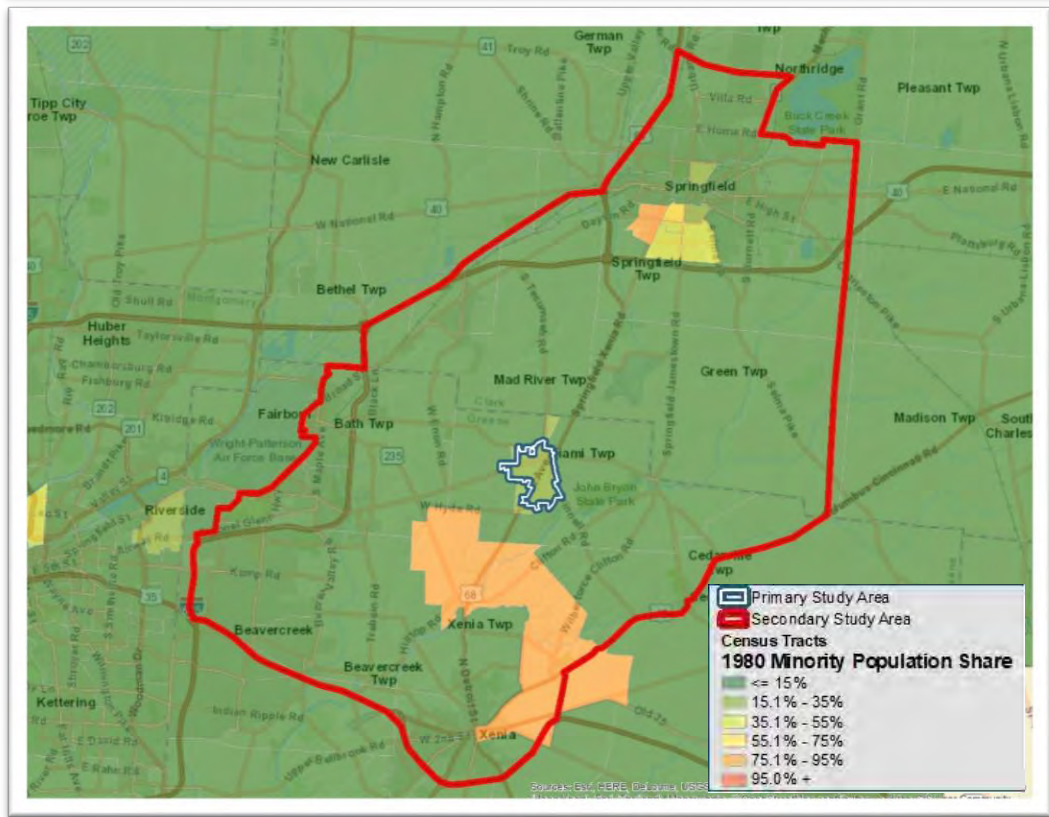
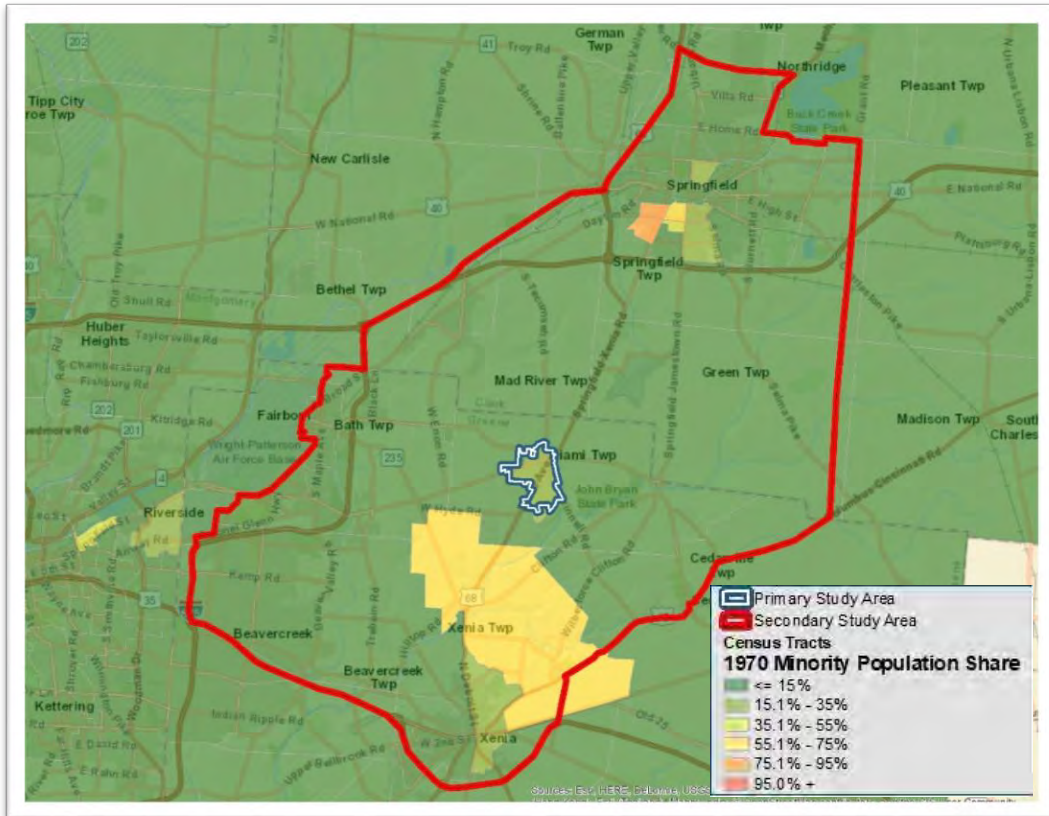
- <= 100
- 101 - 150
- 151 - 200
- 201 - 250
- 251 - 300
- 300 +

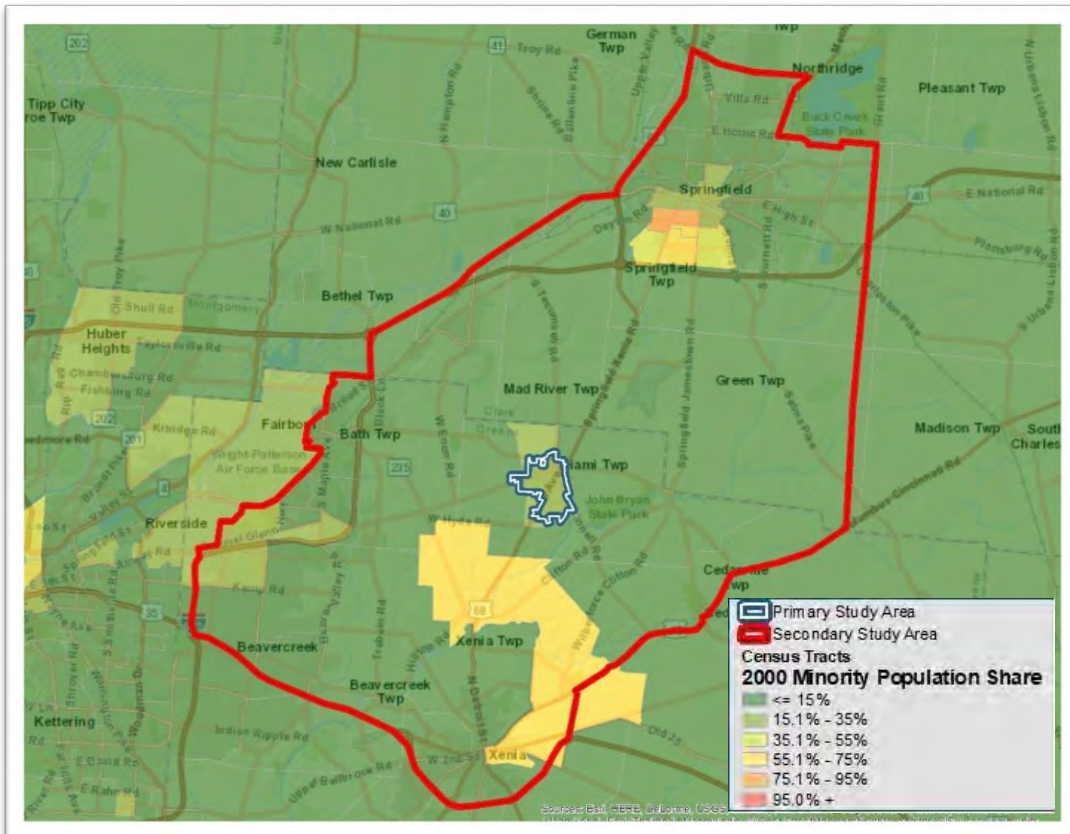
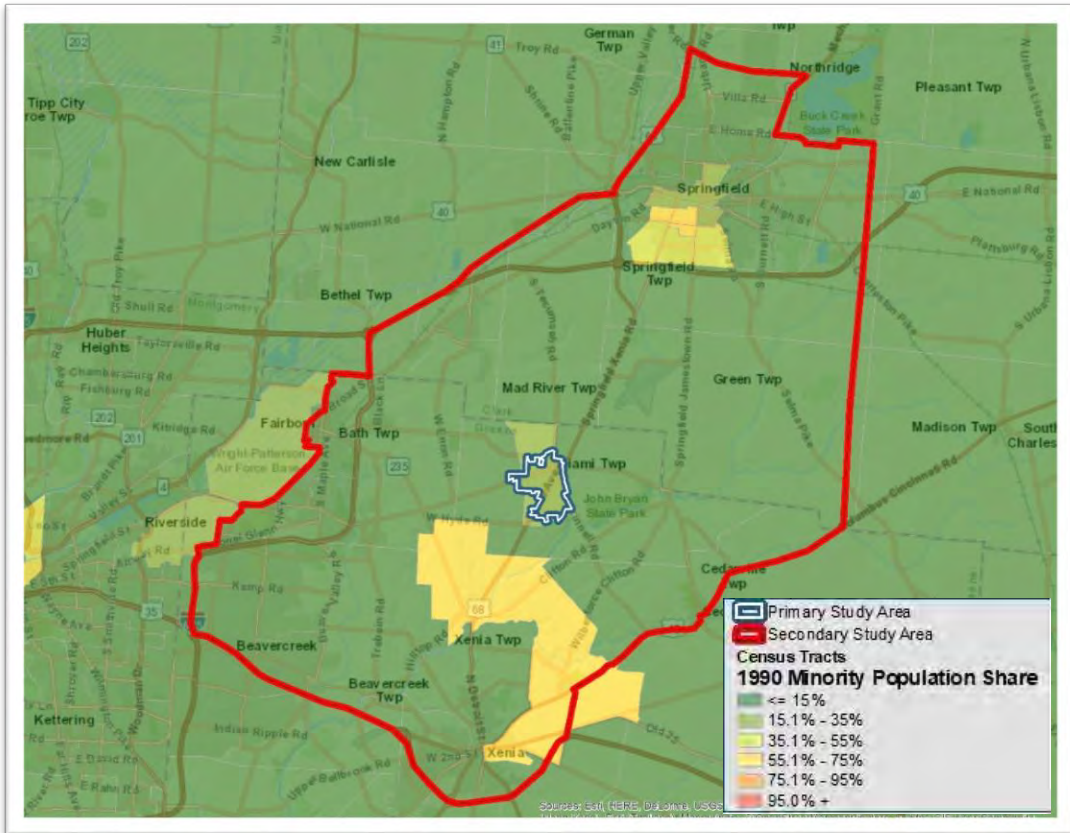


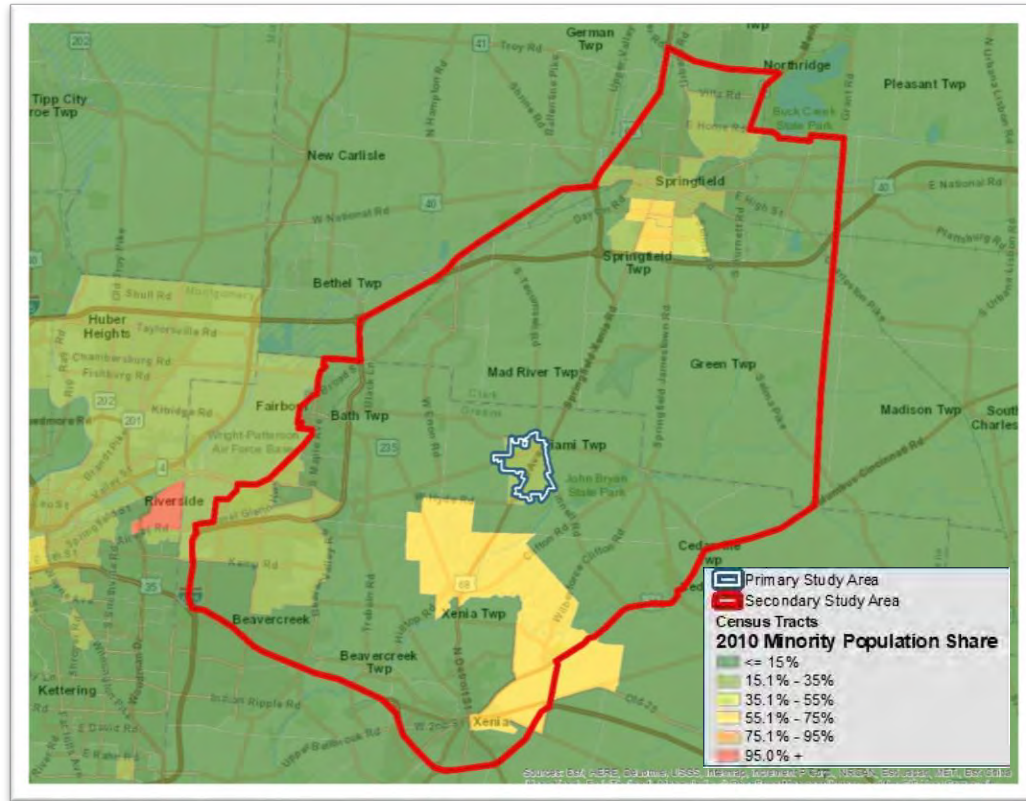
NORTH  
1:265,339



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri







#### 4. Summary

This demographic analysis focuses on the Primary Study Area (PSA), which consists of Yellow Springs. Additional focus is also placed on the Secondary Study Area (SSA), which reflects communities surrounding Yellow Springs. This section also presents demographic data for Dayton MSA and the state of Ohio, in order to make comparisons between Yellow Springs and related geographic areas.

The PSA (Yellow Springs) experienced positive population and household growth between 2010 and 2017. During the past seven years, the PSA's population increased by 38 (1.1%), while the number of households increased by 28 (1.7%). These growth rates were faster than the SSA (surrounding region) and the Dayton MSA, but slightly slower than the state of Ohio. Between 2017 and 2022, it is projected that the PSA population and number of households will continue to increase, with the population projected to increase by 47 (1.3%) and the number of households are projected to increase by 26 (1.5%). In addition to this growth, it is projected that there will be shifts of household income segments, housing tenure (renter vs. owner), household age groups and other key demographic characteristics, which are highlighted below. It is important to note that these projections assume no major changes occur such as large shifts in the employment base, no new large-scale housing is developed, and no notable incentives to encourage economic or residential development activities are introduced over the next five years.

The following highlights key demographic trends and characteristics of the PSA.

- ***Yellow Springs has a Large Base of Older Adults*** - In 2017, the PSA had a median age of 50.1, while the SSA has a median age of 37.3 and the Dayton MSA has a median age of 40.3. The largest share (14.1%) of people currently (2017) in the PSA is among those between the ages of 55 and 64, while the total population ages 55 and older represent nearly one-half (43.4%) of the PSA population.
- ***The Greatest Projected Household Growth is Expected to Occur Among Seniors and Millennials*** - The greatest change in the number of PSA households by age between 2017 and 2022 will be among households ages 65 to 74, which are projected to increase by 56 (16.4%). It is projected that senior households ages 75 and older will increase by 37 (13.5%) over the next five years. Notable household growth within the PSA is also projected to occur among the householders between the ages 25 and 34, increasing by 40 or by 22.5%.
- ***Most Households in Yellow Springs Consists of Smaller Household Sizes***- The average *renter* household size currently (2017) within the PSA is 1.74, which is smaller than the average renter household sizes of the SSA (2.22 persons), Dayton MSA (2.13) and the state of Ohio (2.15). It is worth noting that there are only 40 renter households in the PSA with four or more persons, which represent only 6.0% of the renter household base. This is a much lower share than the SSA (18.9%), the Dayton MSA (17.9%), and the state of Ohio (17.3%). The average household size of *homeowners* in the PSA is 2.16, which is below the average homeowner household sizes of the SSA (2.34), Dayton MSA (2.35) and Ohio (2.43).
- ***Yellow Springs has a High Share of Educated Persons*** – The adult population with at least a high school diploma in the PSA is 98.3%, which is much higher than the surrounding SSA (88.7%), the Dayton MSA (90.5%) and the state of Ohio (90.0%). Approximately two-thirds (66.1%) of PSA residents have some type of college degree, which is significantly higher than the other selected geographic areas. Because of the higher education attainment levels of Yellow Springs residents, many households have higher earning potential than their surrounding counterparts.
- ***The Yellow Springs Household Base is Stable, as Few People Move Annually*** - The share of population in the PSA moving within a given year is 12.4%, which is lower than the shares for the SSA (18.3%), the Dayton MSA (17.5%), and the state of Ohio (14.7%). Therefore, it appears that once people move into Yellow Springs, they typically stay in the same residence for a while.



- ***Households in Yellow Springs Generally have Higher Incomes than the Surrounding Area, Yet Many Children in Yellow Springs Live in Poverty*** – The estimated median household income level of PSA residents in 2017 is \$63,024, representing a 12.8% increase over 2010. This median household income level is well above the SSA (\$49,028), the Dayton MSA (\$51,764), and Ohio (\$53,101). Despite the higher average household income of the PSA, nearly one-quarter (24.1%) of children in the PSA live in poverty.
- ***The Yellow Springs Renter Household Base is Primarily Comprised of Households Making Less than \$50,000 Annually, the Base of Households is Projected to Grow*** - Over 40% of *renter* households in the PSA make less than \$25,000 annually, while nearly two-thirds (66.1%) of renters earn less than \$50,000 a year. A notable share (20.6%) of renter households earns between \$50,000 and \$74,999. The greatest growth over the next five years in the PSA is projected to occur among households making less than \$35,000 annually, which is projected to increase by 40 households by 2022.
- ***While a Large Majority of Owner Households in Yellow Springs earn above \$50,000 annually, Projected Growth is Expected among Both Low- and High-Income Households*** - Nearly four-fifths (78.5%) of owner-occupied households earn \$50,000 or more within the PSA. The two household income segments that are expected to experience the greatest increase between 2017 and 2022 among households with incomes between \$75,000 and \$99,999 (27, 14.2%) and between \$35,000 and \$49,999 (23, 22.0%).

Based on the preceding demographic trends, it is evident that the PSA has a high share of low-income *renter* households and high-income *owner* households. It appears that the greatest increase in *renter* households over the next five years will be among those making less than \$35,000 annually, while *homeownership* growth will occur among both lower and higher income households. Smaller household sizes (one- or two-person households) dominate this market and are expected to remain prominent for the foreseeable future. The PSA has a high share of households that are age 55 and older. This older adult segment, as well as millennials (generally ages 25 to 34) are expected to experience the greatest growth through 2022. Housing priorities within the PSA should focus on these changing and growing demographic segments.

## V. Economic Analysis

### A. Introduction

The need for housing within a given geographic area is influenced by the number of households choosing to live there. Although the number of households within the PSA (Yellow Springs) and SSA (surrounding areas) at any given time is a function of many factors, one of the primary reasons for residency is job availability. In this section, the area workforce and employment are examined. The Primary Study Area's (PSA) relationship with the Secondary Study Area (SSA), which includes both Greene and Clark Counties, is examined in this section. In some cases, data for the Dayton Metropolitan Statistical Area (MSA) was also provided and analyzed.

In Section B below, an overview of the area's workforce is provided through several overall metrics: employment by industry, wages by occupation, total employment, unemployment rates and in-place employment trends. When available, PSA employment data is evaluated in detail and compared statistically with the SSA and county (Greene and Clark) and Dayton MSA data. This includes an evaluation of employment by industry, employment base and growth trends, unemployment rate trends, largest employers, new and expanding employers, and both contracting and closing businesses. In some cases, where data is limited to areas no smaller than a county, data for Greene and Clark Counties is presented and compared with Ohio and the United States. Finally, in Section C, conclusions of economic conditions and trends are provided, along with our opinion as to how employment factors will influence future housing needs within the PSA.

### B. Workforce Analysis

While the PSA (Yellow Springs) has an employment base of approximately 2,179 people working within the town limits, the PSA economy and population is greatly influenced by the surrounding area's economy and employment sectors. Given the proximity and convenient access to employment within areas adjacent to or near Yellow Springs, it is important to understand the type of employment that is in the SSA. The following evaluates key economic metrics within the various study areas considered in this report. It should be noted that based on the availability of various economic data metrics, some information is presented only for the selected geographic areas.

## Employment by Industry

The distribution of employment by industry sector in the PSA, SSA, Combined (PSA & SSA), Dayton MSA, and the state of Ohio is distributed as follows (see following page for continuation of the table):

NAICS Group	Employment by Industry					
	PSA		SSA		Combined (PSA & SSA)	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.1%	172	0.2%	174	0.2%
Mining	0	0.0%	11	0.0%	11	0.0%
Utilities	0	0.0%	40	0.0%	40	0.0%
Construction	39	1.8%	2,812	3.3%	2,851	3.2%
Manufacturing	705	32.4%	5,982	7.0%	6,688	7.6%
Wholesale Trade	47	2.2%	3,453	4.0%	3,500	4.0%
Retail Trade	237	10.9%	15,154	17.6%	15,391	17.5%
Transportation & Warehousing	14	0.6%	1,508	1.8%	1,522	1.7%
Information	98	4.5%	1,302	1.5%	1,400	1.6%
Finance & Insurance	29	1.3%	2,183	2.5%	2,213	2.5%
Real Estate & Rental & Leasing	8	0.4%	1,512	1.8%	1,521	1.7%
Professional, Scientific & Technical Services	54	2.5%	4,323	5.0%	4,377	5.0%
Management of Companies & Enterprises	0	0.0%	32	0.0%	32	0.0%
Administrative, Support, Waste Management & Remediation Services	26	1.2%	1,934	2.2%	1,960	2.2%
Educational Services	214	9.8%	6,333	7.4%	6,547	7.4%
Health Care & Social Assistance	239	11.0%	13,763	16.0%	14,002	15.9%
Arts, Entertainment & Recreation	13	0.6%	998	1.2%	1,011	1.1%
Accommodation & Food Services	170	7.8%	9,961	11.6%	10,131	11.5%
Other Services (Except Public Administration)	74	3.4%	7,042	8.2%	7,116	8.1%
Public Administration	202	9.3%	7,399	8.6%	7,601	8.6%
Non-classifiable	8	0.4%	92	0.1%	101	0.1%
Total	2,179	100.0%	86,006	100.0%	88,189	100.0%

\*Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

E.P.E. - Average Employees Per Establishment

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within the PSA or SSA. These employees, however, are included in our labor force calculations because their places of employment are located within the PSA or SSA.

NAICS Group	Employment by Industry			
	Dayton MSA		Ohio	
	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	640	0.1%	13,865	0.2%
Mining	291	0.1%	9,910	0.2%
Utilities	879	0.2%	27,468	0.4%
Construction	17,046	3.8%	242,158	3.8%
Manufacturing	53,514	12.0%	766,327	12.1%
Wholesale Trade	17,117	3.8%	275,158	4.4%
Retail Trade	60,912	13.7%	795,583	12.6%
Transportation & Warehousing	11,277	2.5%	153,860	2.4%
Information	12,671	2.8%	138,956	2.2%
Finance & Insurance	11,739	2.6%	221,644	3.5%
Real Estate & Rental & Leasing	10,500	2.4%	124,133	2.0%
Professional, Scientific & Technical Services	22,698	5.1%	385,852	6.1%
Management of Companies & Enterprises	56	0.0%	14,833	0.2%
Administrative, Support, Waste Management & Remediation Services	10,067	2.3%	156,513	2.5%
Educational Services	34,860	7.8%	537,102	8.5%
Health Care & Social Assistance	77,095	17.3%	1,065,891	16.9%
Arts, Entertainment & Recreation	8,183	1.8%	120,643	1.9%
Accommodation & Food Services	38,980	8.7%	513,491	8.1%
Other Services (Except Public Administration)	24,606	5.5%	328,137	5.2%
Public Administration	30,823	6.9%	405,883	6.4%
Non-classifiable	1,714	0.4%	12,592	0.2%
Total	445,668	100.0%	6,309,999	100.0%

\*Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

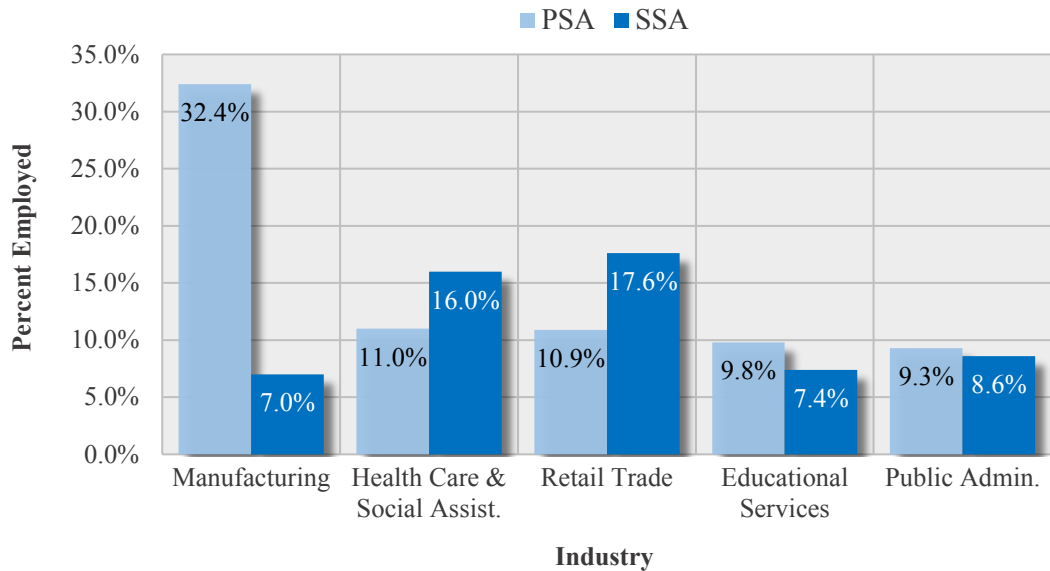
E.P.E. - Average Employees Per Establishment

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within the PSA or SSA. These employees, however, are included in our labor force calculations because their places of employment are located within the PSA or SSA.

The labor force within the PSA (Yellow Springs) is based primarily in five sectors. Manufacturing (32.4%), Health Care & Social Assistance (11.0%), Retail Trade (10.9%), Educational Services (9.8%), and Public Administration (9.3%). Combined, these five job sectors represent nearly three-fourths (73.4%) of the PSA's employment base. Note that the industry with the largest share of employment by job sector in the PSA (Manufacturing) is not similarly represented (7.0%) within the SSA. As expected, the surrounding areas that comprise the SSA have a more balanced and diverse base of employed persons.

The following graph illustrates the distribution of employment by job sector for the five largest employment sectors in the PSA compared to the SSA by the share they represent of their overall respective markets.

**PSA Top 5 Employment by Industry vs SSA**



The largest disparity between the PSA (Yellow Springs) compared to the SSA (surrounding areas) by employment sector is within Manufacturing, with 32.4% of all PSA jobs located in this sector compared to 7.0% of all SSA jobs.

Typical wages by job category for the Dayton Metropolitan Statistical Area (MSA) are compared with those of Ohio in the following table:

Typical Wage by Occupation Type		
Occupation Type	Dayton MSA	Ohio
Management Occupations	\$106,670	\$107,060
Business and Financial Occupations	\$71,470	\$67,400
Computer and Mathematical Occupations	\$79,200	\$79,290
Architecture and Engineering Occupations	\$86,090	\$76,770
Community and Social Service Occupations	\$45,680	\$44,150
Art, Design, Entertainment and Sports Medicine Occupations	\$48,110	\$45,120
Healthcare Practitioners and Technical Occupations	\$76,100	\$74,200
Healthcare Support Occupations	\$28,980	\$27,740
Protective Service Occupations	\$42,740	\$42,520
Food Preparation and Serving Related Occupations	\$22,320	\$22,150
Building and Grounds Cleaning and Maintenance Occupations	\$27,340	\$26,880
Personal Care and Service Occupations	\$24,670	\$25,070
Sales and Related Occupations	\$36,550	\$39,390
Office and Administrative Support Occupations	\$34,930	\$35,300
Construction and Extraction Occupations	\$46,570	\$47,730
Installation, Maintenance and Repair Occupations	\$42,480	\$44,630
Production Occupations	\$36,560	\$37,700
Transportation and Moving Occupations	\$31,590	\$33,570

Source: U.S. Department of Labor, Bureau of Statistics

Most annual blue-collar salaries range from \$22,320 to \$48,110 within the Dayton MSA. White-collar jobs, such as those related to professional positions, management and medicine, have an average salary of \$83,906. It is important to note that most occupational types within the Dayton MSA have typical wages that are comparable to the State of Ohio's typical wages.

Employment Base and Unemployment Rates

The following tables were generated from the U.S. Department of Labor, Bureau of Labor Statistics and reflect employment trends of the county in which the site is located.

Excluding 2017, the employment base has increased by 2.8% over the past five years in Greene County, equal to the Ohio state increase of 2.8%. Total employment reflects the number of employed persons who live within the county.

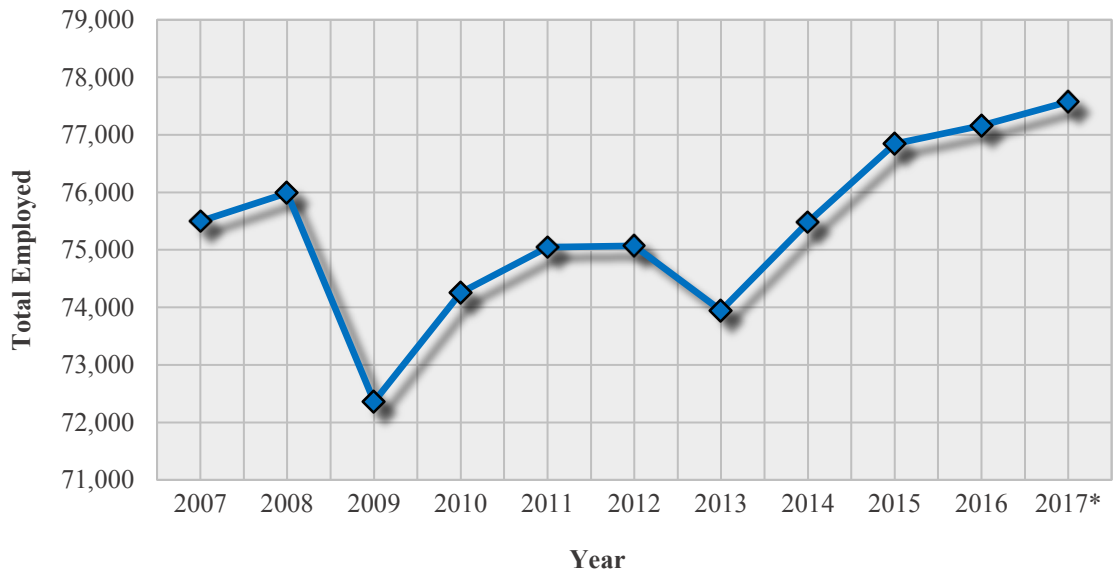
The following illustrates the total employment base for Greene County, Clark County, Ohio and the United States.

Year	Total Employment							
	Greene County		Clark County		Ohio		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2007	75,499	-	66,921	-	5,657,718	-	146,388,400	-
2008	75,988	0.6%	66,324	-0.9%	5,580,843	-1.4%	146,047,748	-0.2%
2009	72,361	-4.8%	63,068	-4.9%	5,297,098	-5.1%	140,696,560	-3.7%
2010	74,255	2.6%	60,736	-3.7%	5,247,050	-0.9%	140,469,139	-0.2%
2011	75,046	1.1%	61,130	0.6%	5,261,238	0.3%	141,791,255	0.9%
2012	75,067	0.0%	60,730	-0.7%	5,284,001	0.4%	143,621,634	1.3%
2013	73,946	-1.5%	61,045	0.5%	5,288,320	0.1%	144,996,474	1.0%
2014	75,479	2.1%	61,162	0.2%	5,367,282	1.5%	147,403,607	1.7%
2015	76,844	1.8%	60,848	-0.5%	5,412,759	0.8%	149,648,686	1.5%
2016	77,159	0.4%	60,029	-1.3%	5,430,790	0.3%	152,001,644	1.6%
2017*	77,575	0.5%	60,312	0.5%	5,462,975	0.6%	152,065,874	0.0%

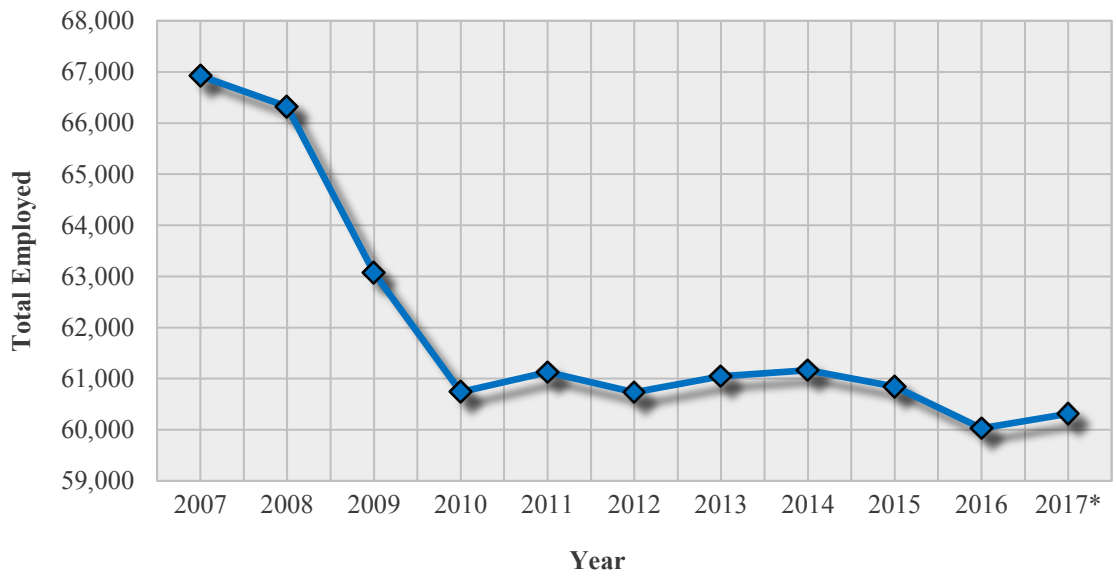
Source: Department of Labor; Bureau of Labor Statistics

\*Through September

**Greene County Total Employment (2007-2017\*)**



**Clark County Total Employment (2007-2017\*)**

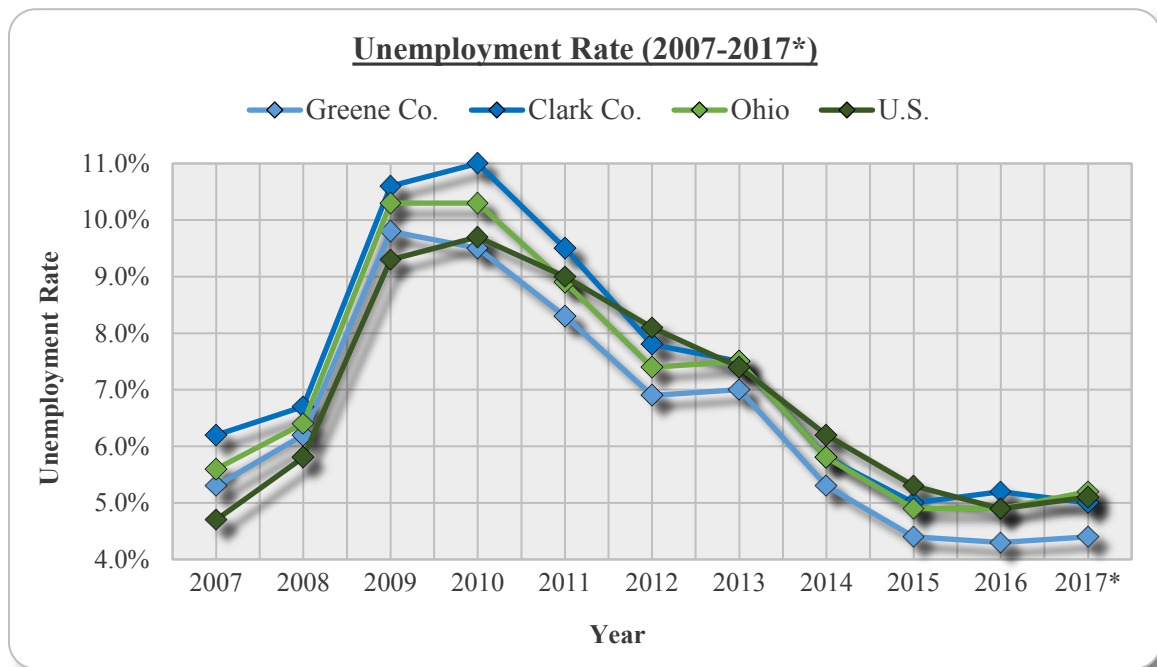


The employment growth in Greene County has been better than the growth in Clark County, but comparable to the state of Ohio over the past seven years.

The unemployment rate in Greene County has remained between 4.3% and 9.8%, well below the state average since 2007. Unemployment rates for Greene County, Clark County, the state of Ohio and the United States are illustrated as follows:

Year	Unemployment Rate			
	Greene County	Clark County	Ohio	United States
2007	5.3%	6.2%	5.6%	4.7%
2008	6.2%	6.7%	6.4%	5.8%
2009	9.8%	10.6%	10.3%	9.3%
2010	9.5%	11.0%	10.3%	9.7%
2011	8.3%	9.5%	8.9%	9.0%
2012	6.9%	7.8%	7.4%	8.1%
2013	7.0%	7.5%	7.5%	7.4%
2014	5.3%	5.8%	5.8%	6.2%
2015	4.4%	5.0%	4.9%	5.3%
2016	4.3%	5.2%	4.9%	4.9%
2017*	4.4%	5.0%	5.2%	5.1%

Source: Department of Labor, Bureau of Labor Statistics  
\*Through September



The unemployment rate trends of Greene County and Clark County have generally mirrored state trends. Greene County's unemployment rate has declined in seven straight years between 2009 and 2016. Greene County's latest annualized unemployment rate of 4.3% in 2016 (full year data for 2017 is not yet finalized) represents a 10-year low. The declining unemployment rates and relatively low rates in recent years are indicators of the relative economic stability and strength of the area.



In-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total in-place employment base for Greene County.

In-Place Employment Greene County			
Year	Employment	Change	Percent Change
2007	68,658	-	-
2008	66,746	-1,912	-2.8%
2009	66,169	-577	-0.9%
2010	66,929	760	1.1%
2011	68,023	1,094	1.6%
2012	67,809	-214	-0.3%
2013	67,936	127	0.2%
2014	68,622	686	1.0%
2015	70,937	2,315	3.4%
2016	71,731	794	1.1%
2017*	73,127	1,396	1.9%

Source: Department of Labor, Bureau of Labor Statistics

\*Through March

Data for 2016, the most recent year that year-end figures are available, indicates in-place employment in Greene County to be 93.0% of the total Greene County employment. This means that Greene County has slightly more employed persons leaving the county for daytime employment than those who work in the county. Many of these workers are likely commuting to Montgomery County, while a smaller number is commuting to Clark County. Regardless, the number of employed persons working in Greene County has grown significantly between 2014 and March of 2017, adding more than 5,000 jobs in less than four years. This job growth is adding to the overall demographic growth in the county and likely contributing to the demand for housing.

## Economic Drivers & Major Employers

### Yellow Springs

Yellow Springs has several small and privately-owned businesses, particularly retail and service industry employers near the downtown business district. Some of the largest employers within the Yellow Springs area are summarized in the following table:

Employer Name	Business Type	Address
Xylem (YSI Inc.)	Water Quality Monitoring Equipment	1700-1725 Brannum Lane
Dayton Mailing Services (DMS ink)	Direct Mail/Digital Print/Data Mgmt.	888 Dayton Street
Antioch College	College/University	One Morgan Place
Yellow Springs Exempted Village School District	Public Schools	201 S. Walnut Street
Village of Yellow Springs	Local Government	100 Dayton Street
Antioch University Midwest	College/University	900 Dayton Street

According to a representative of the village of Yellow Springs, there are three businesses that have plans to expand or establish businesses within the village limits:

- *Cresco Labs* is a medical marijuana cultivator that recently received an Ohio license and have begun to build a facility on an 11-acre + portion of village-owned land at the intersection of East Enon Road and Dayton-Yellow Springs Road. This facility will employ approximately 125 full-time workers when completed and at full capacity. This build-out would also include the construction of a road linking this site to a main entrance along Dayton-Yellow Springs Road.
- *Yellow Springs Brewery* recently purchased a former bowling alley on Xenia Avenue. The rear space will be used for specialized brewing and cold storage, while the front space will be used as an event space with an adjacent retail shop that will be open full time. The primary brewery and taproom is located in the MillWorks business center, where the company plans to remain. The bowling alley building will be used as secondary space.
- *Dayton Mailing Services (aka DMS ink)* relocated its corporate headquarters from Dayton to a facility at 888 Dayton Street in Yellow Springs. DMS ink is seeking to build a new warehouse building at this location.

The Village of Yellow Springs extended water/sanitary sewer/storm sewer to the Center for Business and Education, a commerce park owned by the Village.

## Greene County

Several areas within the Secondary Study Area (SSA) have also announced the opening of new businesses and/or the expansion of current businesses. A summary of some of the notable announcements is below:

- Orbital ATK, a defense contractor, has plans to add 57 jobs via a \$5 million expansion of its existing facility. Additional work will be transferred from its Utah facility, due to a recent government contract awarded to the company. It is expected that the additional engineering and technical jobs will be in place by December 2019. Orbital ATK currently employs over 100 workers at its Beavercreek facility. (Source: Dayton Daily News – 09/17/2017)
- A PepsiCo distribution center that will employ approximately 150 workers is planned for the city of Fairborn. This distribution center will be located on Spangler Road, south of U.S. Highway 444. This site is also near an exit for Interstate 675. (Source: Dayton Business Journal – 07/23/2017 and Yellow Springs Chamber of Commerce)
- Hampton Inn & Suites will be opening in Xenia at a site on Progress Drive. This 88-room hotel is expected to target tourists that utilize the system of bike trails within Xenia, as well as those who visit universities and colleges in the area. Completion of this hotel is expected by the end of 2017. A retail building containing two 6,000 square-foot spaces is also under construction on a property adjacent to the hotel. (Source: Dayton Daily News – 08/06/2017)
- Some of Greene County's largest employers include Wright-Patterson Air Force Base (27,406 jobs), Wright State University (3,150 jobs), Beavercreek schools (1,387 jobs), Teleperformance USA (1,096 jobs), Greene County (996 jobs), Kroger (774 jobs), Unison Industries (772 jobs) and Cedarville University (636 jobs). Because of the importance and growth of WPAFB, defense contractors continue as a growing segment of the economy in the region as new contractors enter the Dayton market and locally-based contractors expand as new projects arise.

WARN (layoff notices):

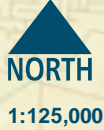
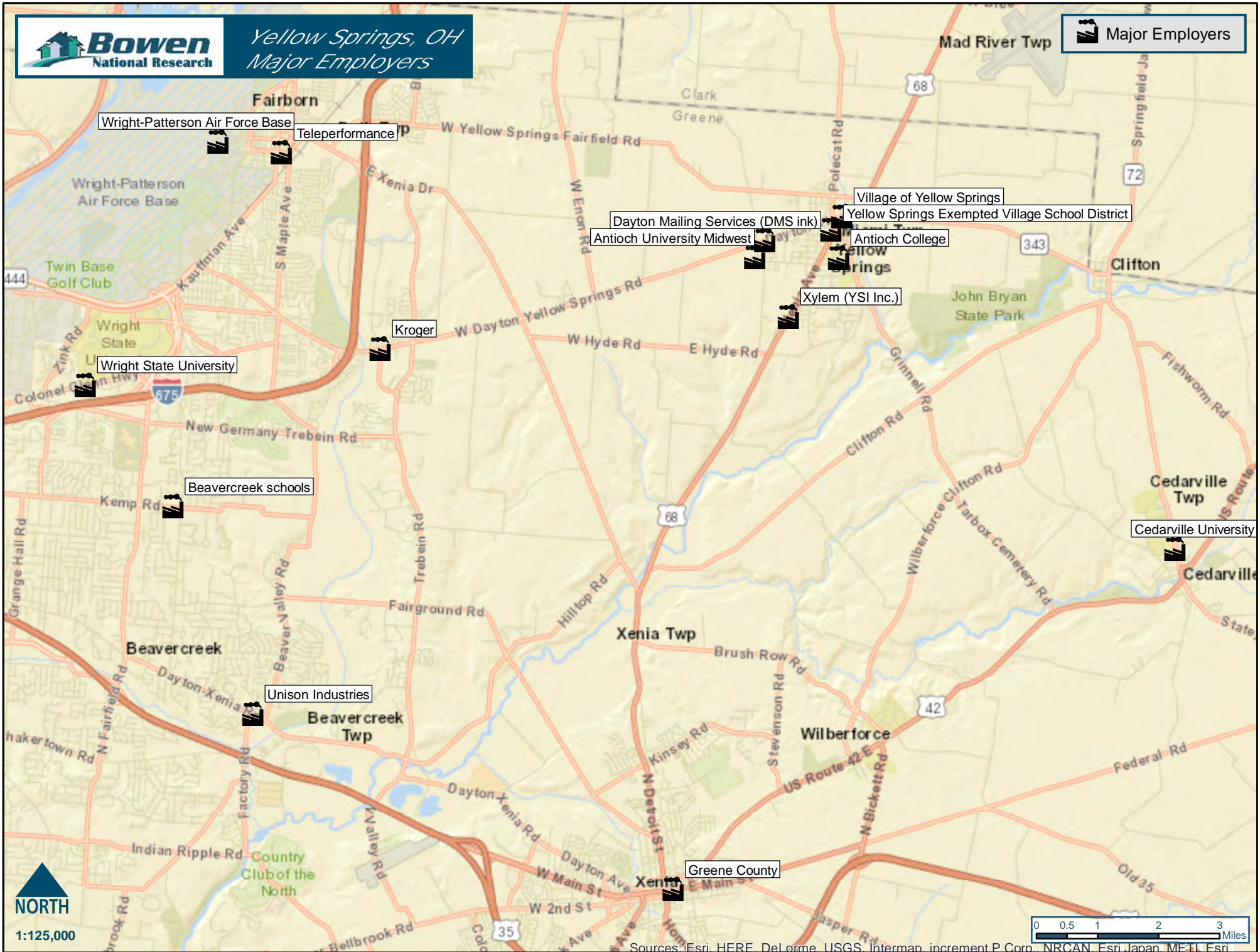
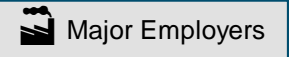
According to the Ohio Department of Job and Family Services, there has been one WARN notice of large-scale layoffs reported for the study area (which includes portions of Greene County and Clark County) since October 2016. Note that the Navistar facility is located in Springfield, which is within the Secondary Study Area (SSA) of this report. Below is a table summarizing this notice.

WARN Notices				
Company	Location	Jobs	Notice Date	Effective Date
Navistar, Inc.	Springfield (Clark Co.)	81	06/01/2017	08/01/2017

The 81 jobs lost at Navistar, Incorporated had minimal impact on the broader employment base, as the overall job growth in Clark County has been positive since 2017. A map illustrating the location of the largest employers in Yellow Springs and in the region, is shown on the following page.



# Yellow Springs, OH Major Employers



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

### **C. Conclusions**

The PSA (Yellow Springs) has a large majority (73.4%) of its employment base within five job sectors, with nearly a third of the employed persons in Yellow Springs employed within the Manufacturing job sector. Xylem (YSI Inc.) is the village's largest manufacturer. There are numerous small-scale employment opportunities within the various retailer and service industry employers located in the downtown area of Yellow Springs. Additionally, Yellow Springs offers employment within its local college, public schools, and local government. There are many large-scale employment opportunities in the region, with the largest being at Wright-Patterson Air Force Base and more than 27,000 jobs. In addition to many large-scale employers in the region, a large number of employment opportunities are located closer to the city of Dayton, approximately 20 miles southwest of Yellow Springs. The SSA (area surrounding Yellow Springs) has an employment base that is larger than Yellow Springs's employment base. Major industries in the SSA include Retail Trade, Health Care & Social Assistance, and Accommodation & Food Services. Each of the three industries represents over 10.0% of the SSA employment base.

Yellow Springs is located in Greene County. Greene County was adversely impacted by the national recession, when the employment base lost over 3,600 (4.8%) jobs in 2008 and 2009. Since 2009, the Greene County employment base has added 5,214 jobs, exceeding pre-recession levels. After reaching a peak of 9.8% in 2009, the Greene County unemployment rate has declined in each of the past seven full years. The annualized unemployment rate of 4.3% in 2016 represents a 10-year low. Overall, the job growth trends and declining unemployment rates within Greene County are indicative of a healthy and growing economy.

It is our opinion that the local and regional economy will continue to expand, barring any significant downturn in the state or national economy. This growth is expected to contribute to ongoing demand for housing in the subject market and region.

## VI. Housing Supply Analysis

This housing supply analysis considers both rental and for-sale housing. Understanding the historical trends, market performance, characteristics, composition, and current housing choices in a market provide critical information as to current market conditions and future housing potential. The housing data presented and analyzed in this section includes primary data collected directly by Bowen National Research and secondary data sources including American Community Survey (ACS), U.S. Census housing information and data provided by various government entities and real estate professionals.

While there are a variety of housing alternatives offered in the overall market (PSA & SSA), we focused our analysis on the most common alternatives. The housing structures included in this analysis are:

- **Rental Housing** – Rental properties consisting of multifamily apartments (generally with 3 or more units) were identified and surveyed. A sample survey of non-conventional rentals (typically with only one or two units in a structure) was also conducted and analyzed. Additionally, we included an analysis of accessory dwellings, which are housing units that are in addition to a primary residence, and an analysis of Air B & B, which are housing units or rooms that are rented out, often on a short-term basis. When applicable, housing serving senior and special needs populations were also evaluated.
- **For-Sale Housing** – We identified attached and detached for-sale housing. Some of these include individual homes, while others were part of a planned development or community, as well as attached multifamily housing such as condominiums. Our analysis includes both historical sales transactions and currently available for-sale housing inventory.
- **Senior Care Facilities** – We surveyed senior care facilities that provide both shelter and care housing alternatives to seniors requiring some level of personal care (e.g. dressing, bathing, medical reminders, etc.)

For the purposes of this analysis, the housing supply information is first presented for the Primary Study Area (Yellow Springs) and compared with the Secondary Study Area (area surrounding Yellow Springs). This analysis includes secondary Census housing data (renter- and owner-occupied), Bowen National Research's survey of area rental alternatives, and for-sale housing data (both historical sales and available housing alternatives) obtained from secondary data sources (Western Regional Information Systems & Technology, Inc. and Realtor.com). In addition, we have included data and analyses of senior care facilities (i.e. independent living, assisted living and nursing homes). Finally, other housing dynamics such as planned or proposed housing were considered for their potential impact on housing market conditions and demand.

Maps illustrating the location of various housing types are included throughout this section.

Please note, the totals in some charts may not equal the sum of individual columns or rows or may vary from the total reported in other tables due to rounding and/or due to the various data sources used in this report.

**A. Overall Housing Supply (Secondary Data)**

This section of area housing supply is based on secondary data sources such as the U.S. Census, American Community Survey and ESRI, and is provided for the Primary Study Area (PSA/Yellow Springs), the Secondary Study Area (SSA/surrounding communities), the overall market (PSA & SSA combined), the Dayton MSA, and the state of Ohio, when applicable.

**Housing Characteristics (Secondary Data)**

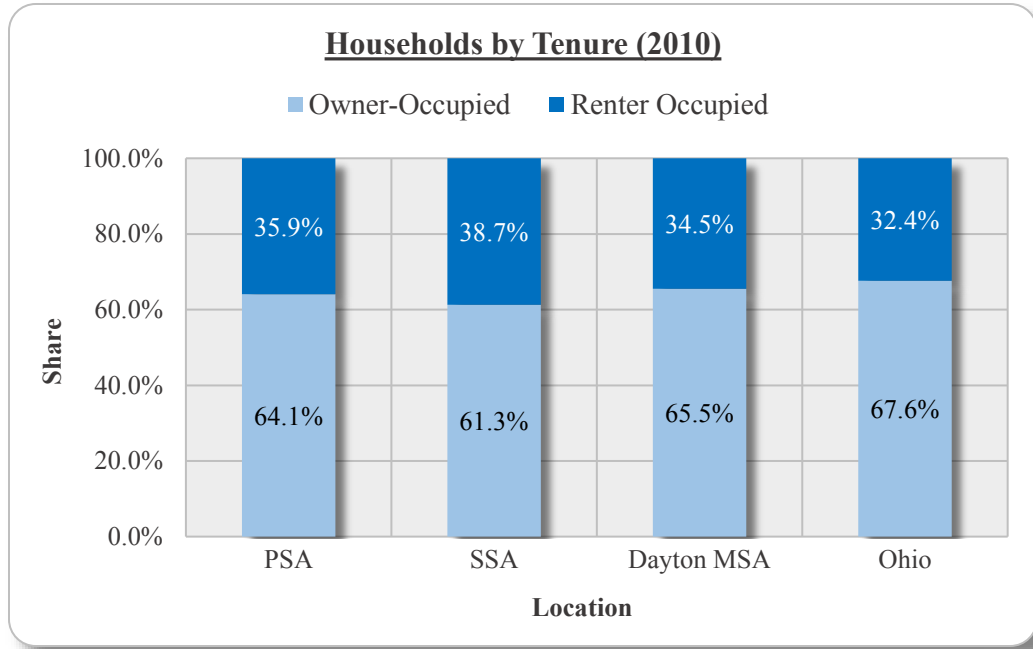
The distributions of the area housing stock within each study area in 2010 are summarized in the following table:

		Households by Tenure - 2010				
		Total Occupied	Owner-Occupied	Renter Occupied	Vacant	Total
PSA	Number	1,672	1,072	600	133	1,805
	%	92.6%	64.1%	35.9%	7.4%	100.0%
SSA	Number	72,023	44,186	27,837	8,403	80,426
	%	89.6%	61.3%	38.7%	10.4%	100.0%
Combined (PSA & SSA)	Number	73,695	45,259	28,436	8,536	82,231
	%	89.6%	61.4%	38.6%	10.4%	100.0%
Dayton MSA	Number	343,971	225,334	118,637	41,189	385,160
	%	89.3%	65.5%	34.5%	10.7%	100.0%
Ohio	Number	4,603,315	3,110,967	1,492,348	523,695	5,127,010
	%	89.8%	67.6%	32.4%	10.2%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Based on the 2010 U.S. Census, of the estimated 1,672 total occupied housing units in the PSA (Yellow Springs), nearly two-thirds (64.1%) are owner occupied while the balance consists of renter-occupied housing units. Based on these Census estimates, the share of housing by tenure (renter vs. owner) is slightly more concentrated towards owner-occupied housing than the SSA, which is comprised of just over 60% owner-occupied housing. While the Census data shows that 133 units or 7.4% of the housing in the PSA are vacant, this likely includes homes that were abandoned, uninhabitable or were temporarily vacant for-sale, for rent or vacation housing structures.





Based on the 2011-2015 ACS data (the latest data available), the following is a distribution of all *renter*-occupied housing units in each study area by year of construction.

		Renter Occupied Housing by Year Built								Total
		2014 or Later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1950 to 1969	1949 or Earlier	
PSA	Number	0	13	13	10	35	55	235	219	580
	%	0.0%	2.2%	2.2%	1.7%	6.0%	9.5%	40.5%	37.8%	100.0%
SSA	Number	76	556	3,483	2,516	2,494	4,658	7,593	7,868	29,244
	%	0.3%	1.9%	11.9%	8.6%	8.5%	15.9%	26.0%	26.9%	100.0%
Combined (PSA & SSA)	Number	76	568	3,496	2,526	2,529	4,713	7,827	8,086	29,821
	%	0.3%	1.9%	11.7%	8.5%	8.5%	15.8%	26.2%	27.1%	100.0%
Dayton MSA	Number	95	996	10,223	11,250	13,340	23,411	36,407	28,273	123,995
	%	0.1%	0.8%	8.2%	9.1%	10.8%	18.9%	29.4%	22.8%	100.0%
Ohio	Number	1,148	16,228	120,739	158,688	163,394	260,291	398,182	425,942	1,544,612
	%	0.1%	1.1%	7.8%	10.3%	10.6%	16.9%	25.8%	27.6%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

As evidenced by the table above, the largest share (40.5%) of *rental* housing supply in the PSA was built between 1950 and 1969, with an additional 37.8% being built prior to 1950. Only an estimated 26 (4.4%) rental housing units in the PSA have been added since 2000. It is our opinion, primarily based on our on-site evaluation of PSA housing, that many of the rentals are reaching an age that requires notable repairs and/or modernization. Housing in the surrounding SSA is comprised of a broader range of housing, in terms of year built. As such, it is likely that prospective renters and homebuyers looking for more modern product will have their housing needs met outside of Yellow Springs.

Based on the 2011-2015 ACS data, the following is a distribution of all owner-occupied housing units in each study area by year of construction.

		Owner Occupied Housing by Year Built								
		2014 or Later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1950 to 1969	1949 or Earlier	Total
<b>PSA</b>	Number	0	12	72	133	67	136	376	381	1,177
	%	0.0%	1.0%	6.1%	11.3%	5.7%	11.6%	31.9%	32.4%	100.0%
<b>SSA</b>	Number	61	329	4,320	4,072	2,513	5,454	16,947	10,052	43,748
	%	0.1%	0.8%	9.9%	9.3%	5.7%	12.5%	38.7%	23.0%	100.0%
<b>Combined (PSA &amp; SSA)</b>	Number	61	341	4,391	4,205	2,580	5,590	17,322	10,432	44,922
	%	0.1%	0.8%	9.8%	9.4%	5.7%	12.4%	38.6%	23.2%	100.0%
<b>Dayton MSA</b>	Number	120	1,416	20,165	21,130	15,658	35,143	78,919	47,582	220,133
	%	0.1%	0.6%	9.2%	9.6%	7.1%	16.0%	35.9%	21.6%	100.0%
<b>Ohio</b>	Number	2,138	27,501	352,256	405,165	260,525	401,667	844,186	746,913	3,040,351
	%	0.1%	0.9%	11.6%	13.3%	8.6%	13.2%	27.8%	24.6%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

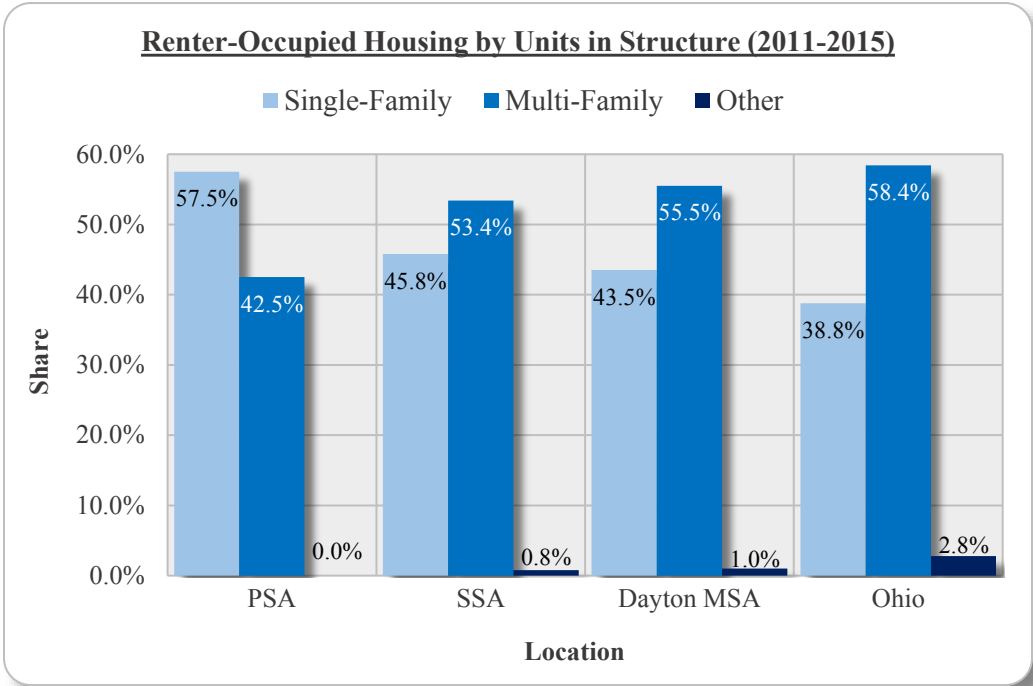
As reported by ACS, nearly one-third (32.4%) of the *owner*-occupied housing stock in the PSA was constructed prior to 1950, and nearly an additional one-third of owner-occupied housing units were built between 1950 and 1969. The ACS data also indicates that just over 7% of the owner-occupied housing stock in the PSA was constructed since 2000, indicating that there are likely few modern for-sale housing alternatives available to prospective buyers. Regardless, with much of the product over 40 years old and based on our on-site evaluation of PSA housing, it appears that some of the homes are reaching a stage that requires repairs and/or modernization.

Based on the 2011-2015 ACS data, the following is a distribution of all renter-occupied housing by units in structure for each study area.

		Renter Occupied Housing by Units in Structure									
		1; Detached	1; Attached	2 to 4	5 to 9	10 to 19	20 to 49	50+	Mobile Homes	Boat, RV, Vans	Total
<b>PSA</b>	Number	274	59	147	67	0	32	0	0	0	579
	%	47.3%	10.2%	25.4%	11.6%	0.0%	5.5%	0.0%	0.0%	0.0%	100.0%
<b>SSA</b>	Number	11,202	2,183	5,494	3,417	3,074	1,185	2,452	213	23	29,243
	%	38.3%	7.5%	18.8%	11.7%	10.5%	4.1%	8.4%	0.7%	0.1%	100.0%
<b>Combined (PSA &amp; SSA)</b>	Number	11,477	2,242	5,641	3,484	3,074	1,218	2,452	213	23	29,824
	%	38.5%	7.5%	18.9%	11.7%	10.3%	4.1%	8.2%	0.7%	0.1%	100.0%
<b>Dayton MSA</b>	Number	44,112	9,795	26,199	17,140	12,162	5,236	8,095	1,135	121	123,995
	%	35.6%	7.9%	21.1%	13.8%	9.8%	4.2%	6.5%	0.9%	0.1%	100.0%
<b>Ohio</b>	Number	508,752	90,856	318,320	197,069	163,440	85,399	138,426	41,511	838	1,544,611
	%	32.9%	5.9%	20.6%	12.8%	10.6%	5.5%	9.0%	2.7%	0.1%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

Over half (57.5%) of the rental units in the PSA are within structures containing a single unit, with an additional 25.4% of the rental stock consisting of two to four units. This is not unusual given the size of the town. Less than 20% of the rental units are in structures of five to 49 units. The inventory of rental housing in the PSA is discussed in greater detail starting on page 11 of this section. The distribution of the surrounding SSA's rental housing stock consists of a greater share (53.5%) of multifamily units within structures with two or more units per structure.

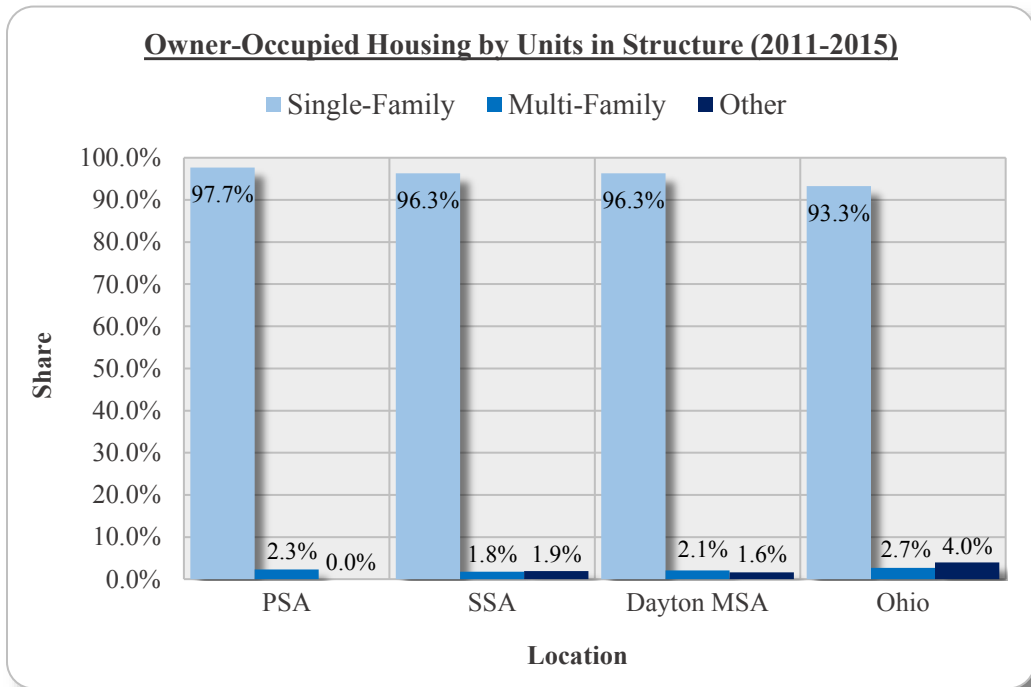


Based on the 2011-2015 ACS data, the following is a distribution of all owner-occupied housing by units in structure for each study area.

		Owner Occupied Housing by Units in Structure									
		1; Detached	1; Attached	2 to 4	5 to 9	10 to 19	20 to 49	50+	Mobile Homes	Boat, RV, Vans	Total
<b>PSA</b>	Number	1,110	40	27	0	0	0	0	0	0	1,177
	%	94.3%	3.4%	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
<b>SSA</b>	Number	40,567	1,576	528	109	77	16	56	818	0	43,747
	%	92.7%	3.6%	1.2%	0.2%	0.2%	0.0%	0.1%	1.9%	0.0%	100.0%
<b>Combined (PSA &amp; SSA)</b>	Number	41,677	1,616	554	109	77	16	56	818	0	44,923
	%	92.8%	3.6%	1.2%	0.2%	0.2%	0.0%	0.1%	1.8%	0.0%	100.0%
<b>Dayton MSA</b>	Number	203,940	8,083	2,245	1,173	568	361	161	3,594	8	220,133
	%	92.6%	3.7%	1.0%	0.5%	0.3%	0.2%	0.1%	1.6%	0.0%	100.0%
<b>Ohio</b>	Number	2,720,811	115,432	45,489	15,065	9,771	5,152	7,279	120,701	650	3,040,350
	%	89.5%	3.8%	1.5%	0.5%	0.3%	0.2%	0.2%	4.0%	0.0%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

Virtually all (97.7%) of the owner-occupied housing stock in the PSA (Yellow Springs) consists of single-family homes, while only 2.3% consists of two or more units in a structure. This is very similar to the surrounding SSA and the state of Ohio.



Substandard housing is an important component to consider when evaluating a housing market and potential housing need. Substandard housing is generally considered housing that 1.) Lacks complete kitchen and/or bathroom facilities, 2.) Is overcrowded, and 3.) Has a rent/cost over-burden situation. Markets with a disproportionate high share of any of the preceding substandard housing characteristics may be in need of replacement housing. As a result, we have evaluated each of these characteristics for each of the study areas.

The following tables demonstrate the share of substandard housing found in the study areas, based on the presence or absence of kitchen and bathroom facilities:

		Renter Occupied Housing by Kitchen & Bathroom Characteristics					
		Kitchens			Plumbing		
		Complete	Incomplete	Total	Complete	Incomplete	Total
PSA	Number	556	23	579	580	0	580
	%	96.0%	4.0%	100.0%	100.0%	0.0%	100.0%
SSA	Number	28,705	538	29,243	29,024	219	29,243
	%	98.2%	1.8%	100.0%	99.3%	0.7%	100.0%
Combined (PSA & SSA)	Number	29,261	561	29,822	29,604	219	29,823
	%	98.1%	1.9%	100.0%	99.3%	0.7%	100.0%
Dayton MSA	Number	122,204	1,791	123,995	123,304	691	123,995
	%	98.6%	1.4%	100.0%	99.4%	0.6%	100.0%
Ohio	Number	1,514,517	30,093	1,544,610	1,535,627	8,984	1,544,611
	%	98.1%	1.9%	100.0%	99.4%	0.6%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

Based on the 2011-2015 ACS estimates, the percentage of renter-occupied housing with incomplete kitchen facilities was 4.0% in the PSA (Yellow Springs). While representing a small share, there are approximately 23 renter-occupied units in the PSA that have incomplete kitchens. The share of renter households lacking complete kitchens is higher in Yellow Springs than it is in the SSA.

The share of owner-occupied housing units that lack complete kitchen or plumbing facilities for each of the study areas is summarized below:

		Owner Occupied Housing by Kitchen & Bathroom Characteristics					
		Kitchens			Plumbing		
		Complete	Incomplete	Total	Complete	Incomplete	Total
PSA	Number	1,176	1	1,177	1,176	1	1,177
	%	99.9%	0.1%	100.0%	99.9%	0.1%	100.0%
SSA	Number	43,575	171	43,746	43,649	97	43,746
	%	99.6%	0.4%	100.0%	99.8%	0.2%	100.0%
Combined (PSA & SSA)	Number	44,751	172	44,923	44,825	98	44,923
	%	99.6%	0.4%	100.0%	99.8%	0.2%	100.0%
Dayton MSA	Number	219,497	636	220,133	219,778	355	220,133
	%	99.7%	0.3%	100.0%	99.8%	0.2%	100.0%
Ohio	Number	3,025,981	14,370	3,040,351	3,030,648	9,703	3,040,351
	%	99.5%	0.5%	100.0%	99.7%	0.3%	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

Virtually none of the owner-occupied housing units in the PSA (Yellow Springs) lack complete kitchen or plumbing facilities, while less than 1.0% of the owner-occupied housing units in the SSA either lack complete kitchens or plumbing facilities.

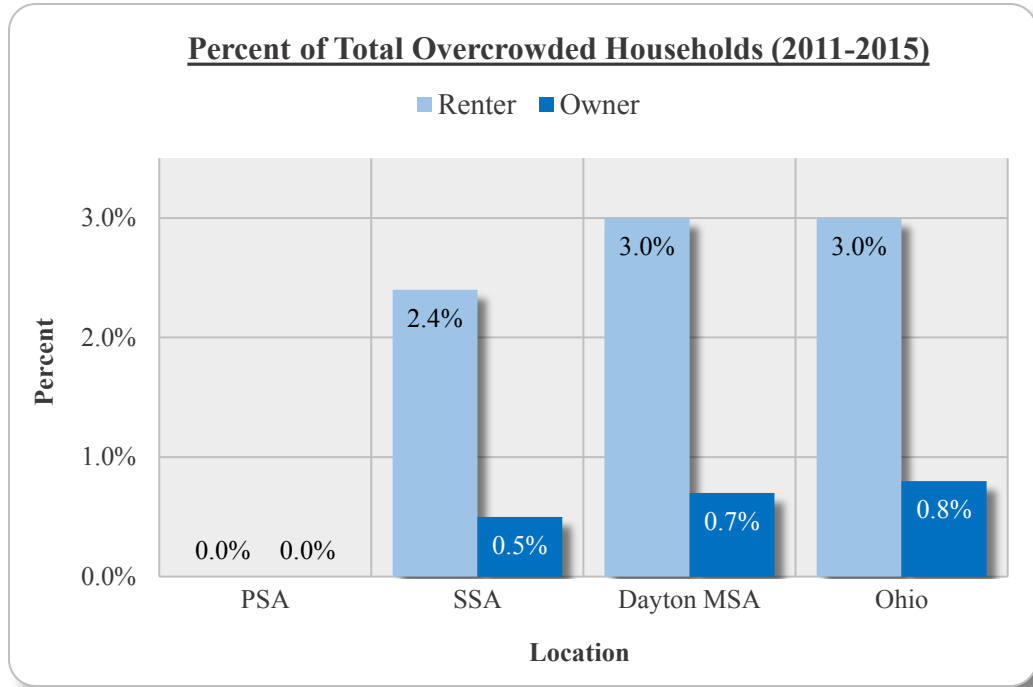
Overcrowded housing is considered a housing unit with 1.01 or more persons per room, while severe overcrowding housing is considered a unit with 1.51 or more persons per room. The following table illustrates the overcrowded households by tenure for each study area.

County	Overcrowded				Severe Overcrowded			
	Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
PSA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
SSA	584	2.0%	187	0.4%	121	0.4%	33	0.1%
<b>Combined (PSA &amp; SSA)</b>	584	2.0%	187	0.4%	121	0.4%	33	0.1%
<b>Dayton MSA</b>	2,864	2.3%	1,414	0.6%	843	0.7%	314	0.1%
<b>Ohio</b>	36,943	2.4%	22,767	0.7%	9,378	0.6%	4,480	0.1%

Source: 2011-2015 American Community Survey

In the PSA (Yellow Springs), none of the rental or owner-occupied housing units are overcrowded or severely overcrowded. Meanwhile, each of the other geographic areas outside of the PSA have at least some share of housing units that are overcrowded or severely overcrowded.

A graph illustrating the overcrowded household shares of renters and owners is shown below:



Cost burdened households are those paying over 30% of their income towards housing costs, while *severe* cost burdened households are considered as those paying over 50% of their income towards housing costs. The following table illustrates the cost burdened households for each study area.

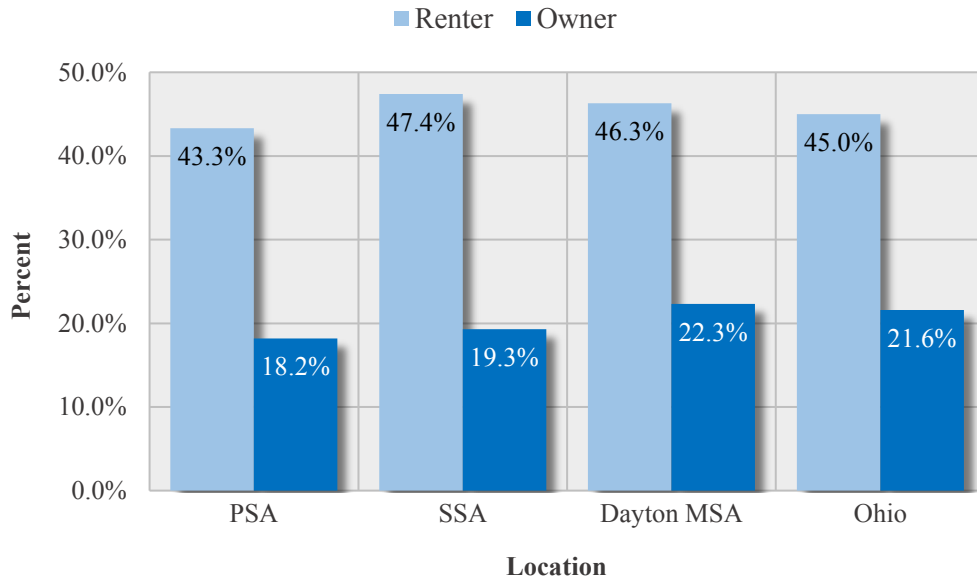
County	Cost Burdened				Severe Cost Burdened			
	Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
PSA	251	43.3%	214	18.2%	127	21.9%	63	5.4%
SSA	13,864	47.4%	8,430	19.3%	7,630	26.1%	3,334	7.6%
<b>Combined (PSA &amp; SSA)</b>	14,115	47.3%	8,644	19.2%	7,757	26.0%	3,397	7.6%
Dayton MSA	57,438	46.3%	49,056	22.3%	30,129	24.3%	18,793	8.5%
Ohio	695,032	45.0%	656,241	21.6%	359,813	23.3%	240,800	7.9%

Source: 2011-2015 American Community Survey

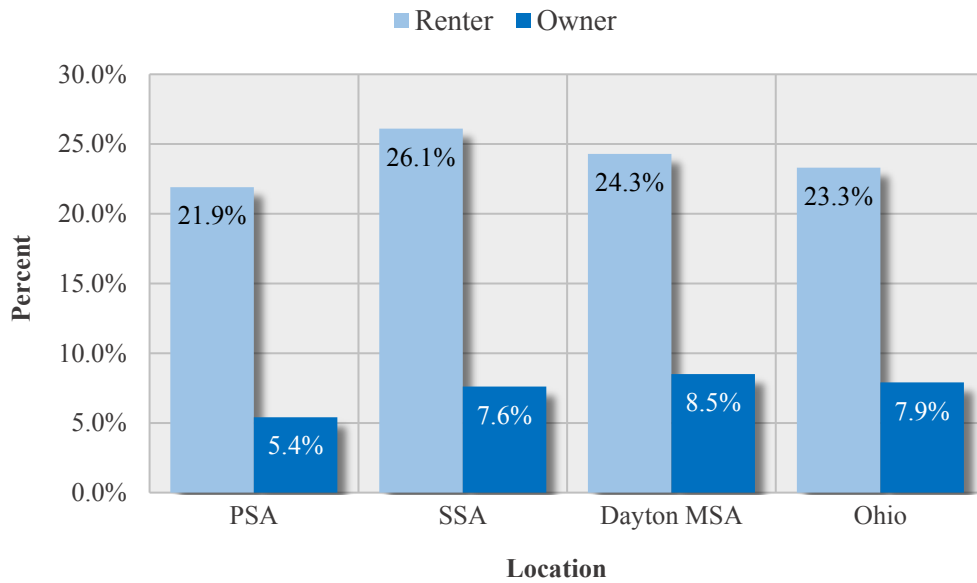
Among PSA *renter* households, a total of 251 (43.3%) are cost burdened and 127 (21.9%) are *severe* cost burdened. These shares are lower than the shares of cost burdened and severe cost burdened renter households of the other geographic areas. A total of 214 (18.2%) *owner* households are cost burdened while just 63 (5.4%) are severe cost burdened. These shares are slightly below the shares of such households within the other geographic areas.

A graph illustrating the cost burdened shares of renters and owners is shown on the following page.

### Percent of Cost Burdened Households (2011-2015)



### Percent of Severe Cost Burdened Households (2011-2015)





## **B. Housing Supply Analysis (Bowen National Survey)**

### **1. Multifamily Rental Housing**

During the fall of 2017, Bowen National Research surveyed (both by telephone and in-person) a total of 104 multifamily rental housing projects with a total of 11,161 units within the Region (PSA and SSA). While these rentals do not represent all multifamily rental housing projects in the market, they provide significant insight as to the market conditions of commonly offered multifamily rental product. We believe this survey represents a good base from which characteristics and trends of multifamily rental housing can be evaluated, and from which conclusions can be drawn.

Projects identified, inventoried, and surveyed operate under a number of affordable housing programs including the Low-Income Housing Tax Credit (LIHTC), HUD Section 8, HUD Section 202, HUD Section 811, and Public Housing programs, as well as market-rate. Definitions of each housing program are included in Addendum I: Glossary.

Managers and leasing agents at each project were surveyed to collect a variety of property information including vacancies, rental rates, design characteristics, amenities, utility responsibility, and other features. Each project was also rated based on quality and upkeep. Each surveyed property was photographed and mapped as part of this survey.

Data collected during our survey is presented in aggregate format for the Primary Study Area (PSA) and the surrounding Secondary Study Area (SSA).

**Overall** - We identified and personally surveyed 104 multifamily apartment projects containing a total of 11,161 units within the region (PSA and SSA). This survey was conducted to establish the overall strength of the rental market. These rentals have a combined occupancy rate of 97.8%, a very high rate for rental housing. Among these projects, 76 are non-subsidized (market-rate and Tax Credit) projects containing 8,693 units. These non-subsidized units are 97.4% occupied. The remaining 28 projects contain 2,468 government-subsidized units, which are 99.1% occupied.

**PSA (Yellow Springs)** – A total of 13 multifamily rental housing projects containing a total of 237 units were surveyed within the PSA. These rentals have a combined occupancy rate of 98.3%, an extremely high rate for rental housing. Among these projects, nine are non-subsidized (market-rate and Tax Credit) projects containing 123 units, which are 96.7% occupied. The remaining four projects contain 114 government-subsidized units, which are 100.0% occupied.

**SSA (Surrounding Areas)** - We identified and personally surveyed 91 multifamily rental housing projects containing a total of 10,924 units within the SSA, which is the area surrounding Yellow Springs and includes much of Greene and Clark Counties. Overall, these 91 rentals are operating at a very high occupancy rate of 97.8%. Among these projects, 67 are non-subsidized (market-rate and Tax Credit) projects containing 8,570 units, operating with a combined 97.4% occupied. The remaining 24 projects contain 2,354 government-subsidized units, which are 99.1% occupied.

The following tables summarize the PSA and SSA rental housing inventories.

PSA (Yellow Springs)				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	9	123	4	96.7%
Government-Subsidized	4	114	0	100.0%
Total	13	237	4	98.3%

SSA (Surrounding Area)				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	53	7,784	224	97.1%
Market-rate/Tax Credit	1	168	0	100.0%
Market-rate/Government-Subsidized	1	110	0	100.0%
Market-rate/Tax Credit/Government-Subsidized	1	60	0	100.0%
Tax Credit	10	447	0	100.0%
Tax Credit/Government-Subsidized	5	481	18	96.3%
Government-Subsidized	20	1,874	3	99.8%
Total	91	10,924	245	97.8%

The 237 surveyed multifamily rental *units* in the PSA (Yellow Springs) consist of a nearly even mix of market-rate and government-subsidized units. There were no Tax Credit units identified in the PSA. There are only four vacant multifamily rental units in the PSA, all of which are among the market-rate supply. Still, the market-rate supply is operating at a high occupancy rate of 96.7%, while the government-subsidized units in the PSA are fully occupied. Three of the four government-subsidized projects in the PSA have wait lists ranging from 138 to 414 households, illustrating the pent-up demand for rental housing that serves very low-income households. Within the broader SSA (areas surrounding Yellow Springs), most vacant units are among the market-rate supply and there are few available units among the affordable (Tax Credit and government-subsidized) rental alternatives. Regardless, occupancy levels are high among all surveyed multifamily rental segments in the SSA, with prospective renters seeking affordable rental housing having limited available options to choose. As such, there appears to be a development opportunity for a variety of rental products, particularly for affordable rentals. Each multifamily rental housing segment is evaluated in detail on the following pages.

Market-rate Apartments

A total of 65 multifamily projects with a total of 8,026 market-rate units were surveyed in both the PSA and SSA. Nine of these properties were located in the PSA (Yellow Springs), while the balance of the market-rate supply was within the surrounding SSA.

The following table summarizes the breakdown of market-rate units surveyed within the PSA and SSA.

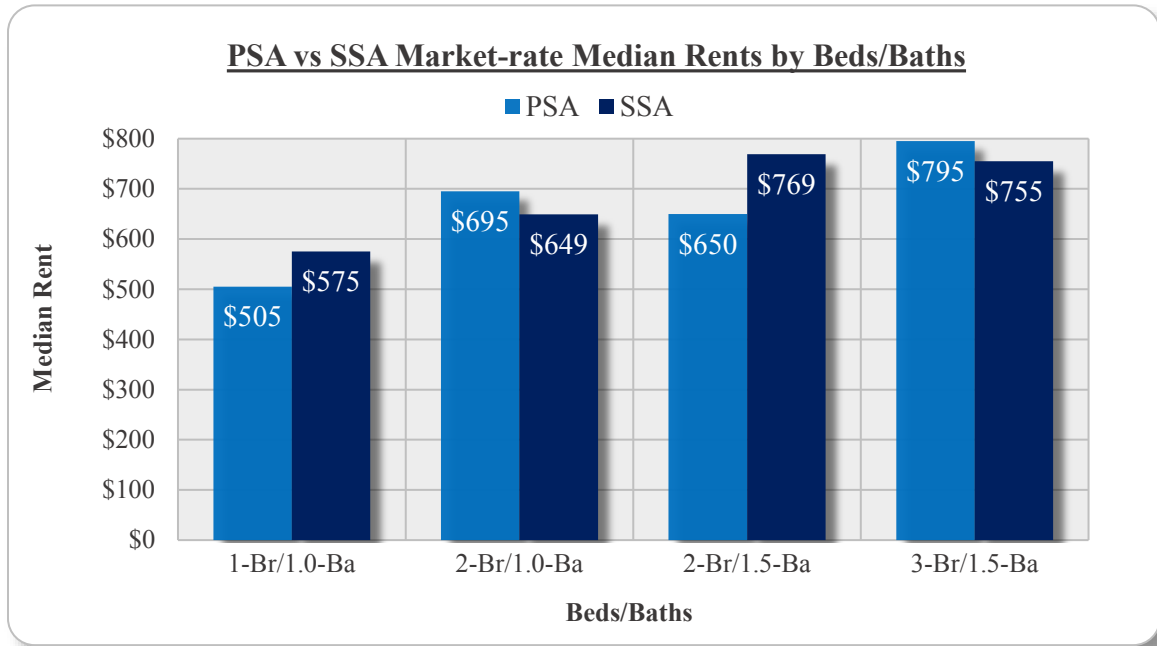
PSA - Market-rate						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
One-Bedroom	1.0	50	40.7%	2	4.0%	\$505
Two-Bedroom	1.0	34	27.6%	1	2.9%	\$695
Two-Bedroom	1.5	23	18.7%	1	4.3%	\$650
Three-Bedroom	1.5	16	13.0%	0	0.0%	\$795
<b>Total Market-rate</b>		<b>123</b>	<b>100.0%</b>	<b>4</b>	<b>3.3%</b>	-

SSA - Market-rate						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
Studio	1.0	232	2.9%	8	3.4%	\$450
One-Bedroom	1.0	2,781	35.2%	57	2.0%	\$575
One-Bedroom	1.5	20	0.3%	0	0.0%	\$560
One-Bedroom	2.0	26	0.3%	0	0.0%	\$640
Two-Bedroom	1.0	1,876	23.7%	32	1.7%	\$649
Two-Bedroom	1.25	9	0.1%	1	11.1%	\$799
Two-Bedroom	1.5	662	8.4%	15	2.3%	\$769
Two-Bedroom	2.0	1,267	16.0%	57	4.5%	\$986
Two-Bedroom	2.5	378	4.8%	16	4.2%	\$889
Three-Bedroom	1.0	38	0.5%	1	2.6%	\$819
Three-Bedroom	1.5	72	0.9%	3	4.2%	\$755
Three-Bedroom	2.0	328	4.2%	22	6.7%	\$810
Three-Bedroom	2.5	214	2.7%	12	5.6%	\$1,025
<b>Total Market-rate</b>		<b>7,903</b>	<b>100.0%</b>	<b>224</b>	<b>2.8%</b>	-

The market-rate units within the PSA are 96.7% occupied, while the units within the SSA are currently 98.2% occupied. With only four vacant market-rate units among the entire surveyed supply in the PSA, it is clear that such product is in high demand and renters of such housing have limited options.

The unit mix by bedroom type within the PSA consists of 40.7% one-bedroom units, 46.3% two-bedroom units, and 13.0% three-bedroom units. This is a fairly typical mix of units by bedroom type for a town of similar size as Yellow Springs. This is also an appropriate mix of bedroom types given the demographic composition of the PSA, which is primarily comprised of one- and two-person households.

The graph below illustrates median market-rate rents among common bedroom types offered in the overall region.



The following is a distribution of market-rate product surveyed by year built for the PSA vs. the SSA:

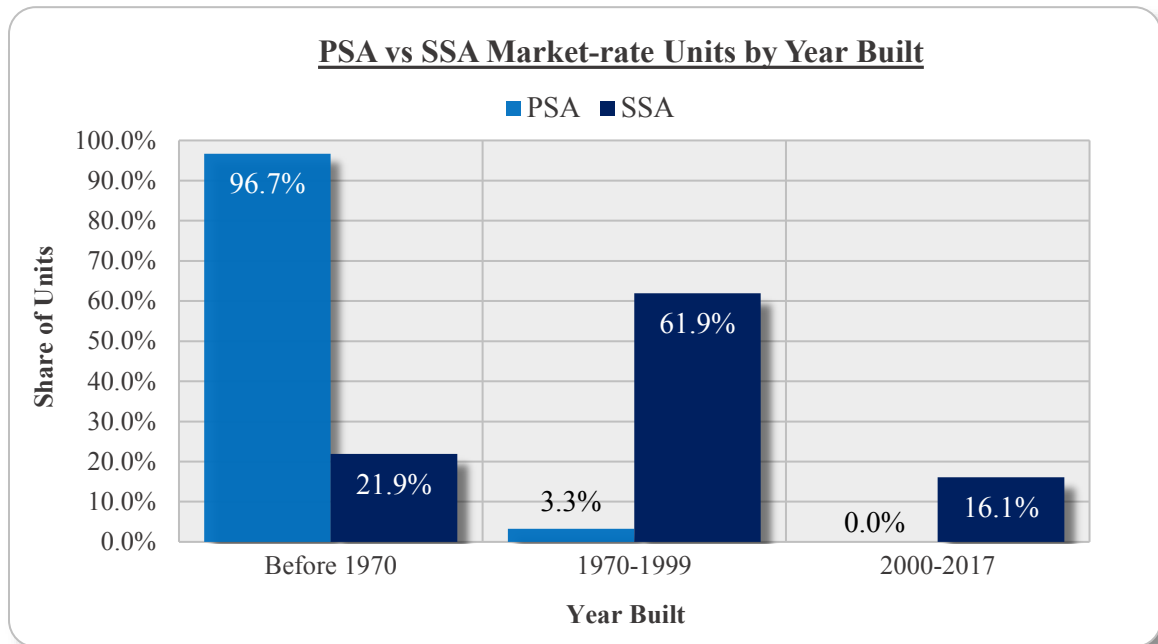
PSA - Market-rate			
Year Built	Projects	Units	Share of Units
Before 1970	8	119	96.7%
1970 to 1979	-	-	-
1980 to 1989	1	4	3.3%
1990 to 1999	-	-	-
2000 to 2005	-	-	-
2006 to 2010	-	-	-
2011 to 2017*	-	-	-

\*As of December

SSA - Market-rate			
Year Built	Projects	Units	Share of Units
Before 1970	12	1,729	21.9%
1970 to 1979	16	1,550	19.6%
1980 to 1989	8	1,052	13.3%
1990 to 1999	12	2,295	29.0%
2000 to 2005	4	452	5.7%
2006 to 2010	3	675	8.5%
2011 to 2017*	1	150	1.9%

\*As of December

Most of the surveyed market-rate apartment properties in the PSA were built prior to 1970, while the SSA has a broader mix of product by year built. The most noticeable difference between the two markets is that more than 40% of the SSA market-rate supply was built since 1990, while none of the identified multifamily rentals in the PSA were built since 1990. As such, the PSA has a much older rental housing stock than surrounding areas and prospective renters of housing in the PSA do not have any modern rental alternatives from which they can choose.



Representatives of Bowen National Research personally visited the surveyed rental projects within the study areas and rated the exterior quality of each property. We rated each property surveyed on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the surveyed market-rate supply by quality rating.

PSA							
Market-rate Properties				Median Collected Rent			
Quality Rate	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.
B	2	6	16.7%	-	\$575	-	-
B-	2	7	0.0%	-	\$500	-	-
C+	1	8	0.0%	-	\$595	\$650	-
C	3	50	2.0%	-	\$505	\$650	-
C-	1	52	3.8%	-	\$595	\$695	\$795

SSA							
Market-rate Properties				Median Collected Rent			
Quality Rate	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.
A+	1	325	10.2%	\$905	\$1,009	\$1,545	-
A	7	1,540	6.0%	\$420	\$640	\$1,005	\$985
A-	2	197	0.5%	-	\$890	\$1,140	\$1,360
B+	14	2,556	1.2%	\$489	\$560	\$710	\$780
B	19	2,356	1.6%	\$449	\$549	\$710	\$1,025
B-	10	636	3.1%	\$465	\$529	\$619	\$699
C+	2	222	1.8%	-	\$500	\$725	\$889
C	1	71	7.0%	-	\$500	\$600	-

The market-rate rental properties within the PSA are primarily comprised of “C” quality product, which is attributed to the age of this housing stock. Meanwhile, the SSA has a very broad mix of quality levels, with the largest shares among the various “B” quality ratings. The lack of higher quality product in the PSA may deter some prospective renters from considering moving to Yellow Springs.

The amenities offered at a project are often influenced by such things as target market (i.e. families, seniors, young professionals, etc.) and the household income segment the project seeks to serve. The distribution of unit amenities for all market-rate projects surveyed in the study areas is as follows.

PSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Stove/Range	9	100.0%
Refrigerator	9	100.0%
Covered Flooring	9	100.0%
Window Treatments	6	66.7%
AC-Central	3	33.3%
AC-Window/Wall	3	33.3%
Patio/Balcony	2	22.2%
Washer/Dryer Hookups	1	11.1%
Ceiling Fans	1	11.1%
Disposal	-	-
Dishwasher	-	-
Microwave	-	-
Washer/Dryer	-	-

SSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Covered Flooring	56	100.0%
Stove/Range	54	96.4%
Refrigerator	54	96.4%
Window Treatments	52	92.9%
Disposal	49	87.5%
AC-Central	34	60.7%
Patio/Balcony	31	55.4%
Ceiling Fans	29	51.8%
Dishwasher	27	48.2%
Washer/Dryer Hookups	23	41.1%
AC-Window/Wall	19	33.9%
Microwave	11	19.6%
Washer/Dryer	5	8.9%

The most common unit amenities, those offered in more than half of the market-rate units in the PSA include a range, refrigerator, covered flooring and window treatments, while one-third of the units offer some type of air conditioning. The market-rate product in the SSA has a more robust offering of unit amenities, which is likely tied to the more modern product in the broader SSA. The relatively limited amenity packages of the market-rate product in the PSA are not unusual given the age and quality of the product.

The *project* amenities, or common area amenities, were identified for each project. The following table summarizes the distribution of units with selected project amenities.

PSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
Laundry Facility	4	44.4%
Picnic Area	2	22.2%
On-Site Management	1	11.1%
Sports Court	1	11.1%
Community Space	-	-
Club House	-	-
Pool	-	-
Fitness Center	-	-
Jacuzzi/Sauna	-	-
Playground	-	-
Computer/Business Center	-	-
Storage	-	-
Elevator	-	-

SSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
On-Site Management	46	82.1%
Laundry Facility	34	60.7%
Pool	26	46.4%
Picnic Area	17	30.4%
Sports Court	17	30.4%
Club House	16	28.6%
Fitness Center	16	28.6%
Playground	8	14.3%
Computer/Business Center	5	8.9%
Community Space	3	5.4%
Storage	3	5.4%
Elevator	3	5.4%
Jacuzzi/Sauna	2	3.6%

The only standard project amenities offered among the market-rate supply in the PSA are on-site management and laundry facilities. This is not surprising given the small number of units included at the surveyed properties in the PSA and the age of such product. The project amenity packages of the SSA's market-rate supply are much more comprehensive and are reflective of the newer and larger projects more commonly offered in the SSA.

#### Tax Credit Apartments

Tax Credit housing is housing that is developed under the Low-Income Housing Tax Credit (LIHTC) program. These units are restricted to households with incomes of up to 60% of Area Median Household Income (AMHI). While there are no multifamily rental projects located in the PSA (Yellow Springs) that operate under the LIHTC program, there are a total of 17 surveyed multifamily projects in the surrounding SSA that offer Low-Income Housing Tax Credit (LIHTC or Tax Credit) units. Six of these projects offer such units with concurrent government subsidies and are evaluated in the government-subsidized rental housing portion of this analysis. The 12 remaining project operate with non-subsidized LIHTC product and are evaluated on the following pages.



The following table summarizes the breakdown of Tax Credit units surveyed within the surrounding SSA, as none are offered in the PSA.

SSA - Tax Credit, Non-Subsidized						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
Studio	1.0	4	0.6%	0	0.0%	\$485
One-Bedroom	1.0	222	33.3%	0	0.0%	\$515
Two-Bedroom	1.0	145	21.7%	0	0.0%	\$500
Two-Bedroom	2.0	37	5.5%	0	0.0%	\$769
Three-Bedroom	1.0	13	1.9%	0	0.0%	\$506
Three-Bedroom	1.5	56	8.4%	0	0.0%	\$506
Three-Bedroom	2.0	44	6.6%	0	0.0%	\$873
Four-Bedroom	1.5	44	6.6%	0	0.0%	\$600
Four-Bedroom	2.0	102	15.3%	0	0.0%	\$631
<b>Total Tax Credit</b>		<b>667</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	-

The non-subsidized Tax Credit units are 100.0% occupied within the SSA. Just over one-third of the surveyed Tax Credit units in the SSA consists of either studio or one-bedroom units, while more than a quarter consist of two-bedroom units. Nearly 40% of the surveyed Tax Credit units consist of three- and four-bedroom units. The Tax Credit units have median collected rents ranging from \$485 (studio) to \$873 (three-bedroom), which are generally lower than the market-rate rents of the SSA, but comparable to the market-rate rents of the PSA (Yellow Springs). The lack of Tax Credit product in the PSA, which primarily serves households with annual incomes no higher than 60% of AMHI, likely makes it difficult for low-income households that cannot qualify for subsidized housing but do not make enough to afford market-rate rentals to find affordable rental housing in the PSA. This may represent a development opportunity in Yellow Springs.

The following is a distribution of Tax Credit product surveyed by year built for the SSA (none are located in the PSA):

SSA - Tax Credit, Non-Subsidized			
Year Built	Projects	Units	Share of Units
Before 1970	-	-	-
1970 to 1979	-	-	-
1980 to 1989	1	70	10.5%
1990 to 1999	4	281	42.1%
2000 to 2005	7	272	40.8%
2006 to 2010	-	-	-
2011 to 2017*	1	44	6.6%

\*As of December

Most of the Tax Credit units in the SSA were built between 1990 and 2005. Only one of the surveyed Tax Credit projects was built in the past decade. Regardless, most of the Tax Credit supply in the area is relatively modern.

Representatives of Bowen National Research personally visited the surveyed rental projects within the study areas and rated the exterior quality of each property. We rated each property surveyed on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the Tax Credit properties by quality rating.

SSA - Tax Credit, Non-Subsidized			
Quality Rating	Projects	Total Units	Vacancy Rate
A	4	201	0.0%
A-	1	32	0.0%
B+	3	181	0.0%
B	5	253	0.0%

All of the surveyed Tax Credit projects have a quality rating of “B” or higher, which is considered to be good quality product.

The distribution of unit amenities for all Tax Credit projects surveyed in the study areas is as follows:

SSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Stove/Range	13	100.0%
Refrigerator	13	100.0%
Covered Flooring	13	100.0%
Window Treatments	12	92.3%
AC-Central	11	84.6%
Washer/Dryer Hookups	9	69.2%
Disposal	7	53.8%
Patio/Balcony	5	38.5%
Dishwasher	4	30.8%
Ceiling Fans	3	23.1%
AC-Window/Wall	2	15.4%
Microwave	2	15.4%
Washer/Dryer	1	7.7%

The most common amenities offered in the overall region include a range, refrigerator, covered flooring, window treatments, central air-conditioning, washer/dryer hookups and garbage disposals. As such, the existing Tax Credit supply offers modest, but modern, unit amenity packages. These amenity packages of Tax Credit product in the SSA is superior to the market-rate supply of the PSA (Yellow Springs).

The *project* amenities, or common area amenities, were identified for each project. The following table summarizes the distribution of Tax Credit units with selected project amenities.

SSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
On-Site Management	10	76.9%
Laundry Facility	7	53.8%
Elevator	5	38.5%
Community Space	4	30.8%
Club House	4	30.8%
Playground	3	23.1%
Fitness Center	3	23.1%
Picnic Area	2	15.4%
Pool	1	7.7%
Computer/Business Center	-	-
Storage	-	-
Sports Court	-	-
Jacuzzi/Sauna	-	-

The most common project amenities in the SSA include on-site management and laundry facilities. These are relatively limited project amenities.

Government-Subsidized Housing

There were a total of 31 projects surveyed within the overall region (PSA and SSA) that offer at least some units that operate with a government-subsidy. Government subsidized housing typically requires residents to pay 30% of their adjusted gross income towards rents and generally qualifies households with incomes of up to 50% of Area Median Household Income (AMHI). Of the 23 projects with a subsidy, four projects with a total of 114 units are located in the PSA (Yellow Springs), while the balance of product is located in the surrounding SSA.

The government-subsidized units in the overall region (PSA & SSA) are summarized as follows.

PSA - Government-Subsidized					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
One-Bedroom	1.0	76	66.7%	0	0.0%
Two-Bedroom	1.0	20	17.5%	0	0.0%
Three-Bedroom	1.0	16	14.0%	0	0.0%
Four-Bedroom	1.0	2	1.8%	0	0.0%
<b>Total Subsidized</b>		<b>114</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>

SSA - Subsidized Tax Credit					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
One-Bedroom	1.0	182	44.3%	3	1.6%
Two-Bedroom	1.0	98	23.8%	9	9.2%
Three-Bedroom	1.5	94	22.9%	5	5.3%
Four-Bedroom	2.0	37	9.0%	1	2.7%
<b>Total Subsidized Tax Credit</b>		<b>411</b>	<b>100.0%</b>	<b>18</b>	<b>4.4%</b>
SSA - Government-Subsidized					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
Studio	1.0	162	8.3%	0	0.0%
One-Bedroom	1.0	1,074	55.3%	3	0.3%
Two-Bedroom	1.0	298	15.3%	0	0.0%
Two-Bedroom	1.5	102	5.2%	0	0.0%
Two-Bedroom	2.0	18	0.9%	0	0.0%
Three-Bedroom	1.0	61	3.1%	0	0.0%
Three-Bedroom	1.5	146	7.5%	0	0.0%
Three-Bedroom	2.0	36	1.9%	0	0.0%
Four-Bedroom	1.5	3	0.2%	0	0.0%
Four-Bedroom	2.0	41	2.1%	0	0.0%
Five-Bedroom	1.5	2	0.1%	0	0.0%
<b>Total Subsidized</b>		<b>1,943</b>	<b>100.0%</b>	<b>3</b>	<b>0.2%</b>

The government-subsidized units within the PSA are 100.0% occupied, while there are a few vacancies within the surrounding SSA. Given the lack of any available subsidized units in the PSA and the fact that most subsidized projects have very long wait lists, very low-income renter households (making 50% or less of Area Median Household Income) have very limited options available and likely must choose from either the non-subsidized multifamily housing options or non-conventional housing options, such as single-family homes and duplexes. Otherwise, such households must find subsidized housing in the surrounding areas. Based on this analysis, it is clear that there is pent-up demand for subsidized housing in the PSA.

The following is a distribution of government-subsidized product surveyed by year built for the overall market:

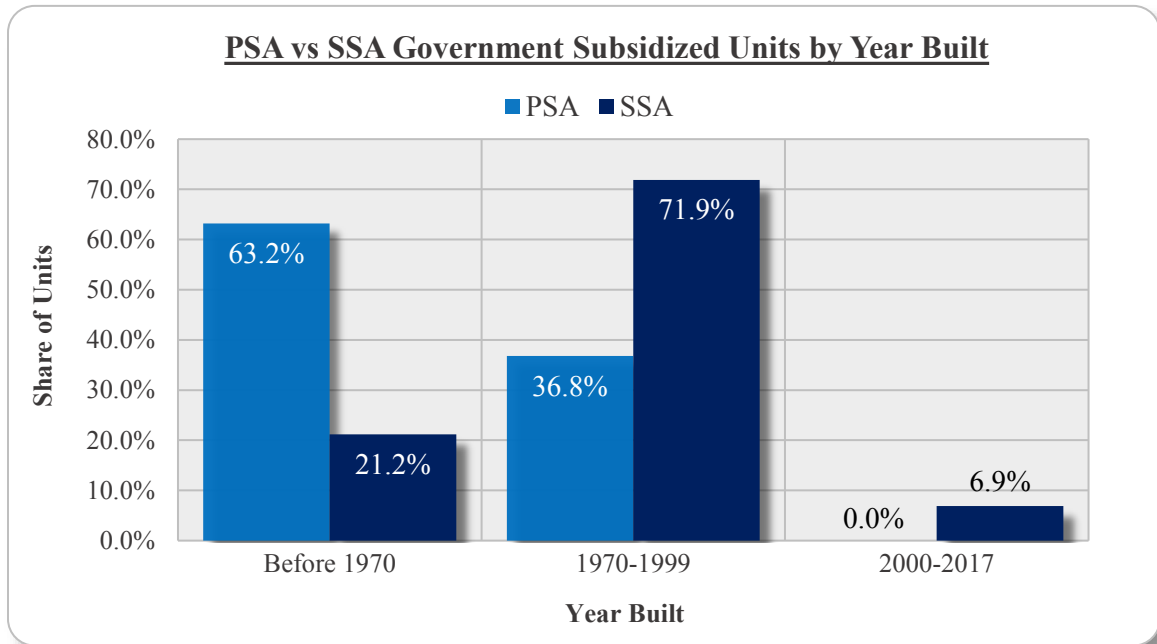
PSA - Government-Subsidized			
Year Built	Projects	Units	Share of Units
Before 1970	2	72	63.2%
1970 to 1979	1	17	14.9%
1980 to 1989	1	25	21.9%
1990 to 1999	-	-	-
2000 to 2005	-	-	-
2006 to 2010	-	-	-
2011 to 2017*	-	-	-

\*As of December

SSA - Government-Subsidized			
Year Built	Projects	Units	Share of Units
Before 1970	4	500	21.2%
1970 to 1979	5	166	7.1%
1980 to 1989	14	1,525	64.8%
1990 to 1999	-	-	-
2000 to 2005	1	5	0.2%
2006 to 2010	2	132	5.6%
2011 to 2017*	1	26	1.1%

\*As of December

The development of government-subsidized product in both the PSA and SSA primarily occurred prior to 1990. Nearly two-thirds of the PSA's government-subsidized rental units were built prior to 1970 and are considered old. Despite the age of such product, it remains full.



The following is a distribution by quality rating, units, and vacancies for the study areas.

PSA - Government Subsidized		
Quality Rating	Projects	Percent Share
C	4	100.0%
SSA - Government Subsidized		
Quality Rating	Projects	Percent Share
A	2	7.4%
A-	2	7.4%
B	10	37.0%
B-	6	22.2%
C	5	18.5%
C-	2	7.4%

All four of the surveyed subsidized projects in the PSA were rated “C” quality product, meaning such product is fair to poor. The surrounding SSA’s subsidized rental properties have a diverse mix of rental product by quality rating, most of which is of superior quality when compared to product in the PSA.

The distribution of unit amenities for all subsidized projects surveyed in the study areas is as follows:

PSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Stove/Range	4	100.0%
Refrigerator	4	100.0%
Covered Flooring	4	100.0%
Patio/Balcony	4	100.0%
AC-Window/Wall	2	50.0%
AC-Central	1	25.0%
Washer/Dryer Hookups	1	25.0%
Window Treatments	-	-
Microwave	-	-
Ceiling Fans	-	-
Dishwasher	-	-
Disposal	-	-

SSA - Distribution of Unit Amenities		
Unit Amenities	Number of Projects	Percent Within Projects
Refrigerator	27	100.0%
Covered Flooring	27	100.0%
Stove/Range	26	96.3%
Window Treatments	20	74.1%
Disposal	15	55.6%
AC-Central	13	48.1%
AC-Window/Wall	10	37.0%
Patio/Balcony	9	33.3%
Ceiling Fans	5	18.5%
Microwave	3	11.1%
Washer/Dryer Hookups	2	7.4%
Dishwasher	1	3.7%
Washer/Dryer	1	3.7%

The most common *unit* amenities offered among the subsidized projects in the PSA include a range, refrigerator, covered flooring, patio/balcony, and window/wall air conditioning. As such, the existing government-subsidized supply in the PSA offers modest unit amenity packages. Meanwhile, the SSA offer much more comprehensive unit amenities among its subsidized product.

The *project* amenities, or common area amenities, were identified for each surveyed project. The following table summarizes the distribution of units with selected project amenities.

PSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
Laundry Facility	2	50.0%
Community Space	2	50.0%
Social Services	2	50.0%
Picnic Area	2	50.0%
Playground	1	25.0%
Storage	-	-
On-Site Management	-	-
Elevator	-	-
Computer/Business Center	-	-
Sports Court	-	-
Club House	-	-
Fitness Center	-	-

SSA - Distribution of Project Amenities		
Project Amenities	Number of Projects	Percent Within Projects
Laundry Facility	25	92.6%
On-Site Management	20	74.1%
Community Space	13	48.1%
Elevator	13	48.1%
Picnic Area	12	44.4%
Playground	9	33.3%
Club House	7	25.9%
Social Services	4	14.8%
Storage	2	7.4%
Sports Court	1	3.7%
Fitness Center	1	3.7%
Computer/Business Center	-	-

Project amenities are relatively limited at the government-subsidized properties in the PSA. Given that most of the surveyed subsidized product in the PSA is lower quality, built prior to 1970 and are relatively small properties, it is not surprising that project amenities are relatively limited at the subsidized projects.

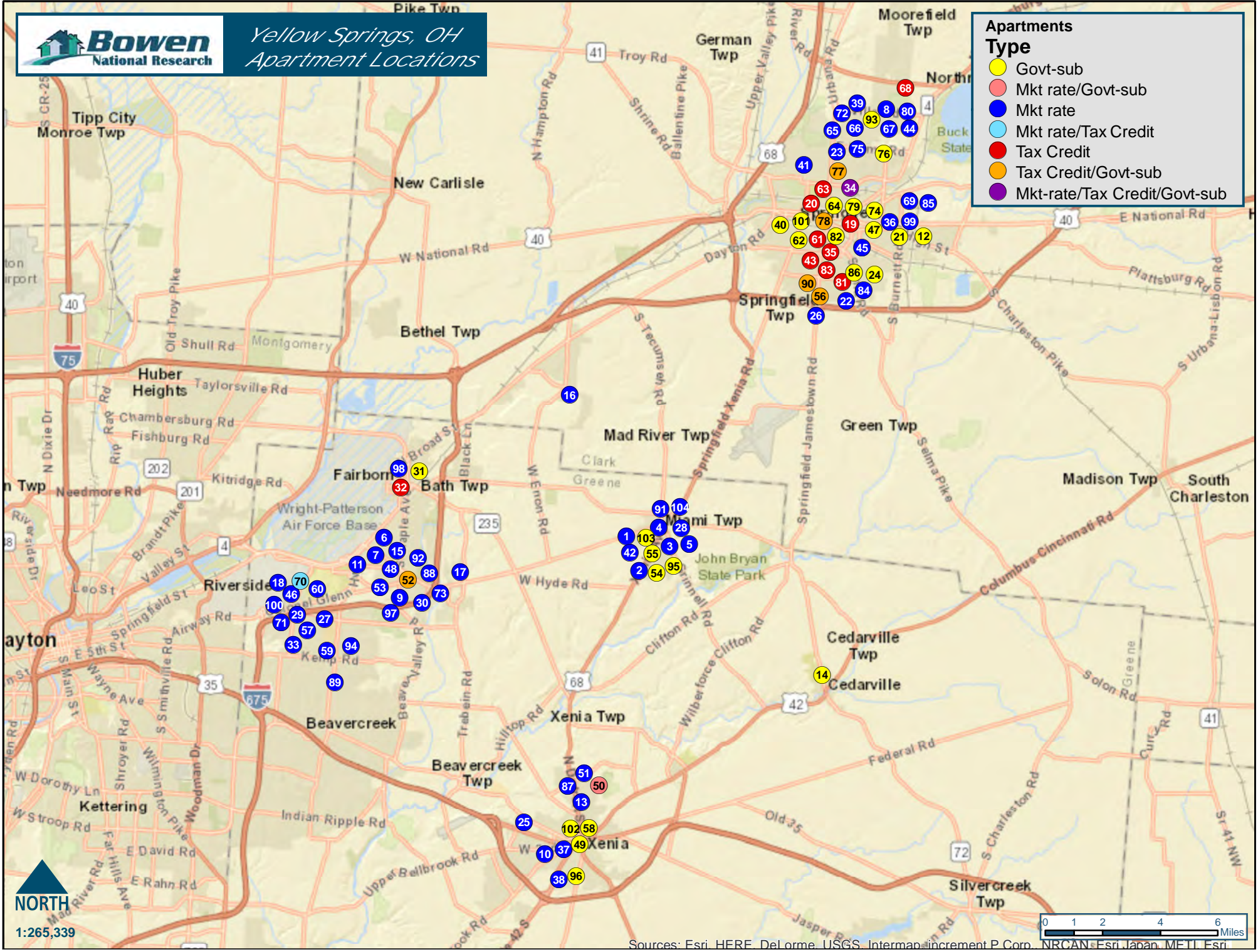
A map illustrating the location of all multifamily apartments surveyed within the overall region (PSA & SSA) is included on the following page.



# Yellow Springs, OH Apartment Locations

### Apartments Type

- Govt-sub
- Mkt rate/Govt-sub
- Mkt rate
- Mkt rate/Tax Credit
- Tax Credit
- Tax Credit/Govt-sub
- Mkt-rate/Tax Credit/Govt-sub



**NORTH**  
1:265,339

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri



## 2. Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, mobile homes, etc. For the purposes of this particular analysis, we have assumed that rental properties generally consisting of four or less units are non-conventional rentals.

Non-conventional rentals comprise a notable portion of the rental housing stock in the PSA (Yellow Springs), as evidenced by that fact that rental occupied units within structures with one to four units represent 82.9% of all renter-occupied units. The following summarizes the distribution of renter-occupied units by the number of units in a structure for the PSA.

PSA (Yellow Springs) - Renter Occupied Housing by Units in Structure		
Units in Structure	Total Units	Percent
1 to 4 Units*	480	82.9%
5 or More Units	99	17.1%
Total	579	100.0%

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; Bowen National Research

The following summarizes monthly gross rents for area rental alternatives based on ACS estimates. These rents are for all rental product types including apartments, non-conventional rentals, and mobile homes. Since more than half of all rentals in the market are considered non-conventional rentals, the rents below provide insight as to likely rents for non-conventional rentals in both the PSA and SSA.

Gross Rents				
Gross Rent	PSA (Yellow Springs)		SSA (Surrounding Areas)	
	Number of Units	Percent of Units	Number of Units	Percent of Units
Less than \$300	54	9.3%	1,766	6.0%
\$300 to \$499	19	3.3%	3,069	10.5%
\$500 to \$749	156	26.8%	10,028	34.3%
\$750 to \$999	112	19.2%	7,318	25.0%
\$1,000 to \$1,499	154	26.5%	4,311	14.7%
\$1,500 to \$2,000	1	0.2%	1,097	3.8%
\$2,000 and Higher	0	0.0%	385	1.3%
No Cash Rent	86	14.8%	1,270	4.3%
Total	582	100.0%	29,244	100.0%

Source: American Community Survey (2011-2015); Bowen National Research

As the preceding table illustrates, the largest share of rental units in the PSA have rents that fall between \$500 and \$749, which comprise 26.8% of all rental units. A nearly equal share (26.5%) of PSA rental units have rents between \$1,000 and \$1,499. Very few rentals have rents below \$500 or above \$1,499. The SSA has a greater share of units priced below \$500 and above \$1,499 than the PSA. There is only one rental in the PSA priced above \$1,499, while the SSA offers nearly 1,500 of these high-end rentals.

During October and November 2017, Bowen National Research attempted to identify non-conventional rentals in Yellow Springs. Sources used included Craigslist, Yellow Springs News classified ads, various rental housing listing websites, and a windshield survey by a BNR field analyst. In many cases, we were unable to obtain details on these listings as messages and email inquiries were not returned, or the owners/management companies of these rentals did not want to participate. It is important to note that because only vacant units are advertised and the demand for rental housing is very strong in the market, there were only 10 *vacant* units identified. The table below summarizes the non-conventional rentals identified in Yellow Springs.

Address	City	Beds	Baths	Sq. Ft	Year Built	Rent	Type
N/A	Yellow Springs	3	2	-	-	\$1,450	Single-Family Home
N/A	Yellow Springs	5	1	-	-	\$1,400	Single-Family Home
N/A	Yellow Springs	-	-	-	-	\$1,200	Finished Basement
N/A	Yellow Springs	3	2	-	1950s	\$1,360	Single-Family Home
N/A	Yellow Springs	-	-	-	-	-	Single-Family Home
126-128 Dayton Street	Yellow Springs	-	-	-	1900	-	Units Above Commercial Space
111 1/2 Corry Street	Yellow Springs	-	-	-	1900	-	Units Above Commercial Space
252-254 Xenia Avenue	Yellow Springs	-	-	-	1900	-	Units Above Commercial Space
120-124 Dayton Street	Yellow Springs	-	-	-	1930	-	Units Above Commercial Space
101B Corry Street	Yellow Springs	-	-	-	1970	-	Units Above Commercial Space

While full information for each of the identified projects was not available, from the available data the vacant supply has rents that range from \$1,200 to \$1,450. When typical tenant utility costs are also considered, these units have *gross* rents likely ranging from \$1,350 to \$1,600, which are higher than most of the conventional apartments surveyed in the area. As such, it is unlikely that many low-income residents would be able to afford non-conventional rental housing in the area.

Most of the product was built prior to 1950, with a mix of stand-alone homes and units over storefronts. Of the projects we personally saw, most of the product is considered to be in fair condition. Most units do not have washer and dryer hookups, but some will have coin operated machines in the basement. Typically, tenants pay electricity and gas/oil, with water, sewer and trash collection often included in the rent.

### 3. Airbnb

Because Yellow Springs is a tourist attraction, nightly non-hotel rentals, such as Airbnb rentals, are a popular choice for tourists. Bowen National Research conducted a search of rentals listed on Airbnb.com in October and November of 2017. Note that this list may not include all available rentals nor are all of these rentals likely within the village limits, but includes properties identified during our query in the fall of 2017. The following table summarizes the Airbnb rentals identified in Yellow Springs.

Name as Listed on Airbnb	Style	# Bedrooms	# Beds Provided	# Baths	# Guests	Nightly Rate	Weekend Rate (per Night)
A Loft in the Springs	Entire Apartment (ADU)	0	2	1	4	\$100	\$150
Annie's Place	Private Room in House	0	3	1	5	\$74	-
Aria Cabin	Entire Apartment (ADU)	0	2	1	3	\$75	-
Bungalow on Herman	Entire House	1	2	1	4	\$84	-
Cozy Room, Wonderful Setting	Private Room in House	1	1	1	1	\$50	\$60
Cute House, Great for Family	Entire House	2	2	1	4	\$60	-
Hoot n' Haller Studio	Entire Apartment (ADU)	0	3	1	6	\$100	-
Jaihouse Suites	Entire Apartment in Office Building	0	2	1	3	\$110	\$125
Jaihouse Suites Union Cottage Master Suite	Entire Apartment	0	2	1	3	\$110	\$125
Jaihouse Suites Union Cottage Studio	Entire Apartment	0	2	1	3	\$110	\$125
Jailhouse Suites Tower	Entire Apartment (ADU)	0	3	1	5	\$115	\$135
Private, Studio Space in Yellow Springs	Private Room in House	0	2	1	2	\$100	-
Retreat Style Getaway	Private Room in House	1	1	1	2	\$100	-
Retreat, One Block from Downtown	Entire Apartment	0	1	1	2	\$68	-
Room Near the Center of Village	Private Room in House	1	1	1	2	\$85	-
Sunny 3 Bedroom, 2 Blocks from Downtown YS	Entire House	3	3	2.5	5	\$125	-
The 1866 House	Entire Apartment in Multifamily Building	2	2	1	4	\$100	\$135
The English Cottage	Entire House	2	2	2	4	\$179	-
The Library Loft	Entire Apartment (ADU)	1	2	1	4	\$68	\$99
The Trailside Farmhouse*	Entire House	2	2	2	4	\$150	-
The Village Guesthouse	Private Room in House	1	1	Shared	2	\$75	-
Village Hideaway	Entire Suite in House	1	1	1	2	\$89	\$100
Walk Everywhere, Spacious & Private	Entire Apartment (ADU)	0	2	1	4	\$79	\$105
Yellow Springs Hip House	Entire House	2	3	1	6	\$95	-
Rate Range						\$50-\$179	\$60-\$150
Average Rate						\$97	\$116

Source: www.Airbnb.com (October/November 2017) and Yellow Springs Chamber of Commerce

\*Available only five days a year

According to Airbnb.com, there are 24 available short-term rentals within the village limits of Yellow Springs. Nearly three-fourths of the short-term rentals include studio and one-bedroom units, which primarily house one- and two-person households. These rentals range from \$50 to \$179 per night, with a \$97 per night average rate. Additionally, some rentals list a higher rate for weekend nights, ranging from \$60 to \$150 per night or an average of \$116. Converting the nightly rates to a monthly rental rate would yield rates ranging between approximately \$1,520 and \$5,445 per month, which would not be affordable to most Yellow Springs residents (though some owners may offer discounts for longer stays).

According to local sources and based on our prior research experience, it is not uncommon for owners of these units to live in the units for much of the year. As a result, these units are only available to rent for a portion of the year. However, in Yellow Springs, several of the identified Airbnb rentals are Accessory Dwelling Units, half of a duplex, or units over a garage or store front and are available for short-term renting on a more regular basis. Given that over 20% of the identified Airbnb rentals are only rooms, they do not impact the local market's long-term housing inventory. A portion of the remaining units (some may be just outside of village limits) marketed as short-term Airbnb rentals are likely owner-occupied for part of the year or are only made available as short-term rentals for part of the year. Based on Airbnb.com, only seven of the listed rentals are available for a full year and five are available for six months. The rest of the listed units were available for less than half of the year. As a result, the actual number of Airbnb rentals in Yellow Springs is likely much lower than 19 units cited on the preceding page. While small in number, such units do have some impact on the inventory of permanent housing offered in Yellow Springs. This is particularly true in a market such as Yellow Springs, which has very limited *available* permanent housing. It is recommended that the village continue to monitor Airbnb rentals (both through the Airbnb.com and other websites and through lodging taxes) to determine if this segment grows significantly over the next few years and whether or not additional regulations should be implemented to insure sufficient long-term housing is available to permanent residents.

## C. For-Sale Housing Supply

### 1. Introduction

Bowen National Research, obtained for-sale housing data from the New Western Regional Information Systems & Technology, Inc. (WRIST, Inc.), which is a Multiple Listing Service data user, as well as from Realtor.com for the PSA (Yellow Springs) and SSA. This included historical for-sale residential data and currently available for-sale housing stock. It should be noted that for the purposes of this analysis, we have distinguished between the PSA and SSA markets. The historical data includes any home sales that occurred within the study areas from January 1, 2014 to October 18, 2017.

The following table summarizes the available and recently sold (Between January 2014 to October 2017) housing stock for the PSA (Yellow Springs) and SSA.

PSA - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Available	4	\$244,500
Sold*	34	\$186,250

Source: WRIST, Inc. and Realtor.com

\*Sales from January 2014 and October 2017

SSA - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Available	262	\$79,900
Sold*	2,936	\$82,900

Source: WRIST, Inc. and Realtor.com

\*Sales from January 2014 and October 2017

Within the PSA, the available for-sale housing stock consists of four units with a median asking price of \$244,000, while the historical sales of 34 units have a median sales price of \$186,250. The median asking price of available product in the surrounding SSA is \$79,900, while the median sales price of homes sold in the SSA was \$82,900. As such, housing prices within the PSA appear to be approximately three times higher (historical sales) and more than two times higher (available supply) than product in the SSA. The four available units represent a vacancy rate of less than 0.4% of the total owner-occupied housing units in the PSA. This an extremely low vacancy rate, indicating a shortage of for-sale housing.

### 2. Historical For-Sale Analysis

As previously mentioned, we were able to obtain historical homes sales data within the study areas from January 1, 2014 to October 18, 2017. The following table compares the sales of the PSA (Yellow Springs) with the SSA (surrounding areas).

Owner For-Sale/Sold Housing Supply		
Market	Homes Sold	Median Price
PSA (Yellow Springs)	34	\$186,250
SSA	2,936	\$82,900
Overall	2,970	\$84,000

Source: WRIST, Inc. and Realtor.com

\*Sales from January 2014 and October 2017

As the preceding table illustrates, most (98.9%) of the historical for-sale housing activity in the area (PSA and SSA) over the past few years has occurred outside of Yellow Springs. The median homes sales price of homes sold in the PSA is \$186,250, which is more than double the price of product sold in the PSA. As such, it would appear that for-sale housing in the PSA is less affordable.

The distribution of home sales by bedroom type for the PSA and SSA is summarized in the following table:

PSA - Sales History by Bedrooms (January 2014 to October 2017)								
Bedrooms	Number Sold	Average Baths	Median Year Built	Average Sq. Ft.	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
Two-Br.	7	1.25	1924	1,317	\$90,000 - \$280,000	\$160,000	\$133.78	91
Three-Br.	22	2.0	1948	1,700	\$111,000 - \$322,500	\$185,000	\$124.55	68
Four-Br.	4	2.5	1962	2,504	\$180,000 - \$345,500	\$297,500	\$110.65	67
Five-Br.	1	3.5	1966	2,516	\$262,900	\$262,900	\$104.49	33
Total	34	2.0	1945	1,740	\$90,000 - \$345,500	\$186,250	\$124.55	72

Source: WRIST, Inc. and Realtor.com

SSA - Sales History by Bedrooms (January 2014 to October 2017)								
Bedrooms	Number Sold	Average Baths	Median Year Built	Average Sq. Ft.	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	6	1.0	1917	877	\$5,000 - \$79,000	\$12,000	\$12.89	91
Two-Br.	525	1.25	1938	1,041	\$550 - \$500,000	\$41,000	\$43.36	95
Three-Br.	1,752	1.5	1951	1,450	\$550 - \$690,000	\$85,000	\$65.65	87
Four-Br.	570	2.25	1957	2,139	\$4,200 - \$925,000	\$140,000	\$69.77	99
Five+-Br.	83	3.0	1949	2,893	\$7,654 - \$720,000	\$164,500	\$60.91	105
Total	2,936	1.75	1950	1,550	\$550 - \$925,000	\$82,900	\$63.45	92

Source: WRIST, Inc. and Realtor.com

Based on the preceding table, more than one-half (64.7%) of the units sold in the PSA contained three-bedrooms, while the next highest share (20.5%) of units sold have been two-bedroom units. There were only five units sold in the PSA over the past four years that have four or more units. The median age of the homes sold in the PSA is 1945 with the average size 1,740 square feet. Homes sold in the SSA were slightly newer, having a median year built of 1950, while offering generally smaller homes with an average square footage of 1,550. The average days on market (the number of days a home is listed before it sells) for homes in the PSA was 72, which was slightly shorter than the days on market of the SSA, which was 92. Both of these numbers of days on market are considered short periods, indicating a high level of demand for such housing.

The distribution of homes sold between January 2014 and October 2017 by price for the PSA and SSA is summarized in the table below.

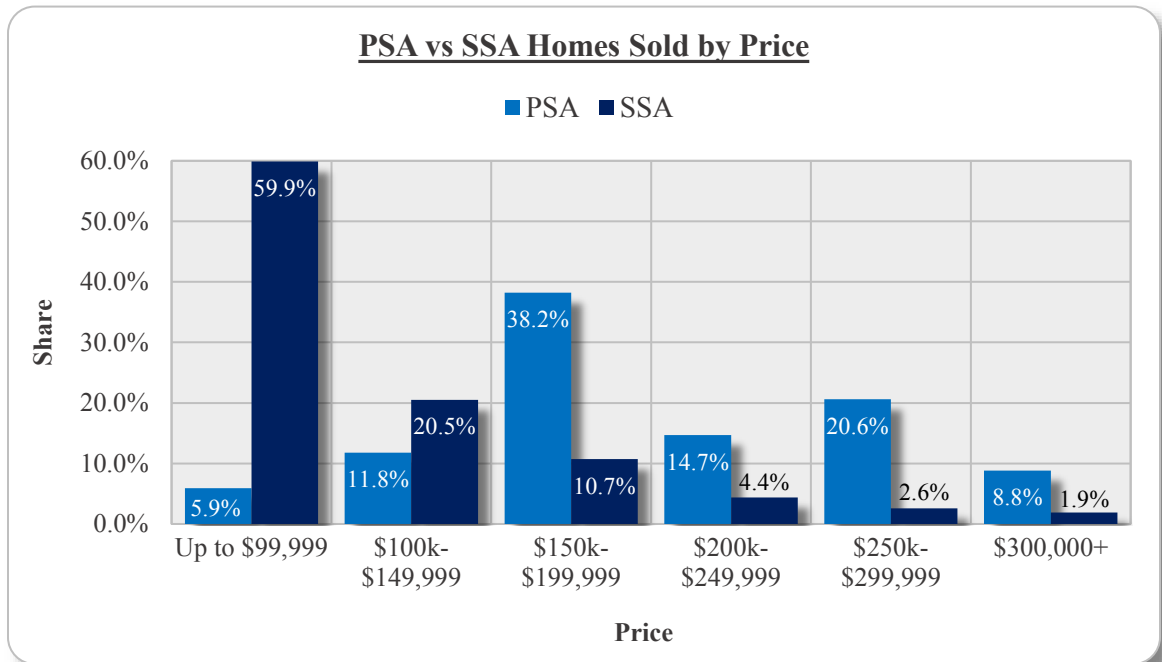
<b>PSA – Sales History by Price (January 2014 to October 2017)</b>			
<b>Sale Price</b>	<b>Number of Homes Sold</b>	<b>Percent of Supply</b>	<b>Average Days on Market</b>
Up to \$99,999	2	5.9%	169
\$100,000 to \$149,999	4	11.8%	106
\$150,000 to \$199,999	13	38.2%	54
\$200,000 to \$249,999	5	14.7%	41
\$250,000 to \$299,999	7	20.6%	93
\$300,000+	3	8.8%	36
Total	34	100.0%	72

Source: WRIST, Inc. and Realtor.com

<b>SSA – Sales History by Price (January 2014 to October 2017)</b>			
<b>Sale Price</b>	<b>Number of Homes Sold</b>	<b>Percent of Supply</b>	<b>Average Days on Market</b>
Up to \$99,999	1,758	59.9%	93
\$100,000 to \$149,999	602	20.5%	85
\$150,000 to \$199,999	315	10.7%	89
\$200,000 to \$249,999	128	4.4%	85
\$250,000 to \$299,999	78	2.6%	105
\$300,000+	55	1.9%	140
Total	2,936	100.0%	92

Source: WRIST, Inc. and Realtor.com

As the preceding table illustrates, the largest number of home sales by price point within the PSA over the past few years is priced between \$150,000 and \$199,999. Product below \$150,000 represents less than 20% of the supply sold in the PSA, while product priced \$200,000 and above represents more than 40% of the sold supply. Over 80% of homes sold in the SSA were priced below \$150,000. Less than 10% of the units were sold in the SSA was priced above \$200,000. Overall, potential home buyers appear to have had a limited selection of homes from which to choose within Yellow Springs, but have a large number of broader variety of choices in the surrounding areas. The graph below illustrates homes sales by price point for the PSA and SSA.





The distribution of homes sold since January 2014 by year built for the PSA and SSA is summarized in the table below.

PSA - Sales History by Year Built (January 2014 to October 2017)							
Year Built	Number Sold	Average Bedrooms/ Baths	Average Square Feet	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
1939 or earlier	10	3/1.75	1,588	\$90,000 - \$322,500	\$202,000	\$133.02	82
1940 to 1949	4	3/2.0	1,396	\$165,000 - \$211,500	\$181,000	\$128.12	12
1950 to 1959	7	3/2.0	2,009	\$128,000 - \$345,500	\$170,855	\$98.48	71
1960 to 1969	5	3/2.25	1,910	\$187,500 - \$295,000	\$262,900	\$146.14	82
1970 to 1979	6	3/2.25	1,739	\$111,000 - \$300,000	\$181,000	\$121.88	82
1980 to 1989	1	3/3.0	2,444	\$285,000	\$285,000	\$116.61	105
1990 to 1999	-	-	-	-	-	-	-
2000 to present	1	2/1.0	1,196	\$160,000	\$160,000	\$133.78	61
<b>Total</b>	<b>34</b>	<b>3/2.0</b>	<b>1,740</b>	<b>\$90,000 - \$345,500</b>	<b>\$186,250</b>	<b>\$124.55</b>	<b>72</b>

Source: WRIST, Inc. and Realtor.com

SSA - Sales History by Year Built (January 2014 to October 2017)							
Year Built	Number Sold	Average Bedrooms/ Baths	Average Square Feet	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
1939 or earlier	861	3/1.5	1,559	\$550 - \$720,000	\$46,900	\$32.02	100
1940 to 1949	297	3/1.5	1,263	\$6,000 - \$275,000	\$62,000	\$54.75	94
1950 to 1959	666	3/1.5	1,266	\$7,924 - \$434,000	\$75,000	\$66.10	85
1960 to 1969	473	3/1.75	1,528	\$7,500 - \$391,000	\$105,000	\$71.30	86
1970 to 1979	283	3/2.0	1,669	\$12,500 - \$453,000	\$124,000	\$77.25	86
1980 to 1989	86	3/2.25	2,177	\$37,700 - \$925,000	\$169,000	\$84.94	91
1990 to 1999	180	3/2.5	2,193	\$23,501 - \$525,000	\$205,000	\$91.58	89
2000 to present	90	4/2.75	2,391	\$17,100 - \$635,000	\$227,450	\$95.24	105
<b>Total</b>	<b>2,936</b>	<b>3/1.75</b>	<b>1,550</b>	<b>\$550 - \$925,000</b>	<b>\$82,900</b>	<b>\$63.45</b>	<b>92</b>

Source: WRIST, Inc. and Realtor.com

As the preceding tables illustrate, more than half of the home sales activity in the PSA has occurred among product built prior to 1960, while only two of the 34 homes sold in the PSA was built in 1980 or later. Product sold in the SSA is more diverse in terms of year built, offering a broad mix of product by year built. As a result, it appears that the areas outside of the town of Yellow Springs have greater choice of homes, including more modern alternatives. The lack of modern product likely puts Yellow Springs at a competitive disadvantage.

A map illustrating the location of all homes sold between January 2014 through October 2017 within the PSA & SSA is included on the following page.

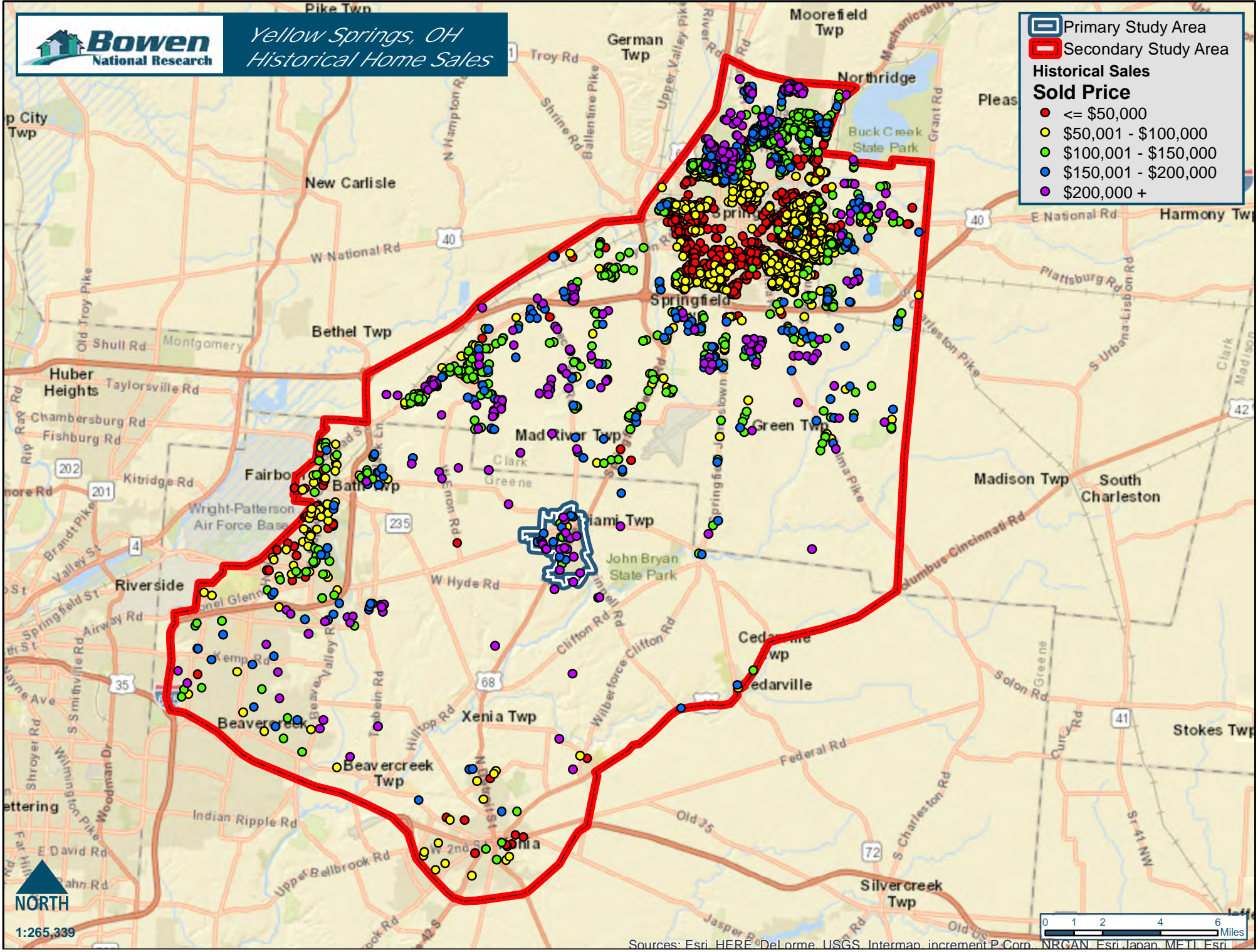


*Yellow Springs, OH  
Historical Home Sales*

Primary Study Area  
 Secondary Study Area

**Historical Sales Sold Price**

- <= \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$150,000
- \$150,001 - \$200,000
- \$200,000 +



NORTH  
1:265,339

### 3. Available For-Sale Housing Supply

Through Multiple Listing Service data, we identified four (4) housing units within the PSA (Yellow Springs) and 262 units in the SSA that were listed as available for purchase as of October 2017. While there are likely some other for-sale residential units available for purchase, such homes were not identified during our research due to the method of advertisement or simply because the product was not actively marketed. It should be noted that the number of available homes may fluctuate throughout the year, but the overall number appears to remain low (roughly no more than 15 homes at any one time). Regardless, the available inventory of for-sale product identified in this analysis provides a good baseline for evaluating the for-sale housing alternatives offered in the PSA and SSA.

The available for-sale data we collected and analyzed includes the following:

- Distribution of Housing by Bedrooms
- Distribution of Housing by Price Point
- Distribution of Housing by Year Built

The available for-sale housing by bedroom type in the PSA and SSA is summarized in the following tables.

**PSA – Available For-Sale Housing by Bedrooms – (As of October 2017)**

Bedrooms	Number Listed	Average Baths	Median Year Built	Average Sq. Ft.	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
Two-Br.	1	1.0	1948	1,440	\$199,900	\$199,900	\$138.82	22
Three-Br.	1	1.5	1956	1,541	\$250,000	\$250,000	\$162.23	42
Four-Br.	1	3.0	1929	2,224	\$239,000	\$239,000	\$107.46	121
Five+-Br.	1	4.0	1850	4,022	\$299,000	\$299,000	\$74.34	202
Total	4	2.5	1921	2,307	\$199,900 - \$299,000	\$244,500	\$123.14	97

Source: WRIST, Inc. and Realtor.com

**SSA – Available For-Sale Housing by Bedrooms – (As of October 2017)**

Bedrooms	Number Listed	Average Baths	Median Year Built	Average Sq. Ft.	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	1	1.0	1930	748	\$14,000	\$14,000	\$18.82	96
Two-Br.	52	1.0	1924	1,058	\$7,000 - \$149,000	\$47,700	\$43.54	82
Three-Br.	147	1.5	1941	1,366	\$6,500 - \$419,900	\$84,450	\$68.22	101
Four-Br.	49	2.0	1938	2,212	\$5,000 - \$800,000	\$155,000	\$71.50	100
Five+-Br.	13	3.5	1943	4,135	\$12,000 - \$625,000	\$115,000	\$40.54	184
Total	262	1.5	1937	1,598	\$5,000 - \$800,000	\$79,900	\$65.78	101

Source: WRIST, Inc. and Realtor.com

There is a very limited supply of available for-sale product in the PSA, with the four units distributed evenly among two- to five-bedrooms. The available for-sale supply in the PSA has an average year built of 1921, which is older than the average year built (1937) of product built in the SSA. The average unit size of available product in the PSA is 2,307 square feet, compared with the SSA average size of 1,598 square feet. More than half of the available for-sale housing units in the surrounding SSA is among the three-bedroom supply, with nearly 20% of the available units distributed among the two- and four-bedrooms each.

The tables below summarize the distribution of available for-sale residential units by *price point* for the PSA & SSA.

PSA – Available For-Sale Housing by Price (As of October 2017)			
Sale Price	Number of Homes Listed	Percent of Supply	Average Days on Market
Up to \$99,999	-	-	-
\$100,000 to \$149,999	-	-	-
\$150,000 to \$199,999	1	25.0%	22
\$200,000 to \$249,999	1	25.0%	121
\$250,000 to \$299,999	2	50.0%	122
\$300,000+	-	-	-
Total	4	100.0%	97

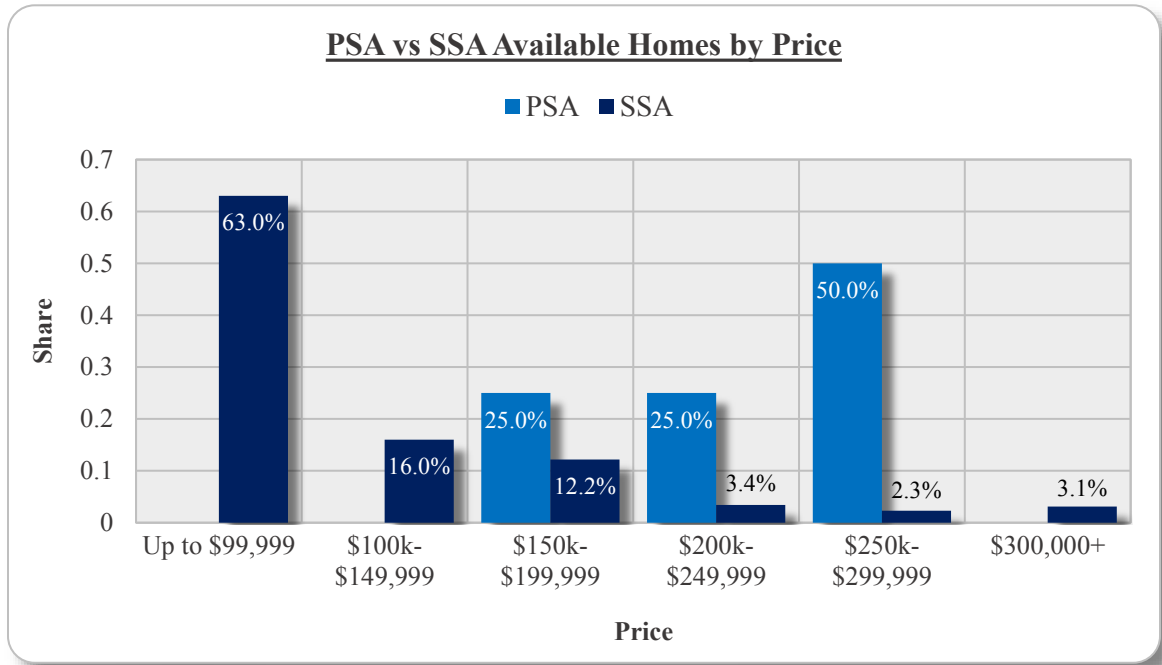
Source: WRIST, Inc. and Realtor.com

SSA – Available For-Sale Housing by Price (As of October 2017)			
Sale Price	Number of Homes Listed	Percent of Supply	Average Days on Market
Up to \$99,999	165	63.0%	110
\$100,000 to \$149,999	42	16.0%	79
\$150,000 to \$199,999	32	12.2%	86
\$200,000 to \$249,999	9	3.4%	85
\$250,000 to \$299,999	6	2.3%	122
\$300,000+	8	3.1%	83
Total	262	100.0%	101

Source: WRIST, Inc. and Realtor.com

The range of price points for available supply in the PSA is relatively narrow, ranging from \$199,900 to \$299,000, with a median list price is \$244,500. This is more than double the median list price of the SSA. Homes within the PSA have an overall average number of days on market of 97, which is slightly lower than the average days on market (101) for the SSA. The limited supply of available units in the PSA is likely limiting the ability of Yellow Springs to attract new households seeking for-sale housing product.

The shares of available homes in the PSA & SSA by price point are illustrated on the following table.



The distribution of available homes by year built for the PSA and SSA is summarized in the table below.

PSA – Available For-Sale Housing by Year Built – (As of October 2017)							
Year Built	Number Listed	Average Bedrooms/ Baths	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
1939 or earlier	2	5/3.5	3,123	\$239,000 - \$299,000	\$269,000	\$90.90	162
1940 to 1949	1	2/1.0	1,440	\$199,900	\$199,900	\$138.82	22
1950 to 1959	1	3/1.5	1,541	\$250,000	\$250,000	\$162.23	42
1960 to 1969	-	-	-	-	-	-	-
1970 to 1979	-	-	-	-	-	-	-
1980 to 1989	-	-	-	-	-	-	-
1990 to 1999	-	-	-	-	-	-	-
2000 to present	-	-	-	-	-	-	-
Total	4	4/2.5	2,307	\$199,900 - \$299,000	\$244,500	\$123.14	97

Source: WRIST, Inc. and Realtor.com

SSA – Available For-Sale Housing by Year Built – (As of October 2017)							
Year Built	Number Listed	Average Bedrooms/ Baths	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
1939 or earlier	126	3/1.5	1,617	\$5,000 - \$275,000	\$54,900	\$40.99	124
1940 to 1949	34	3/1.25	1,181	\$9,900 - \$229,900	\$85,200	\$78.51	82
1950 to 1959	38	3/1.25	1,309	\$6,500 - \$284,000	\$95,750	\$79.37	75
1960 to 1969	29	3/1.75	1,484	\$54,900 - \$229,900	\$118,750	\$86.77	75
1970 to 1979	13	3/1.75	1,467	\$39,500 - \$259,900	\$99,800	\$99.47	86
1980 to 1989	4	4/3.25	2,763	\$150,000 - \$800,000	\$324,950	\$114.69	54
1990 to 1999	10	4/3.0	2,998	\$110,000 - \$625,000	\$219,450	\$97.68	73
2000 to present	8	4/3.0	2,729	\$65,000 - \$625,000	\$249,900	\$85.54	111
Total	262	3/1.5	1,598	\$5,000 - \$800,000	\$79,900	\$65.78	101

Source: WRIST, Inc. and Realtor.com

As shown in the preceding tables, all four available for-sale housing units in the PSA (Yellow Springs) were built prior to 1960. Unlike the PSA, the surrounding SSA has a broad mix of for-sale product by year built, including a notable number of modern units.

A map illustrating the location of available for-sale homes in the PSA and SSA is included on the following page.

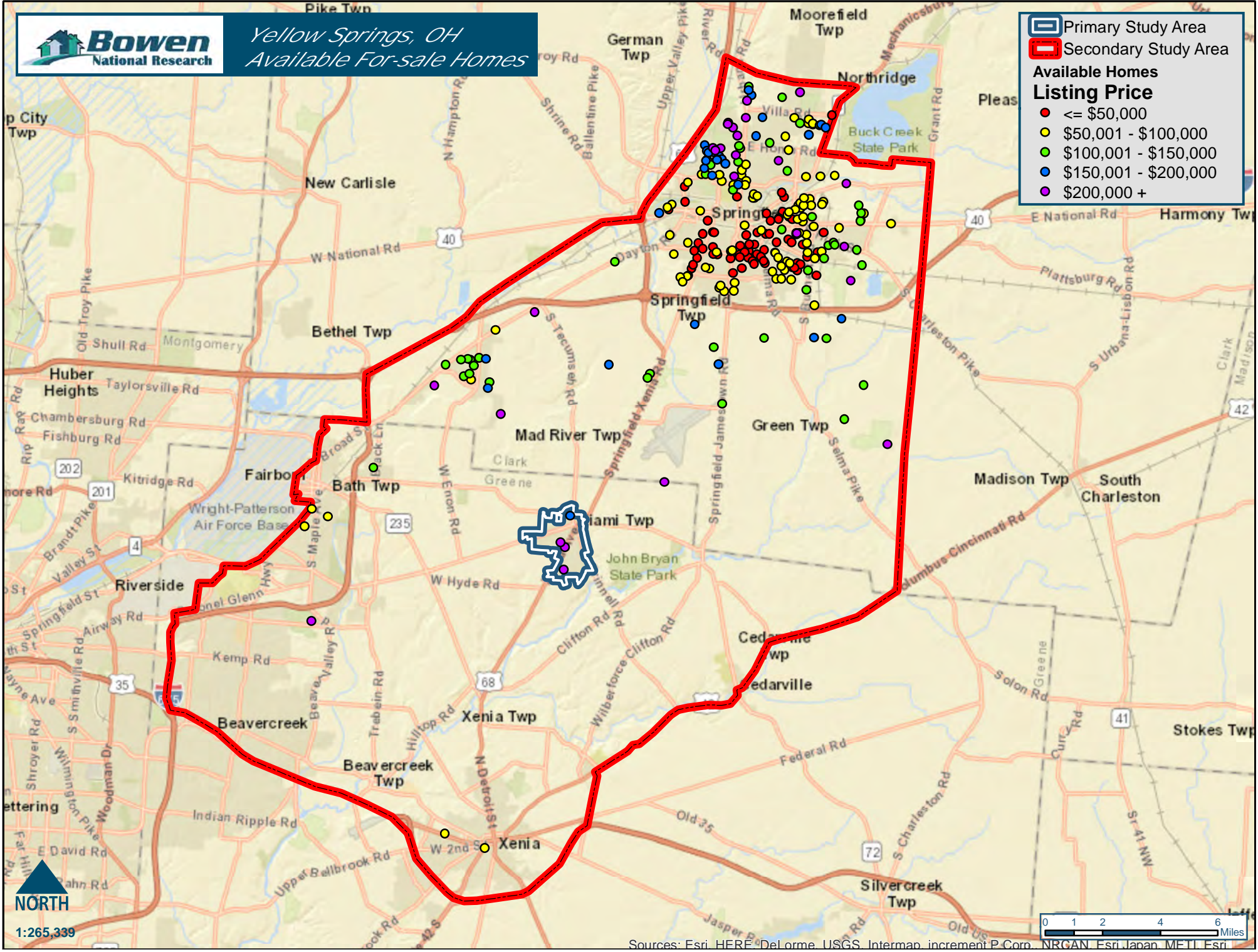


*Yellow Springs, OH*  
*Available For-sale Homes*

Primary Study Area  
 Secondary Study Area

**Available Homes Listing Price**

- <= \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$150,000
- \$150,001 - \$200,000
- \$200,000 +



NORTH  
1:265,339



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri

#### **D. Senior Care Housing Alternatives**

The senior housing alternatives surveyed include housing most attractive to older adults who are either seeking a more leisurely lifestyle or who need assistance with Activities of Daily Living (ADLs). Four levels of care have been identified that provide housing to older adults seeking, or who need, alternatives to their current living environment. They include, in order of increasing care requirements, independent living, congregate care, assisted living (including memory care), and nursing care.

Independent living and congregate care have often been used to describe the same type of housing. Independent living (in its purest form) is shelter only without services. Congregate care typically provides shelter and services such as meals and housekeeping. Note that this analysis does not address congregate care, independent living, or nursing care demand within the market, as these aforementioned care types will not be offered at the subject project. We have, however, provided a brief overview of each of the aforementioned housing segments within this section of the report, as such product type was identified and surveyed as part of our Field Survey of Senior Facilities within the region.

In Ohio, assisted living facilities are licensed as Residential Care Facilities by the Long-Term Care Division of the Ohio State Department of Health. The licensure dictates that a facility must meet a certain building standard that dictates construction, fire rating, and other health and safety issues.

Assisted living facilities provide accommodations, supervision and services in the following areas:

- Accommodations—housing, meals, laundry, housekeeping, transportation, social or recreational activities, maintenance, security or similar services that are not medical care or skilled nursing care services.
- Supervision—watching over a resident, when necessary, while he or she engages in Activities of Daily Living (ADL) to ensure the resident’s health, safety and welfare. Supervision also includes reminding a resident to do or complete personal hygiene or other self-care activities, helping to schedule and/or keep an appointment and arranging for transportation.

Assistance with ADL services include, but are not limited to, assisting residents with walking and moving, bathing, grooming, using the toilet, hygiene, hair care, dressing, eating and nail care.



We referenced the Medicare.com and Ohio Department of Health websites for all licensed senior care facilities and cross referenced this list with other senior care facility resources. As such, we believe that we identified most licensed facilities in the PSA and SSA, though not all were surveyed as part of this Housing Needs Assessment.

We identified and surveyed 26 senior care facilities in the region (PSA and SSA). Overall, these facilities that were surveyed contain a total of 1,387 beds. These facilities are representative of the typical housing choices available to seniors requiring special care housing in the region. It is worth noting that there is one senior campus (Friends Care Center) with three facilities located in the PSA. The following table summarizes all of the surveyed facilities by property type within the region.

Surveyed Senior Care Facilities					
Project Type	Projects	Beds	Vacant	Occupancy Rate	National Occupancy Rate*
Independent Living	4	80	6	92.5%	92.4%
Congregate Care	2	129	25	80.6%	-
RCF/Assisted Living	14	712	87	87.8%	90.6%
Nursing Homes	6	466	50	89.3%	86.4%
Total	26	1,387	168	-	-

\*Source: American Seniors Housing Association: The State of Seniors Housing 2017

The region is reporting overall occupancy rates of 80.6% (congregate care) and 92.5% (independent living). The overall occupancy rate of the surveyed independent living properties in the region is nearly identical to the national average, indicating that the region appears to have a good base of independent living product. The 80.6% occupancy rate at the congregate facilities is attributed to one project that is operating at an occupancy rate below 80% and may not be indicative of the actual demand for this product type. The 87.8% occupancy rate of the RCF (assisted living) facilities in the region is slightly below the national average of 90.6%, while the region’s nursing homes have an occupancy rate of 89.3%, which is slightly above the national average of 86.4%. With none of the region’s senior care segments operating at very high occupancy rates, it does not appear that there is significant pent-up demand for senior care housing. The only project located in the PSA (Friends Care Center) offers 20 (none vacant) assisted living beds, 66 (6 vacant) nursing care beds, and 20 (3 vacant) independent living beds. As such, there are no available assisted living beds in Yellow Springs, but several available nursing care and independent living beds in town. This may indicate that there is an opportunity for residential care (assisted living) development in Yellow Springs. As the area’s senior population continues to expand in the years ahead, the development of senior care housing will need to be explored in or near Yellow Springs.

The monthly fees for senior care housing are shown below (note: some housing options that charge daily rates were converted to monthly rates).

<b>Surveyed Senior Care Facilities – Base Monthly Rates</b>	
<b>Project Type</b>	<b>Rent Range</b>
Independent Living	\$635*-\$3,200
Congregate Care	\$670-\$3,246
RCF/Assisted Living	\$2,098 - \$7,543**
Nursing Homes	\$5,688-\$8,760

\*Requires \$180,000 entrance/endowment deposit

\*\*Alzheimer’s (Memory Care) units also available at pricing of \$4,350 to \$10,182

Generally, monthly base fees range from a low of \$635 to \$3,246 for the independent living and congregate care alternatives. The Residential Care Facilities (Assisted Living) range in pricing from \$2,098 to \$7,543, depending upon the type of room and level of care required. Alzheimer’s (memory care) units are also available in the market for fees ranging from \$4,350 to \$10,182. Nursing homes in the region have monthly fees ranging from \$5,688 to \$8,760. These rental rates should be considered as a base of comparison for the future projects considered in the PSA and SSA. It is important that many of the senior care facilities with services (e.g. assisted living and nursing care) accept Medicaid payments from eligible residents, which reduces actual resident costs.

Demand estimates for senior care housing are provided in Section VIII of this report.

A map illustrating the location of surveyed senior care facilities in the overall region (PSA & SSA) is on the following page.



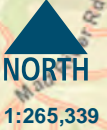
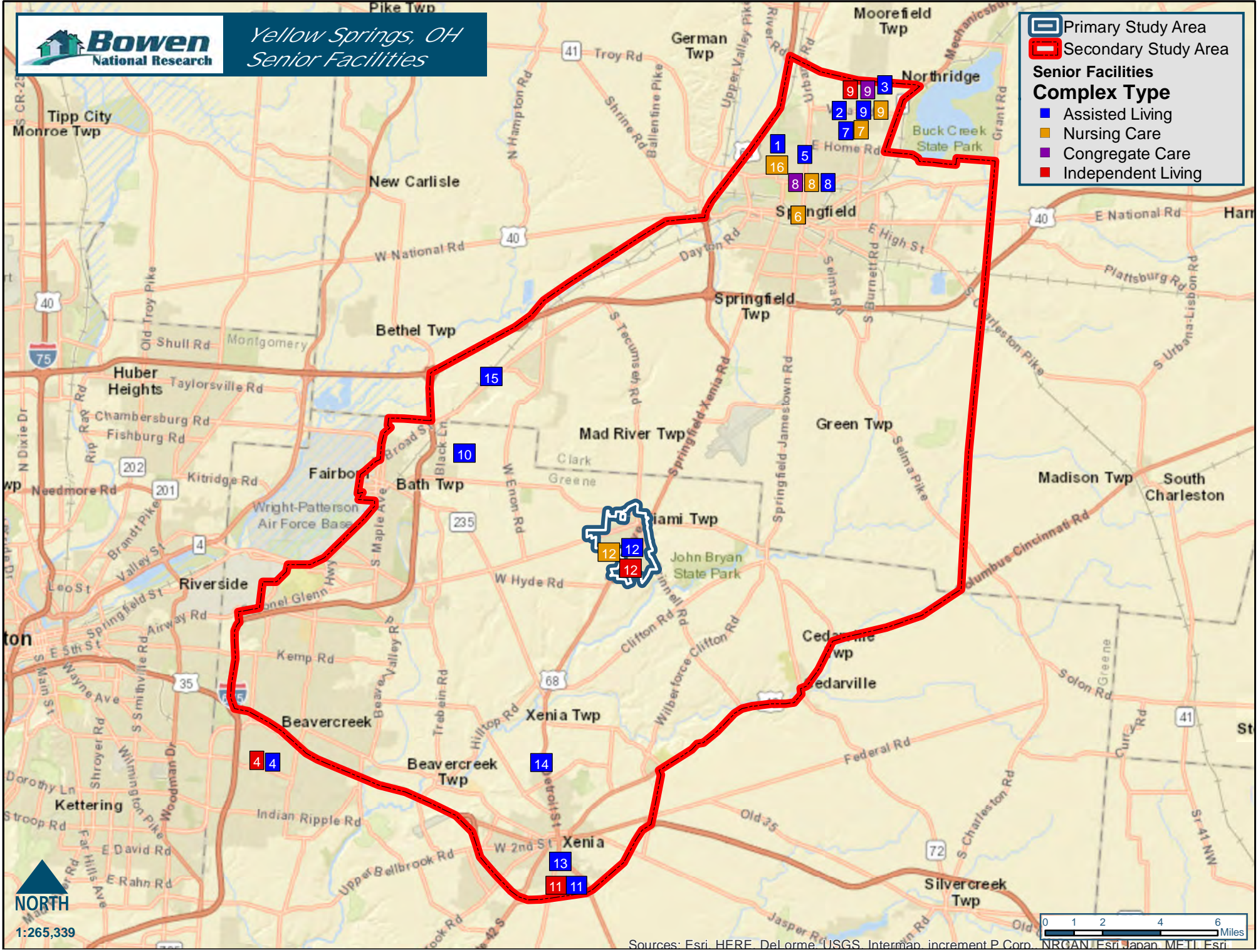
# Yellow Springs, OH Senior Facilities

**Primary Study Area** (Blue outline)

**Secondary Study Area** (Red outline)

**Senior Facilities Complex Type**

- Assisted Living (Blue square)
- Nursing Care (Yellow square)
- Congregate Care (Purple square)
- Independent Living (Red square)



## E. Planned & Proposed

In order to assess housing development potential, we evaluated recent residential building permit activity and identified residential projects in the development pipeline for Greene and Clark Counties. Understanding the number of residential units and the type of housing being considered for development in the market can assist in determining how these projects are expected to meet the housing needs of the town.

The following tables illustrate single-family and multifamily building permits issued within Greene County and Clark County for the past ten years:

**Housing Unit Building Permits for Greene County:**

Permits	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Multifamily Permits	48	138	30	80	0	202	8	0	97	323
Single-Family Permits	517	453	295	300	277	245	210	250	296	395
Total Units	565	591	325	380	277	447	218	250	393	718

Source: SOCDS Building Permits Database at <http://socds.huduser.org/permits/index.html>

**Housing Unit Building Permits for Clark County:**

Permits	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Multifamily Permits	204	30	0	4	90	76	38	4	2	0
Single-Family Permits	191	74	69	53	52	39	34	49	61	55
Total Units	395	104	69	57	142	115	72	53	63	55

Source: SOCDS Building Permits Database at <http://socds.huduser.org/permits/index.html>

Residential building permit data in Greene County slowed some in the years immediately following the national recession, particularly multifamily permits. After ranging between 218 and 447 units from 2010 to 2015, the residential permit activity reached a 10-year high of 718 in 2016, with nearly an equal number of multifamily and single-family building permit activity during this particular year. Adjacent Clark County building permit activity also declined following the national recession and has remained under 150 units during the past nine years, with very little multifamily permit activity in the past three years.

### Yellow Springs Permit Data

In addition to the permit data summarized previously, we also provide permit data from the village of Yellow Springs in 2017. This permit data includes information on single-family homes that will be constructed in the future (or are currently being constructed). A summary of this permit data is listed in the following table:

Address	Date	Permit Type	Applicant	Zoning
401 S. High Street Yellow Springs	01/29/2017	Accessory Structure/ADU	Green Generation	Residence B (R-B)
412 Dayton Street Yellow Springs	02/16/2017	Minor Subdivision	Alice Robrish	Residence C (R-C)
319 Allen Street Yellow Springs	03/17/2017	ADU	Eric Juergens	Residence A (R-A)
601 Thistle Creek Yellow Springs	03/30/2017	Single-family	Taylor/Iconis	Planned Unit Development (PUD)
615 Thistle Creek Yellow Springs	04/17/2017	Single-family	Green Generation	Residence A (R-A)
127 K-H Way Yellow Springs	04/20/2017	Single-family	Ben & Anna Hall	Planned Unit Development (PUD)
745 Dayton Street Yellow Springs	04/20/2017	Minor Subdivision	Micah Collins	Residence A (R-A)
375 Stewart Drive Yellow Springs	04/24/2017	Single-family	Sugartree Construction	Planned Unit Development (PUD)
Glen Street Yellow Springs	07/11/2017	Single-family	Bujenovic's	Residence C (R-C)
N. High Street Yellow Springs	08/22/2017	Single-family	Brentwood Builders	Residence B (R-B)
635 Thistle Creek Yellow Springs	08/22/2017	Single-family	Green Generation	Planned Unit Development (PUD)
410 Spring Glen Yellow Springs	08/31/2017	Single-family	Sugartree Construction	Planned Unit Development (PUD)
435 Union Street Yellow Springs	09/05/2017	Single-family	Alice Robrish	Residence B (R-B)
128 K-H Way Yellow Springs	09/05/2017	Single-family	Emily Seibel	Planned Unit Development (PUD)
140 Marshall Yellow Springs	09/28/2017	Single-family	Saks	Residence B (R-B)

The preceding properties involve single unit projects. According to planning and building representatives of municipalities within the PSA and SSA, there are multiple multifamily housing projects planned and/or under construction within these areas. These projects are summarized in the following tables, separated by rental housing and for-sale housing.

**Rental Housing**

<b>Project Name &amp; Address</b>	<b>Type</b>	<b>Units</b>	<b>Developer</b>	<b>Status/Details</b>
<b>PSA</b>				
<b>Antioch College Village</b> Livermore Street Yellow Springs	Market-Rate	32	Antioch College	<b>Proposed</b> /Phase I: 32-unit co-housing project. An additional 290 to 340 units of housing anticipated over the next 10 years. Units will be a mix of cottages, row houses, and apartments.
<b>Forest Village Homes Project</b> Dayton Street Yellow Springs	Tax Credit (Senior/Disabled)	6	Yellow Springs Home, Inc.	<b>Planned</b> /Developer working with OHFA. Construction expected to begin in 2018.
<b>Glen Cottages</b> 1133 Xenia Avenue Yellow Springs	Rental and Owner-Occupied	8	Yellow Springs Home, Inc.	<b>Planned</b> /Phase I of project expected to have 8 units.
<b>SSA</b>				
<b>Community Gardens Apts.</b> SEC of S. Burnett Rd & E. High St, Springfield	Tax Credit (Senior)	86	Neighborhood Housing Partnership of Greater Springfield & Buckeye Community Hope Foundation	<b>Under Construction</b> /To be built in two phases at former hospital site. Phase I (50 units). Phase II (36 units). Project will consist of two- to six-unit buildings in eight- to 12-unit clusters. Units will include an attached garage. Projected opening in 2018.
<b>Litt Brothers Building</b> (aka Xenia Shoe & Leather) 21 E. Main St, Xenia	Tax Credit	5	Tim Sontag	<b>Planned</b> /Received HOPE VI grant, plus federal and state historic Tax Credits. Possible completion in late 2018. One- and two-bedroom apartments located above first-floor retail space.
<b>Clover Residential</b> Lakeview Dr/Lillian Ln Beavercreek	Senior (55+)	100	Clover Communities Beavercreek LLC	<b>Planned</b> /3-story, 100-unit building. Will offer detached garages. Construction to begin in 2018.
<b>Traditions of Beavercreek, Phase II</b> Shakertown Rd/Grange Hall Rd Beavercreek	Independent Living (Senior)	66	Leo Brown Group	<b>Planned</b> /Site plan approval underway for 36 units. Upon approval, will begin construction in 2018. Construction of remaining 30 units expected after first phase completed. Adjacent to existing Phase I of Traditions of Beavercreek development.

**For-Sale Housing**

Subdivision/Location	Units	Product Type	Developer	Status/Details
<b>PSA</b>				
<b>Antioch College Village</b> Xenia Avenue Yellow Springs	32	Detached cottages and attached rowhouses	Antioch College	<b>Planned/</b> Phase I of development (32 units) approved by in June 2017. Future phases expected to add 290 to 340 units of housing. Plan is to develop a mixed-income community that will promote lifelong learning.
<b>SSA</b>				
<b>Cedarbrook Flower Farm</b> Shakertown Road/N. Fairfield Road Beavercreek	85*	Single-family homes	Design Homes & Development	<b>Planned/</b> Construction may start in 2018. Buildout expected to take several years. Plan allows for an assisted-living component on six acres (not included in unit total). *Note that 85 units represents the maximum number of homes that can be built on 28.5-acre site. Approval is for 3 units per acre.
<b>Sterling Green Crossing (Phase II)</b> 2714 Tennessee Drive, Xenia	40	Single-family homes	M One Development/ Ryan Homes	<b>Planned/</b> Adjacent to existing Ryan Homes development. Infrastructure construction is underway. Subdivision plat approved but not recorded.
<b>Cottages of Beavercreek</b> Cottage Park Drive Beavercreek	84	Townhome units	Charles Simms Development	<b>Under Construction/</b> Two-bedroom/two-bath townhome units currently offered for sale. Base prices range from \$209,900 to \$224,900. Amenities include a covered patio and a two-car attached garage. Units range from 1,012 to 1,463 square feet.

Note that three planned or proposed projects will be in the village of Yellow Springs. The largest of these projects will be Antioch College Village, situated on the campus of Antioch College. This community will consist of for-sale and rental housing units, and will feature a variety of unit types. The first phase of this development will consist of 32 units, with a plan based on a co-housing model. This co-housing model will feature units that are clustered around green space. The first phase of 32 units was approved by the Antioch College Trustees. Future phases will consist of 290 to 340 additional units.

## F. Summary

***Some of the Housing Stock in the PSA is Old and is Reaching a Stage that Requires Repairs and/or Modernization*** - Based on Census data of the PSA's existing housing stock it appears much of this housing is over 50 years old. Based on secondary data and our own personal on-site observations, some of the housing stock is in need of repairs, renovations and modernization. Given that much of the PSA's housing stock is older than the surrounding areas (SSA), the town of Yellow Springs may be at a competitive disadvantage.

***Many Housing Choices in the PSA are not Affordable to Residents, as Many PSA Residents are Housing Cost/Rent Burdened*** – Households that are “cost burdened” (typically paying more than 30% of income towards rent) often find it difficult paying for both their housing and meeting other financial obligations. An estimated 251 (43.3%) renter-occupied households in the PSA (Yellow Springs) are paying more than 30% of their income towards rent. While this is lower than the rent burden shares of the SSA (47.48%) and the Dayton MSA (46.3%), there still remain over 200 renter households that are rent burdened in Yellow Springs. While not as pronounced, there are approximately 214 owner-occupied housing units in the PSA that are cost burdened. The 18.2% of owner-occupied housing units that are cost burdened in the PSA is a slightly lower share than the surrounding areas, this still represents a notable number of households paying a high share of their income towards housing. These characteristics of the PSA may represent a development opportunity to develop housing that is more affordable than current options commonly offered in the village.

***The Combination of Limited Affordable Workforce Housing Options in the PSA and the Large Number of Employees Commuting into the Village May Impact Local Employers*** – There are very few rental or for-sale alternatives affordable and available for typical workforce households (generally earning up to 120% of Area Median Household Income). As shown in Section VII of this report, more than 1,200 workers commute into Yellow Springs on a daily basis. The lack of housing to meet the financial and product needs of much of this workforce puts Yellow Springs at risk of being able to retain employees commuting into the village or attracting workers who cannot find affordable housing. The development of workforce housing could benefit the community, including both residents and employers.



***There is Limited Availability Among the PSA's Existing Housing Stock, Putting Yellow Springs at a Competitive Disadvantage*** – As shown throughout the supply analysis, with the exception of some of the senior care housing alternatives, there are very few rental and for-sale housing alternatives available within the PSA. With few available units, current residents of Yellow Springs are limited in their ability to find housing to fit their changing needs due to marriage/divorce, having children, becoming empty nesters, increases/decreases in their incomes, and other socio-economic changes. This is particularly true of seniors seeking to downsize from larger single-family homes. Additionally, the lack of available housing limits Yellow Springs from attracting new residents seeking housing product to meet their specific needs. This puts Yellow Springs at a competitive disadvantage with surrounding communities, which generally offer many diverse housing choices, in terms of price points and rents, bedroom types, quality levels, features and other product attributes.

***Given the Relatively Large and Growing Base of Seniors in the PSA and the Lack of Available Senior-Oriented Rentals and For-Sale Alternatives, There Appears to be a Need for Additional Senior Housing*** – The number of senior (age 65+) households in Yellow Springs is projected to increase by 93 (15.1%) between 2017 and 2022. Most of this growth is expected to originate from current residents aging in place. As the PSA's senior household base ages, the village will need to offer product that will enable seniors who no longer want or are no longer able to live in their homes to downsize to more maintenance-free housing. Senior-oriented rentals and for-sale product, such as condominiums could be marketable to such seniors.

***The Lack of Modern and Good Quality Housing in the PSA will Make it Difficult for the PSA to Meet the Needs of the Growing Base of Millennials*** – It is projected that the number of millennial households (generally between the ages of 25 and 34) within Yellow Springs will increase by 40 households between 2017 and 2022. This represents an increase of 22.5%, and is one of the fastest growing age segments in the market. Given the lack of available product and very limited modern, good quality product in the PSA, Yellow Springs runs the risk of losing these young persons to surrounding areas. The village would benefit from new residential development that meets both the financial and product expectations of millennials.

***There Appears to be a Sufficient Number of Available Senior Care Units In and Around the PSA, but this Market Segment Should be Monitored as the Base of Seniors Continues to Grow*** – Based on our survey of senior care facilities (e.g. nursing homes, assisted living, etc.), there is a good base of available product from which seniors needing physical and medical care assistance can choose. As such, there does not appear to be a significant need for senior care housing in the PSA at this time. However, given the continued growth of the PSA’s and surrounding area’s senior population, which is expected to grow over the next several years, this housing segment should be monitored on a periodic basis to determine if the availability of such housing diminishes significantly over the foreseeable future.

## VII. Other Housing Market Factors

### A. Introduction

Factors other than demographics, employment, and supply (all analyzed earlier in this study) can affect the strength or weakness of a given housing market. The following additional factors influence a housing market's performance, and are discussed relative to the PSA, SSA, Dayton MSA, and Ohio, whenever applicable:

- Personal Mobility & Transportation
- Crime Risk
- Community Services
- Special Needs
- Housing Programs & Policies
- Accessory Dwelling Units
- Lot Splitting
- Development Opportunities
- Glass Farm Site

### B. Personal Mobility & Transportation

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. If traffic jams create long commuting times or public transit service is not available for carless people, their quality of life is diminished. Factors that lower resident satisfaction weaken housing markets. Typically, people travel frequently outside of their residences for three reasons: 1) to commute to work, 2) to run errands or 3) to recreate.

The following tables show two commuting pattern attributes (mode and time) for each study area.

		Commuting Mode						Total
		Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	
PSA	Number	1,276	96	2	100	59	232	1,765
	Percent	72.3%	5.4%	0.1%	5.7%	3.3%	13.1%	100.0%
SSA	Number	65,309	7,166	605	3,013	794	3,007	79,894
	Percent	81.7%	9.0%	0.8%	3.8%	1.0%	3.8%	100.0%
Combined (PSA & SSA)	Number	66,585	7,262	607	3,112	853	3,239	81,658
	Percent	81.5%	8.9%	0.7%	3.8%	1.0%	4.0%	100.0%
Dayton MSA	Number	314,849	30,997	6,012	9,191	4,151	12,592	377,792
	Percent	83.3%	8.2%	1.6%	2.4%	1.1%	3.3%	100.0%
Ohio	Number	4,391,408	418,012	87,318	120,841	59,742	185,870	5,263,191
	Percent	83.4%	7.9%	1.7%	2.3%	1.1%	3.5%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community

		Commuting Time						Total
		Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	
<b>PSA</b>	Number	397	659	304	78	93	232	1,763
	Percent	22.5%	37.4%	17.2%	4.4%	5.3%	13.2%	100.0%
<b>SSA</b>	Number	30,167	30,308	10,173	3,006	3,231	3,007	79,892
	Percent	37.8%	37.9%	12.7%	3.8%	4.0%	3.8%	100.0%
<b>Combined (PSA &amp; SSA)</b>	Number	30,566	30,968	10,477	3,084	3,324	3,239	81,658
	Percent	37.4%	37.9%	12.8%	3.8%	4.1%	4.0%	100.0%
<b>Dayton MSA</b>	Number	117,326	158,733	58,785	15,018	15,338	12,592	377,792
	Percent	31.1%	42.0%	15.6%	4.0%	4.1%	3.3%	100.0%
<b>Ohio</b>	Number	1,498,839	2,040,607	978,122	306,913	252,841	185,870	5,263,192
	Percent	28.5%	38.8%	18.6%	5.8%	4.8%	3.5%	100.0%

Source: U.S. Census Bureau, 2011-2015 American Community

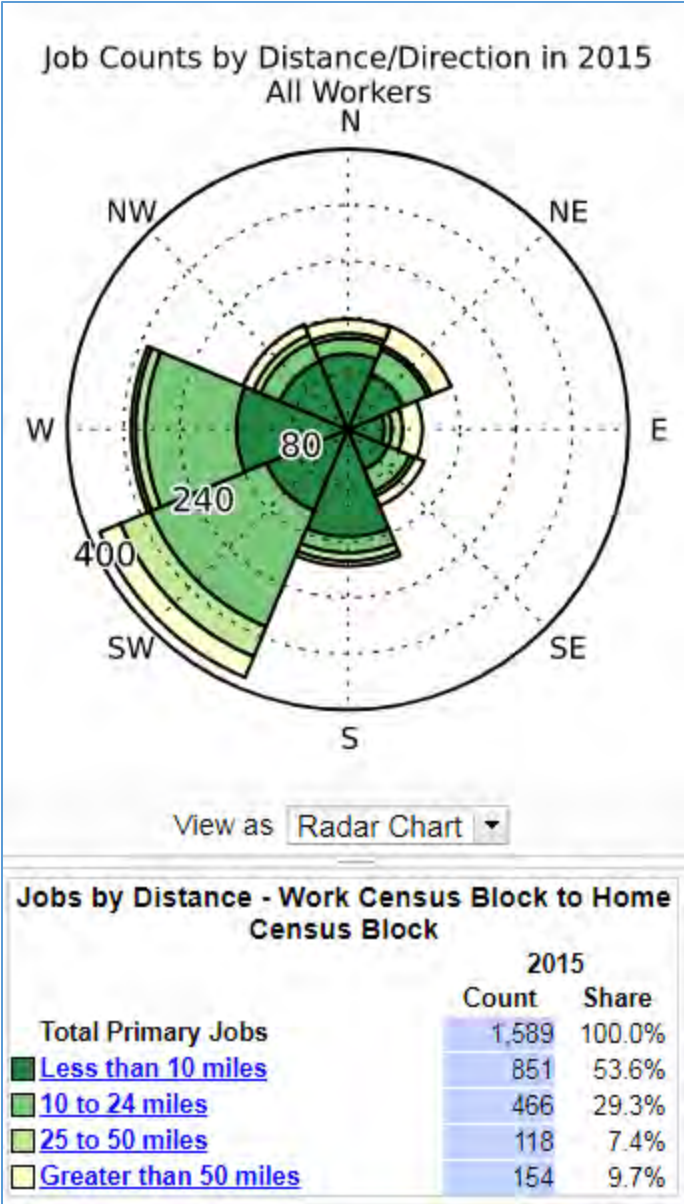
Noteworthy observations from the preceding tables follow:

- The share (72.3%) of commuters in the PSA (Yellow Springs) that drive alone is lower than the share (81.7%) in the SSA, the Dayton MSA (83.3%), and Ohio (83.4%).
- The PSA had much higher shares of people that walk to work (5.7%) or work from home (13.1%) than the other selected geographies. Generally, the PSA is a small geographic area with many walkable neighborhoods and a downtown with several employment opportunities.
- The share (26.9%) of PSA commuters with commute times of more than 30 minutes is higher than the share for the SSA (20.5%) and the Dayton MSA (23.7%), but lower than the share of such commuters in Ohio (29.2%).

As shown on the radar graph, most PSA commuters are commuting west and southwest of town, towards the Dayton, Beavercreek and Fairborn areas where numerous employment opportunities exist.

Based on the preceding analysis, many PSA residents either walk to work or work from home. However, for those that do commute, PSA residents generally have longer commutes than people in the surrounding SSA or the Dayton MSA.

A drive-time map showing travel times from Yellow Springs follows this page.

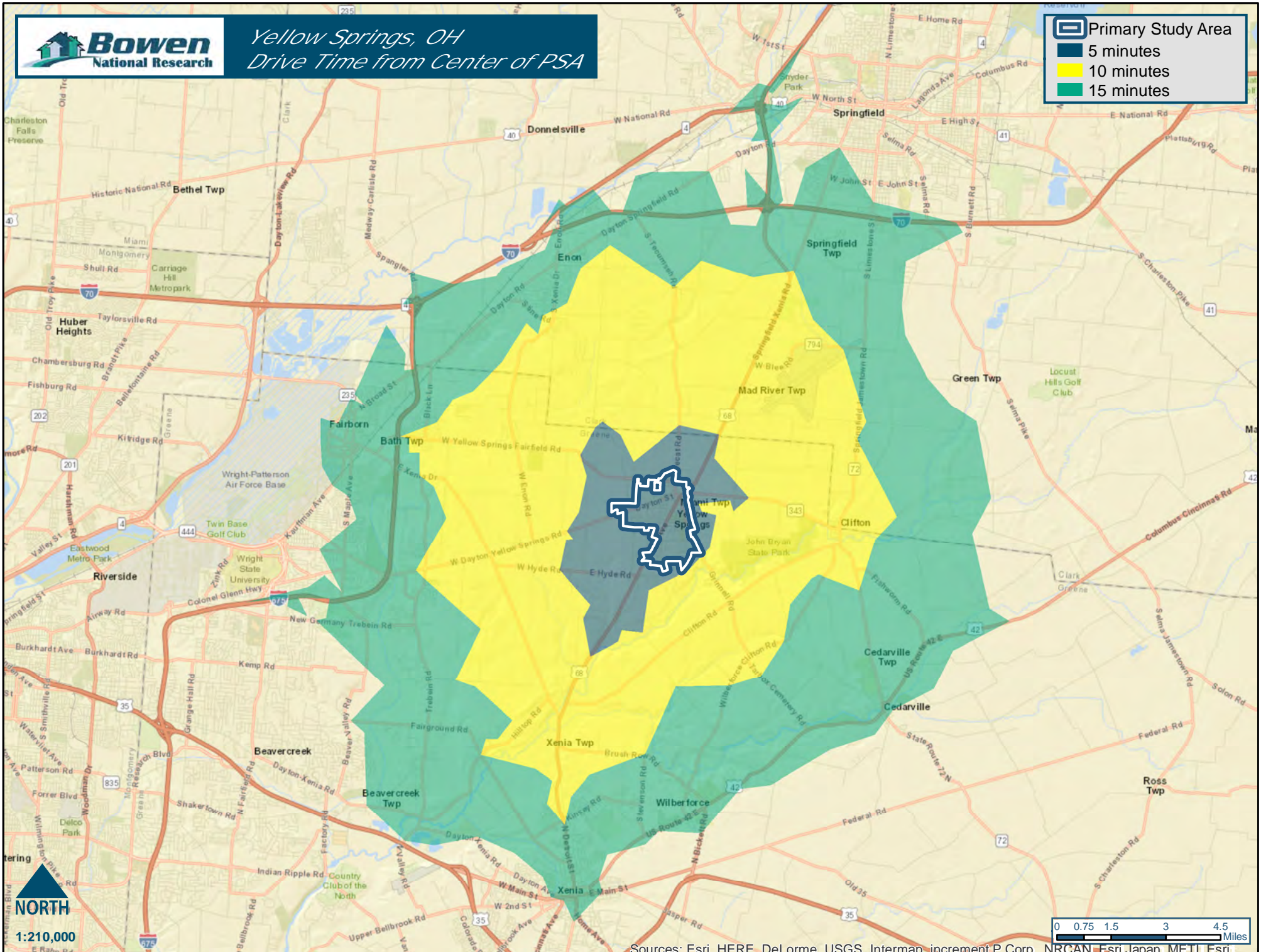


Source: [onthemap.ces.census.gov](http://onthemap.ces.census.gov)



# Yellow Springs, OH Drive Time from Center of PSA

- Primary Study Area
- 5 minutes
- 10 minutes
- 15 minutes



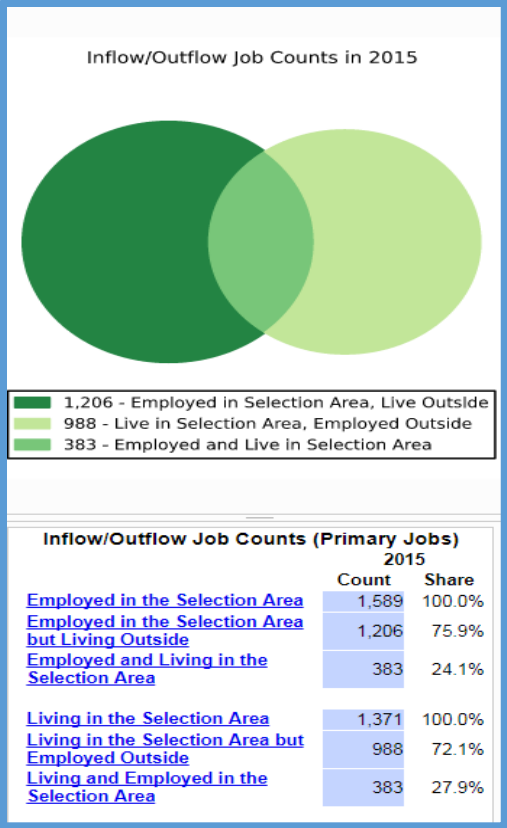
**NORTH**  
1:210,000

0 0.75 1.5 3 4.5  
Miles

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

According to [onthemap.ces.census.gov](http://onthemap.ces.census.gov), there were a total of 1,589 persons employed and working within Yellow Springs in 2015. While 383 (24.1%) of these employed persons also live in Yellow Springs, the town has a notable inflow and outflow of employed persons. A total of 988 workers leave Yellow Springs for employment during the day, while 1,206 people that work in Yellow Springs commute from outside of Yellow Springs. This inflow of 1,206 workers represents an opportunity for the town to attract such commuters as permanent residents.

The map below illustrates employee commuting patterns as they relate to Yellow Springs.



## Walkability

The ability to perform errands or access community amenities affordably and conveniently by walking (rather than driving) contributes favorably to personal mobility. A person whose residence is within walking distance of major/key neighborhood services and amenities will most likely find their housing market more desirable. To evaluate “walkability” within the PSA, the on-line service “Walk Score” was used. A three-point grid utilizing various locations within the town of Yellow Springs was created to secure values across the PSA, with emphasis on the downtown, Antioch College, and the Glass Farm Site. The address of each grid-point was entered into the website for scoring. Walk Score takes a specific location and analyzes its proximity relative to a standardized list of community attributes. It assesses not only distance, but the number and variety of neighborhood amenities as well. A Walk Score can range from a low of 0 to a high of 100, with the following scale descriptors:

Walk Score®	Description
90–100	<b>Walker's Paradise</b> Daily errands do not require a car.
70–89	<b>Very Walkable</b> Most errands can be accomplished on foot.
50–69	<b>Somewhat Walkable</b> Some amenities within walking distance.
25–49	<b>Car-Dependent</b> A few amenities within walking distance.
0–24	<b>Very Car-Dependent</b> Almost all errands require a car.

By evaluating the Walk Score of the three selected areas in Yellow Springs, we can determine which areas are more conducive to supporting new residential development that seeks to benefit from its walkable neighborhood.



When the three grid-point locations were entered into the website, the following Walk Scores were generated:

Grid Point	Location	Walk Score	Walk Score Descriptor
1	Downtown – Corry Street & Dayton St.	71	Very Walkable
2	Antioch College – Marshall St. & Livermore St.	45	Car-Dependent
3	Glass Farm Site – Dayton St. & E. Enon Rd.	9	Very Car Dependent

Source: Walkscore.com; Bowen National Research

Grid Points 1 (located in downtown Yellow Springs) received the highest Walk Score of 71, indicating that this part of town is “Very Walkable” by the Walkscore website. This means that most errands can be accomplished on foot. Grid Point 2, located at the southwest corner of the Antioch College Campus, was given a “Car-Dependent” score of 45. The remaining location (Grid Point 3, near the Glass Farm site) was classified as “Very Car Dependent”, receiving a score of only 9.

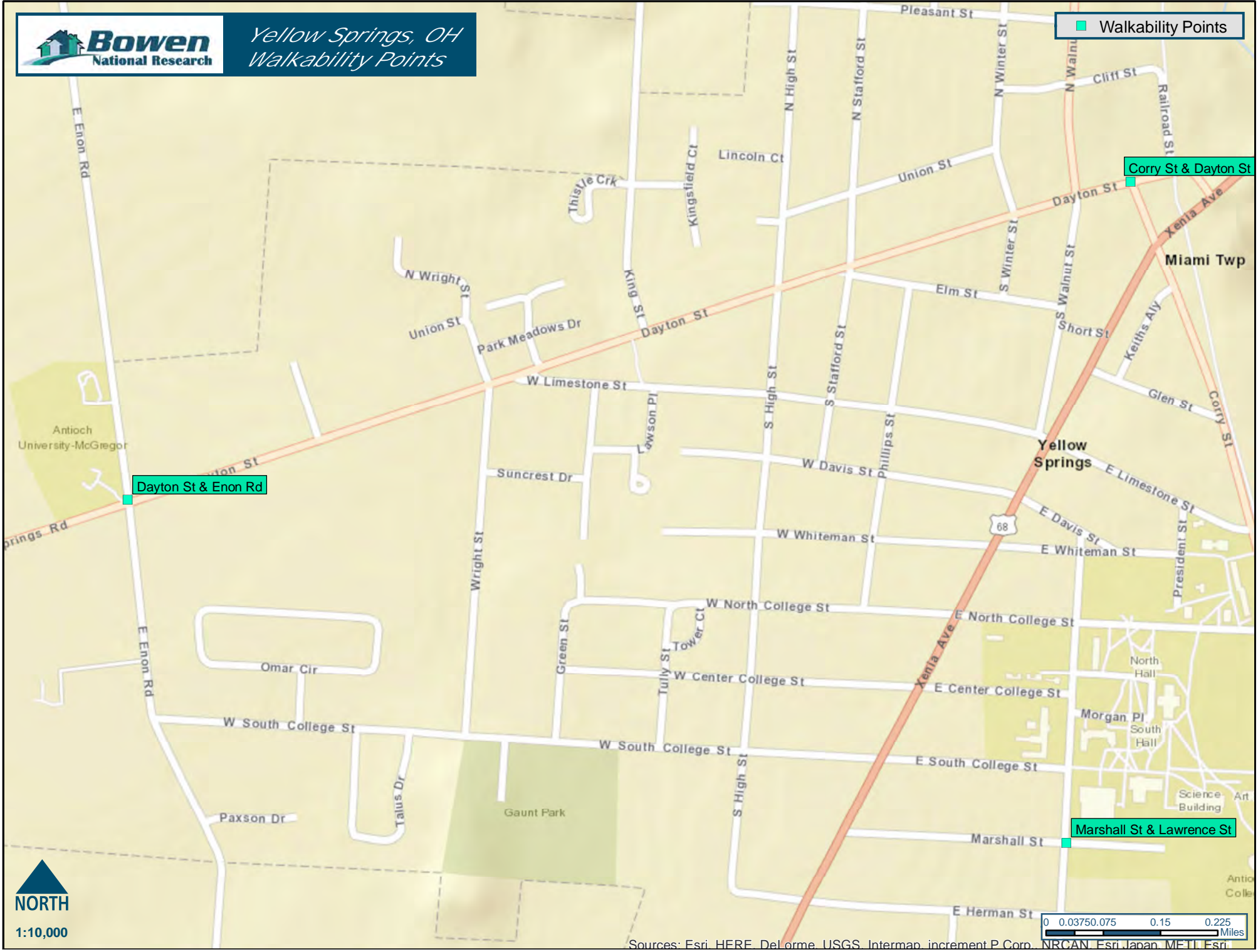
If walkability is a favorable measure of personal movement and the ease of personal movement contributes favorably to a housing market, Downtown Yellow Springs should represent the more desirable housing development areas. This does not mean that the two other grid points are not areas conducive to residential development, as a site in either of these areas could potentially support residential units. Such sites are not considered walkable, but could still be marketable.

A map showing the location of the three PSA grid-points used for walkability scoring follows this page:



# Yellow Springs, OH Walkability Points

Walkability Points



**NORTH**  
1:10,000

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri

## Summary

Most commuters living in Yellow Springs drove alone to work, and have a typical drive time to work of more than 30 minutes. However, a notable share of the Yellow Springs had much higher shares of people that walk to work (5.7%) or work from home (13.1%) than the other selected geographies. Walkability was rated very high by the Walkscore website in Downtown Yellow Springs, while other parts of town (near Antioch College and the Glass Farm site) are much less walkable. Residential development near the Downtown would benefit from the walkability of the area, though other site locations in Yellow Springs could be supported.

## **B. Crime Risk**

Crime risk, whether perceived or real, can influence a person's decision to move to, leave, or remain at, a particular location. The desirability of a housing market, whether citywide or neighborhood-specific, is often judged by its level of security and safety. Existing and potential residents constantly monitor crime risk, both on a "personal" and "property" basis. When certain geographic areas exhibit higher crime rates, potential residents tend to move elsewhere and existing residents relocate. Conversely, areas with lower crime rates tend to attract potential residents and retain existing ones. Stronger housing markets normally enjoy low or decreasing crime rates, while weaker housing markets usually suffer from high or increasing crime rates.

For this study, the FBI Uniform Crime Report (UCR) was used. The FBI collects data from roughly 16,000 separate law enforcement agencies across the country and compiles it into the UCR. The most recent data shows a 95% coverage rate of all jurisdictions nationwide.

Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. It should be noted that aggregate indexes for total crime, personal crime and property crime are not weighted, and a murder is no more significant statistically than petty theft. Therefore, caution should be exercised when using them.

The following table compares the UCR crime risk probabilities for the five selected geographies in this study:

	Total Crime	Personal Crime					Property Crime			
		Murder	Rape	Robbery	Assault	Total	Burglary	Larceny	Vehicular Theft	Total
<b>PSA</b>	<b>87</b>	5	138	30	14	<b>37</b>	66	268	12	<b>122</b>
<b>SSA</b>	<b>141</b>	74	159	117	141	<b>104</b>	141	196	73	<b>141</b>
<b>Combined (PSA &amp; SSA)</b>	<b>141</b>	74	159	116	140	<b>104</b>	141	195	73	<b>141</b>
<b>Dayton MSA</b>	<b>140</b>	110	159	157	46	<b>91</b>	157	162	128	<b>155</b>
<b>Ohio</b>	<b>111</b>	90	133	119	54	<b>78</b>	128	119	90	<b>116</b>

Source: Applied Geographic Solutions

The overall Crime Index for the PSA (Yellow Springs) is 87. The PSA’s index is well below averages of the broader SSA (141), the Dayton MSA (140) and the state of Ohio (111). By comparison, the national average Crime Index is 100. Based on this preceding crime data, it appears that actual crime frequency for the PSA is less frequent than the surrounding areas. Therefore, it is not believed that the perception of crime for the PSA will be a deterrent, and may present an advantage for this area, when trying to attract new residents.

A map illustrating crime risk within the PSA and SSA follows this page.



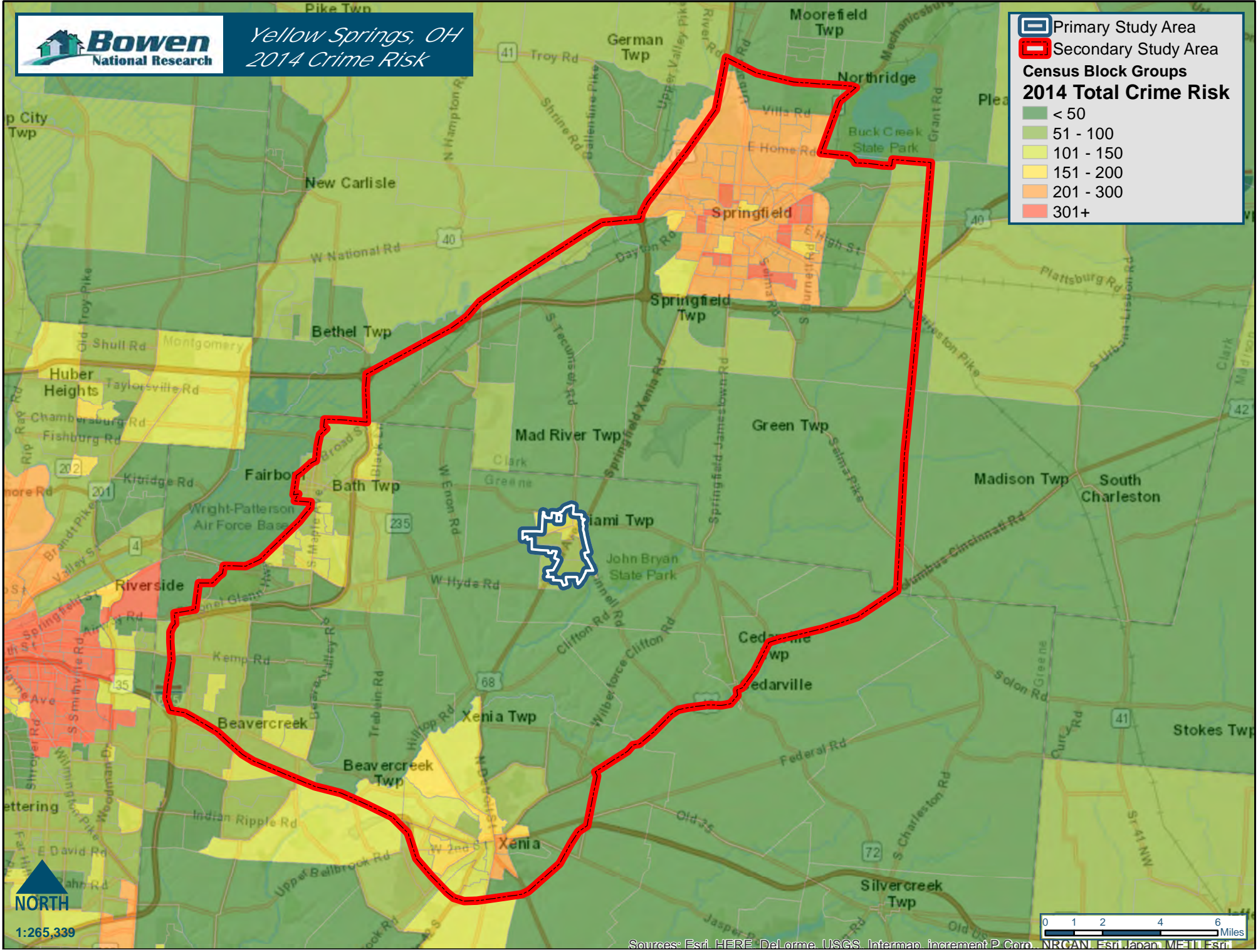


*Yellow Springs, OH  
2014 Crime Risk*

Primary Study Area  
 Secondary Study Area

**Census Block Groups  
2014 Total Crime Risk**

- < 50
- 51 - 100
- 101 - 150
- 151 - 200
- 201 - 300
- 301+



NORTH  
1:265,339



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P, Corp., NRCAN, Esri, Japan, METI, Esri

### C. Community Attributes

The location, type, and number of community attributes (both services and amenities) significantly impact housing market performance and the ability of a market to support existing and future residential development. A geographic area served by an abundance of amenities and services should be more desirable than one with minimal offerings, and its housing market should perform better accordingly. As a result, community attributes of Yellow Springs were examined. It should be noted that the intersection of U.S. Highway 68 (Xenia Avenue) and Corry Street was used as a reference point for all community services identified.

A summary of notable community attributes is provided that includes: 1) a list of services and amenities by name and type, 2) a brief narrative describing their collective scope, and 3) a map indicating their locations. These overviews should not be considered exhaustive evaluations of attributes offered within Yellow Springs, since data and marketplace conditions change constantly. However, such an analysis enables a proper assessment as to the sufficiency of the area to provide essential community services to its residents, both current and future residents. This analysis also helps to determine if certain community services or amenities are lacking in the area that may encourage current residents to ultimately leave the area or discourage future residents from locating to Yellow Springs.

<b>Community Attributes</b>	
<b>Employment Centers</b>	
Antioch College	Millworks Business Center
Antioch University Midwest	South Business District
Western Business District	Village of Yellow Springs
DMS Ink	Xylem
Downtown Yellow Springs Shops & Restaurants	Yellow Springs Public Schools
Greene County Educational Service Center	
<b>Groceries</b>	
Star Flower Natural Foods	Tom's Market
<b>Shopping &amp; Service Stores</b>	
AC Service Company	Little Fairy Garden
Asanda Imports	Mr. Fub's Toy's & More (Closed now to be replaced by Yellow Springs Toy Company)
Atomic Fox (Now Closed)	Ohio Silver Company
Back to Now	Pangaea Trading Company
Blue Butterfly	Sam & Eddie's Open Books
Blue Hairon Salon	Smoking Octopus (The)
Bonadies Glasstudio	Super-Fly Comic & Games
Chris K Group Real Estate	Tibet Bazaar
Dark Star Books & Comics	Toxic Beauty Records
Design Sleep	Unfinished Creations
Dragon Tree Gifts	Urban Baby Bonnets
Dunphy Real Estate	Urban Gypsy
Earth Rose	Urban Handmade
Gailz Tattooz	Village Artisans
Glen Garden Gifts & Flowers	Village Cyclery

<b>Shopping &amp; Service Stores (continued)</b>	
Heaven on Earth Emporium	Village Cyclery
House of AUM (Yoga studio and boutique)	Wander & Wonder
House of Ravenwood	Wavelength Salon & Spa
Import House (The)	Wildflower Boutique
Julia Etta's Trunk	Yellow Springs Hardware
Kismet Clothes	Yellow Springs News
Lady Loom Clothes	Yellow Springs Pottery
<b>Convenience Stores/Gas Stations</b>	
Nipper's Corner	Speedway
<b>Banks</b>	
U.S. Bank	Yellow Springs Credit Union
WesBanco	
<b>Parks/Recreational Facilities</b>	
Gaunt Park & Swimming Pool	John Bryan State Park
Glen Helen Ecology Institute & Nature Preserve	Little Miami Scenic Trail
John Bryan Community Center	Yellow Springs Skate Park
<b>Amusement/Entertainment</b>	
Little Art Theatre	
<b>Fitness Center</b>	
360 Degree Private Training Studio	
House of AUM Yoga	
Wellness Center at Antioch College	
<b>Child Care</b>	
Yellow Springs Community Children's Center	
<b>Worship Centers</b>	
Assembly of God Christian Center	First Presbyterian Church
Central Chapel AME Church	Yellow Springs United Methodist Church
First Baptist Church	St. Paul's Catholic Church
<b>Fire Department</b>	
Miami Township Fire & Rescue Department	
<b>Restaurants/Bars</b>	
Aahar Indian Food	Lucky Dragon Chinese Restaurant
Aleta's Cafe	Peach's Grill
Bentino's Pizza	S&G Artisan Distillery
Current Cuisine	Spirited Goat Coffee House
Corner Cone Dairy Bar (The)	Subway
Dino's Coffee	Sunrise Cafe
Ellie's Restaurant & Bakery	Williams Eatery (Now Closed)
Emporium Wines and Underdog Cafe	Winds Cafe
Gulch Saloon (The)	Ye Olde Trail Tavern
HaHa Pizza	Yellow Springs Brewery
<b>Library</b>	
Yellow Springs Public Library	
<b>Schools</b>	
Antioch College	Mills Lawn Elementary School
McKinney Middle School	Yellow Springs High School
<b>Museum/Historic Sites</b>	
Trailside Museum	
<b>Senior Centers</b>	
Yellow Springs Senior Center	
<b>Police Department</b>	
Yellow Springs Police Department	

Post Office	
U.S. Post Office	
Doctor/ Dentist Offices	
Community Physicians of Yellow Springs Yellow Springs Chiropractic Yellow Springs Family Dental	Yellow Springs Obstetrics & Gynecology Yellow Springs Primary Care, Inc.
Hospital/Medical Center	
None	
Pharmacy	
Town Drugs	
Laundry	
Highlander Laundromat (The)	
Public Transit	
Greene Cats Public Transit	

Generally, the Primary Study Area (PSA), or Village of Yellow springs, is served by a variety of community amenities. A majority of the community services are located in the central portion of town, along U.S. Highway 68 (Xenia Avenue). This corridor includes several small shops, and restaurants, and serves as the primary attraction for downtown Yellow Springs. U.S. Bank, Yellow Springs Credit Union and WesBanco are located in the PSA and offer financial services as well as potential part-time employment for students or career opportunities for young professionals. Several worship centers are also available downtown and serve a variety of faiths.

Primary employment opportunities include a variety of town and county government jobs as well as several opportunities with the broad selection of bars, restaurants and specialty shops in the downtown Yellow Springs area. Yellow Springs is well served by public safety services such as the Miami Township Fire and Rescue Department and the Yellow Springs Police Department, along with the Greene County Sheriff, which serve the unincorporated areas of the county. Public transportation is provided by Greene Cats.

Despite the large number of most key community services, the town of Yellow Springs offers a limited number of options such as large-scale grocers and hospitals. Further, we did not identify any major affordable shopping options or major retail centers. As a result, Yellow Springs residents must travel to the Fairborn, Beavercreek, Xenia and Springfield areas to access such things as a Walmart Supercenter, additional retail stores and hospitals/medical centers. While not significant, this may limit the appeal of Yellow Springs to current and prospective residents.



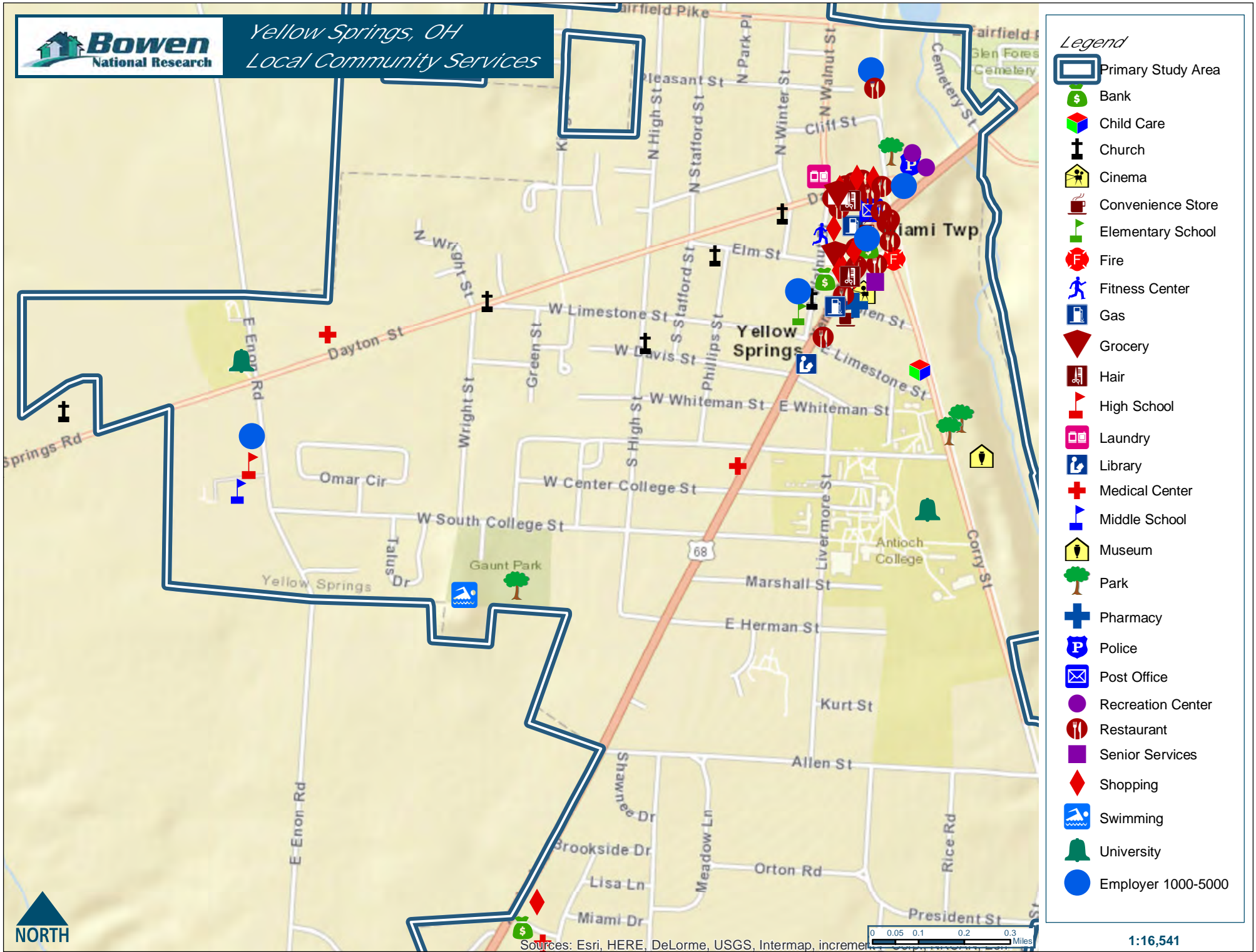
Notable community services located outside the PSA are detailed below:

Community Attributes (out of PSA)		
Name	Type	Distance from PSA Center (Miles) (Yellow Springs Chamber of Commerce)
Doctors Urgent Care	Urgent Care	6.3 West (Fairborn)
Greene County Memorial Hospital	Hospital/Medical Center	8.3 South (Xenia)
MercyHealth-Springfield Regional	Hospital/Medical Center	9.4 North (Springfield)
Soin Medical Center	Hospital/Medical Center	10.3 Southwest (Beavercreek)
Kroger Pharmacy	Pharmacy	6.0 West (Fairborn)
Walmart Pharmacy	Pharmacy	9.8 Southwest (Beavercreek)
Kroger Marketplace	Grocery	6.0 West (Fairborn)
Walmart Supercenter	Discount Shopping	11.6 North (Springfield)
Walmart Supercenter	Grocery	9.8 Southwest (Beavercreek)
Walmart Supercenter	Discount Shopping	9.8 Southwest (Beavercreek)
Beavercreek Towne Center	Shopping Mall	10.0 Southwest (Beavercreek)
The Mall at Fairfield Commons	Shopping Mall	10.2 Southwest (Beavercreek)
Wright State University	College/University	9.6 West (Fairborn)
Wittenberg University	College/University	9.8 North (Springfield)

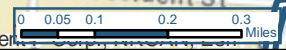
#### Overall PSA (Yellow Springs) Community Services Evaluation

Overall, the Village of Yellow Springs is well served by most key community services, with several restaurants and bars, banks, churches, parks, recreation centers and public services (i.e. police and fire) located within village limits. Also, given the location, the area is close to numerous employment opportunities ranging from service industry jobs to professional employment. These community services and employment opportunities are located within the PSA and conveniently serve the residents throughout Yellow Springs and will enable the area to continue to attract residents. As a result, we believe access to community services is good; however, the addition of a large-scale grocer and pharmacy to the area would increase its appeal to prospective residents. The types, number and location of community services have been considered in our assessment of housing needs.

A map of notable community services in or near the PSA (Yellow Springs) is included on the following page.



- Legend*
- Primary Study Area
  - Bank
  - Child Care
  - Church
  - Cinema
  - Convenience Store
  - Elementary School
  - Fire
  - Fitness Center
  - Gas
  - Grocery
  - Hair
  - High School
  - Laundry
  - Library
  - Medical Center
  - Middle School
  - Museum
  - Park
  - Pharmacy
  - Police
  - Post Office
  - Recreation Center
  - Restaurant
  - Senior Services
  - Shopping
  - Swimming
  - University
  - Employer 1000-5000



1:16,541

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment

## D. Special Needs

Besides the traditional demographics and housing supply evaluated throughout the report, we also identified homeless and disabled populations within Clark and Greene counties. This section of the report addresses demographic and housing supply information for the homeless population and persons with disabilities within the county.

### Homelessness

Both Clark and Greene counties are located within HUD's designated *OH-507 Ohio Balance of State Continuum of Care (CoC)*. CoCs around the United States are required to collect data for a point-in-time in January of each year. The last published point-in-time surveys were conducted in January 2017. This includes a count of persons who are classified as homeless, as well as an inventory of the housing specifically designated for the homeless population. The following table summarizes the homeless population (persons and households) within both Clark and Greene counties by various subcategories.

	Sheltered			Unsheltered	Overall Total
	Emergency	Transitional	Total Sheltered		
<b>Clark County</b>					
<b>Total Households</b>	<b>49</b>	<b>26</b>	<b>75</b>	<b>15</b>	<b>90</b>
<b>Total Persons (Adults and Children)</b>	<b>94</b>	<b>39</b>	<b>133</b>	<b>18</b>	<b>151</b>
Number of Children (Under Age 18)	35	12	47	1	48
Number of Young Adults (Age 18-24)	8	3	11	3	14
Number of Adults (Over Age 24)	51	24	75	12	87
Number of Persons with Undisclosed Age	0	0	0	2	2
<b>Greene County</b>					
<b>Total Households</b>	<b>19</b>	<b>29</b>	<b>48</b>	<b>2</b>	<b>50</b>
<b>Total Persons (Adults and Children)</b>	<b>50</b>	<b>52</b>	<b>102</b>	<b>2</b>	<b>104</b>
Number of Children (Under Age 18)	28	20	48	0	48
Number of Young Adults (Age 18-24)	5	7	12	0	12
Number of Adults (Over Age 24)	17	25	42	2	44
Number of Persons with Undisclosed Age	0	0	0	0	0
<b>Grand Total - Households</b>	<b>68</b>	<b>55</b>	<b>123</b>	<b>17</b>	<b>140</b>
<b>Grand Total - Persons</b>	<b>144</b>	<b>91</b>	<b>235</b>	<b>20</b>	<b>255</b>

Source: Coalition on Homelessness and Housing in Ohio; January 2017 Point-In-Time Count

According to the 2017 point-in-time survey for *OH-507 Ohio Balance of State Continuum of Care*, there are approximately 255 persons within 140 households who are classified as homeless on any given day that are not already housed in permanent supportive housing.

The table below summarizes beds available to the homeless population throughout Clark and Greene counties.

Project Name	Project Type	Bed Counts			Total	Utilization Rate
		Year-Round	Seasonal	Overflow		
<b>Clark County</b>						
Springfield Shelter Plus Care 1	PSH	32	-	-	32	100%
Springfield Shelter Plus Care 3	PSH	8	-	-	8	88%
Springfield St. Vincent de Paul Shelter + Care	PSH	5	-	-	5	100%
Hartley House	ES	36	-	-	36	47%
Hartley House Overflow	ES	0	-	1	1	0%
IHN of Clark County - City - HCRP RRH	RRH	4	-	-	4	100%
Mulberry Terrace	PSH	55	-	-	55	96%
Norm's Place	ES	35	-	-	35	109%
Norm's Place Overflow	ES	0	-	19	19	89%
NSP	PSH	9	-	-	9	100%
Permanent Housing with Supportive Services	PSH	19	-	-	19	84%
Transitional Housing	TH	24	-	-	24	96%
Chrysalis Transitional Program	TH	20	-	-	20	80%
Dochas House	ES	16	-	-	16	138%
Reigns of Renewal	RRH	5	-	-	5	100%
<b>Total</b>					<b>288</b>	<b>88%</b>
<b>Greene County</b>						
Harding Place Transitional Housing Program	TH	17	-	-	17	94%
Hagler Hall - Emergency Shelter	ES	12	-	-	12	117%
Supportive Opportunities and Services	TH	15	-	-	15	140%
Housing Solutions	PSH	71	-	-	71	92%
Churches	ES	24	-	-	24	104%
Greene - St. Vincent de Paul - SSVF RRH	RRH	6	-	-	6	100%
Emergency Housing	ES	21	-	-	21	52%
Housing Program	TH	24	-	-	24	79%
<b>Total</b>					<b>190</b>	<b>97%</b>
<b>Grand Total</b>					<b>478</b>	<b>92%</b>

Source: Coalition on Homelessness and Housing in Ohio

ES – Emergency Shelter  
 PSH – Permanent Supportive Housing  
 RRH – Rapid Re-Housing  
 TH – Transitional Housing

According to the Coalition on Homelessness and Housing in Ohio, there are 288 beds for homeless persons in Clark County and 190 beds for homeless persons in Greene County, for a total of 478 beds. The average utilization (occupancy) rate for homeless housing beds was 88% in Clark County, 97% in Greene County and 92% overall, all of which are high. This utilization rate indicates that there still remains a need for housing that meets the special needs of the homeless population.

## Persons with Disabilities

The following table illustrates the civilian non-institutionalized disabled population by age for the PSA (Yellow Springs) and Greene County, based on ACS estimates.

	Civilian Non-Institutionalized Population by Age With a Disability			
	PSA (Yellow Springs)		Greene County	
	Number	Percent	Number	Percent
Total civilian non-institutionalized population	3,606	-	160,236	-
Under 5 years old	0	0.0%	48	0.2%
5 to 17 years old	65	12.2%	1,506	7.7%
18 to 34 years old	28	5.2%	2,070	10.6%
35 to 64 years old	204	38.2%	7,400	37.8%
65 to 74 years old	80	15.0%	3,626	18.5%
75 and Older	157	29.4%	4,933	25.2%
Total Population with a Disability	534	100.0%	19,583	100.0%

Source: S1810; Disability Characteristics – 2011-2015 American Community Survey 5-Year Estimates

Based on the preceding ACS data, there is a total of 534 people in Yellow Springs with a disability. This represents 14.8% of the 3,606 people in Yellow Springs. Within Greene County, there are an estimated 19,583 people with a disability, representing 12.2% of the county's population. As the preceding table illustrates, the largest share (37.8%) of disabled persons in Yellow Springs is among those between the ages of 35 and 64, though seniors between the ages of 65 and 74 combined with seniors age 75 and older make up a notable combined share (44.4%) of disabled households. While there were a mix of multifamily rental projects in Yellow Springs and some of these projects offer some handicapped accessible units that can accommodate disabled persons, none of the projects appear to be entirely restricted to persons with a disability. As such, the availability of rental housing that meet the specific needs of disabled persons is limited within Yellow Springs. While not all persons with a disability will require housing specific for their disability needs, it is clear that a very large base of people are disabled in both the PSA and SSA. As such, it will be important that such populations are considered in future housing plans of the PSA.

### **E. Accessory Dwelling Units**

An accessory dwelling unit (ADU) is a secondary house or apartment with its own kitchen, living area and separate entrance that shares the building lot of a larger, primary house. An ADU may be attached to an existing house or garage, or it may be built as a stand-alone unit, but it usually uses the water and energy connections of the primary house and may be rented separately. According to the Planning and Zoning Department, the village does not allow ADUs to be separately metered or addressed.

The village has permitted eight (8) ADUs between 2015 and 2017, which are listed in the following table:

Location of Permitted Accessory Dwelling Units	
319 Allen Street	1108 Xenia Avenue
401 S. High Street	1118 Livermore Street
150 Railroad Street	423 West Limestone Street
121 East Davis Street	740 Dayton Street

Source: Village of Yellow Springs Planning & Zoning Department (October 2017)

While the preceding list likely does not represent all ADUs within Yellow Springs, it is representative of the majority of such units. As such, it does not appear that the development of ADUs is a common development alternative that generates a notable amount of new housing units and does not represent a large segment of the area’s housing stock. However, it could be part of a broader long-term housing strategy for Yellow Springs.

Key Codes & Ordinances surrounding dwellings in Yellow Springs per Village of Yellow Springs website include the following:

**1262.08 SPECIFIC REQUIREMENTS.**

In addition to the general standards of Section 1262.03 applicable to all conditional uses, additional requirements may be applicable to specific conditional uses and shall be satisfied in order to obtain approval. Conditional uses for which added requirements apply are:

- Residential
  - (1) Accessory dwelling units.
    - A. An accessory dwelling unit may be located within a principal single-family detached dwelling or a detached accessory building on the same lot as a principal dwelling.
    - B. The accessory dwelling unit shall share all public utilities (water/ sewer/electric) with the principal dwelling unit. Accessory dwelling units will not be separately metered.
    - C. A minimum of one off-street parking space shall be provided on the lot for the accessory dwelling unit in addition to the off-street parking spaces required for the principal dwelling unit.
    - D. The accessory dwelling unit shall be limited in size to a maximum of 50% of the total living area of the principal dwelling or 750 square feet, whichever is less.
    - E. The accessory dwelling shall contain a living area, one bath and a kitchenette (including a refrigerator, microwave oven, stove and sink) and may contain not more than one bedroom.
    - F. No more than two adults shall occupy the accessory dwelling unit.



G. No new access points or driveways shall be created or installed for access to the accessory dwelling unit.

Source: [http://www.yso.com/egov/documents/1474373955\\_09362.pdf](http://www.yso.com/egov/documents/1474373955_09362.pdf)

*Spatial requirements: passed 4/17/17*

### **1248.03 SPATIAL REQUIREMENTS.**

- a) All lots and buildings shall meet the minimum area and width requirements of Table 1248.03. New lots shall not be created, except in conformance with these requirements.
- b) All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 1248.03a.

Source: [http://www.yso.com/egov/documents/1492528923\\_488.pdf](http://www.yso.com/egov/documents/1492528923_488.pdf)

*Specific Requirement (pg. 6 ADUs): passed 9/9/16*

Yellow Springs Zoning Ordinance: passed 9/16/13 effective 10/22/13

#### *Chapter 1240.01 Title*

This code and all its provisions, codified as Title Four, Zoning, of Part Twelve, the Planning and Zoning Code, shall be known and may be cited as “The Zoning Code of the Village of Yellow Springs, Ohio;” or by its shorter titles, “The Yellow Springs Zoning Code” or “Zoning Code.”

#### *Chapter 1240.02 Purpose*

This code shall have the purposes prescribed in Ohio Revised Codes Chapter 713 and is enacted for the following additional purposes:

- a) To promote the public health, safety, convenience, comfort, prosperity and
- b) general welfare;
- c) to conserve and protect property and owner investment;
- d) to promote the most appropriate use of land;
- e) to guide the density of population;
- f) to manage and support efficient travel modes;
- g) to provide a method of administration and to prescribe penalties for violations of
- h) provisions of this code; and

- i) to support the Village Comprehensive Plan and its key principles, including:
- 1) make land use provisions and decisions that make possible the restoration, maintenance and retention of a population, employment and economic base that is capable of sustaining the community;
  - 2) make provisions for a range of housing opportunities, costs and choices that provide safe, quality housing for current and potential residents of all income levels, paying particular attention to modest cost housing to ensure maintenance of income diversity in our town;
  - 3) support land use development in which residents can live, walk and bicycle to work, to learn, to shop, to worship and to play;
  - 4) encourage collaborative land use development that honors both landowners' rights to a fair return on the value of their land and the community's desire to determine how and where it wants to grow. The Comprehensive Plan should be the guideline used by policymakers when making decisions on land use and zoning matters.
  - 5) promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational and industrial uses.
  - 6) preserve open space, naturally occurring topographic features and vegetation, critical environmental areas and historic buildings and land uses.
  - 7) promote a transportation infrastructure that supports safety, compatibility and accessibility for pedestrian, bicycle and motorized vehicles;
  - 8) direct new residential development, should it occur, to areas either already served by existing infrastructure – water, sanitary sewer, electric and streets and/or to yet undeveloped areas within current Village borders where compatible land use adjacencies already exist. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of:
    1. The Jacoby Greenbelt; and 1240
    2. Promote new retail, commercial and industrial development in areas in the community where these land uses already exist (are already zoned for) and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals of preservation of the Jacoby Greenbelt.

*To view the full Zoning Ordinance please use the following link:*  
[http://www.yso.com/egov/documents/1426799180\\_56631.pdf](http://www.yso.com/egov/documents/1426799180_56631.pdf)



## **Accessory Dwelling Units regulations and functionality in other cities/states**

### Montpelier, VT

In Montpelier, accessory apartments can occupy up to 40 percent of an existing single-family home. Alternatively, they can be located in an existing accessory building. The bylaw exempts houses with accessory units from “lot area per dwelling unit” requirements, which makes it possible even for a home that is on a very small lot to build an accessory apartment so long as the overall size of the building remains the same.

In 2006, the city went beyond the requirements of the law and began actively promoting the creation of accessory apartments with a grant program called “One More Home.” This program offered interested homeowners grants of up to \$4,000 to offset the cost of architectural fees, engineering work, and other “soft” expenses associated with converting a part of their home into an accessory apartment. The city also made available zero-interest deferred-repayment loans of up to \$4,000 for construction costs and up to \$1,000 for sprinkler systems, both from a city revolving loan fund.

As part of the program, the city developed an “Accessory Apartment Handbook” for interested homeowners. This handbook outlined the process for creating an accessory apartment and included a variety of resources for interested homeowners. Its goal was to make more housing units available in the city at a reasonable cost by helping homeowners turn “extra space into extra cash.”

By the time the One More Home program wrapped up in early 2009, a total of five new accessory apartments had been created in Montpelier, all of them with assistance from the program. (Two other property owners got grants to assess the possibility of creating accessory apartments, but ultimately decided not to proceed with construction.) As a condition of the program, the units created were required to meet state affordability guidelines for at least five years.

#### *Lessons Learned:*

- Soft costs — permit fees, architectural design, and the like — are a relatively small part of the costs typically associated with building an accessory apartment. Therefore, a community that sets up a grant program like Montpelier’s should consider offering interested property owners the option of using grant money for hard costs (actual construction) so as to make the incentive program more financially attractive.

- Zero interest loans whose repayment is deferred until the property is sold or transferred are much less expensive to make available than grants, but are nearly as effective at getting accessory apartments built. Municipalities that are considering using financial incentives to promote the creation of accessory apartments should err on the side of putting more money into a revolving loan fund and less into outright grants.
- Many units that, from a commonsense perspective, ought to be eligible for a program of this sort are not, if the program is limited to “accessory apartments.” Broadening eligibility to include, for example, the addition of a third unit to a duplex would result in more opportunities for housing creation than would a program focused strictly on accessory apartments.

*Source:* <http://vnrc.org/resources/community-planning-toolbox/case-studies/accessory-apartments-montpelier/>

### Austin, TX

The City of Austin recently loosened accessory dwelling unit (ADU) regulations. Homeowners and builders are ramping up construction of ADU's at an unprecedented rate. Private money lenders and institutional lenders are seeing a major uptick in construction loan requests for ADUs.

#### *What is an ADU?*

An ADU or accessory dwelling unit is a secondary unit on a single-family property. These are stand-alone, fully livable structures often referred to as secondary apartments or granny flats. What makes them so important in Austin is that they are the easiest way to maximize the development potential of a residential property. The only other ways to get another unit on a single-family property would be to subdivide or rezone. These accessory dwelling units can be completely detached and can also be separated legally through a simple condo regime. That means they can be sold independently from the main structure.

#### *What Austin accessory dwelling unit regulations changed?*

At the November 19, 2015 Council meeting, the Council approved the following changes to the ADU regulations:

- Reduce minimum lot size for ADUs on SF-3 zoned lots to 5,750 square feet.
- Set the maximum size of an ADU to 1,100 square feet or 0.15 FAR whichever is smaller
- Reduce building separation to 10 feet (front to back and side to side).
- Eliminate requirement that an entry be more than 10 feet from a property line.
- Remove driveway requirement

- Provide one parking space for the ADU in addition to main structure parking.
- Eliminate parking requirement for ADU within 1/4 mile of an activity corridor as identified in the Imagine Austin Comprehensive Plan that is also served by transit
- Limit use as short-term rental to a maximum of 30 days per year for ADUs constructed after October 1, 2015.
- Prohibit use as a Type 2 short term rental.

Source: <https://www.austintexas.gov/page/adu>

The changes we're (city of Austin) most concerned with are that the maximum allowable ADU size increased from 850 SF to 1,100 SF and the minimum lot size decreased from 7,000 SF to 5,750 SF. So now, not only can you build a larger secondary unit, you also don't have to own an unusually large lot to do so. These two adjustments opened up ADU possibilities for most single-family residential properties in the city.

That said, what did not change is base zoning requirements like FAR and impervious cover. Those constraints will supersede these changes in all cases. <https://www.austintexas.gov/page/adu>

*What are people building?*

In a vast majority of cases, property owners and developers are building completely separate structures in the backyard of single family properties. They max out the square footage to 1,100 SF which allows for two-bedroom, and sometimes even three-bedroom, houses. These houses are reached by a common drive serving both units. The property is divided by a condo regime, and the ADUs are sold or rented.

While these secondary units do adversely affect the value of the main house due to removal of most of the yard, they more than make up for that in sale/rental value. A significant number of developers are now building in ADUs on spec rehab and construction projects. At this point, building an accessory dwelling unit in Central Austin makes financial sense whether the primary structure is new or not.

*How are these new ADUs going to affect the real estate market?*

This one is hard to answer because we (city of Austin) are only now seeing the first wave hit the market. As of today, they are selling well. Austin buyers have been used to the duplex setup for years now, and this is really only a better iteration of that: More privacy with no shared walls. Plus, these units, while you wouldn't call them affordable housing, are the most affordable option for new, free-standing houses in Central Austin. There is demand from buyers who want to live close in, don't care much about a yard and don't need more than 1,100 SF.

But we (city of Austin) will have to keep a close eye on the situation. A bubble may form as more and more ADUs are built. Now when a property in Central Austin is developed, it will most likely have an A unit and a B unit. This is essentially doubling the number of residences hitting the market. This new inventory will need to match consumer demand, and Austin will need to continue its growth rate for this to happen.

We see (city of Austin) this ADU boom as helping the infill problem and hopefully facilitating our path to becoming a better-functioning mid-density city. As of now, the Austin market is demanding this new development in central areas. But if enough property owners get dollar signs in their eyes and flood the market with ADUs, there could be a tipping point where supply outstrips demand. But barring that, accessory dwelling units should continue to be a vital part of Austin's growth for the foreseeable future.

*Source: <http://www.littlecityinvestments.com/austin-accessory-dwelling-unit-boom/>*

**F. Lot Splitting**

Lot splitting is the separation of one parcel of land into multiple parcels. Yellow Springs began allowing lot splitting in 2013. According to information provided by the Village of Yellow Springs Planning and Zoning Department, the village has approved six lot splits between 2015 and 2017, summarized in the following table:

Location of Lot Splitting	
Address	Details
745 Dayton Street	1 lot split into 2 lots
Corry & Allen Street	1 lot split into 2 lots
Corry Street	1 lot split into 2 lots
1126 Livermore Street	1 lot split into 3 lots
412 Allen Street	1 lot split into 2 lots
115 N. High Street	1 lot split into 2 lots

Source: Village of Yellow Springs Planning & Zoning Department (October 2017)

As summarized in the table above, the six approved lot splits within the village have results in turning six (6) lots into 13 lots. While this list likely does not represent all lot splits in Yellow Springs, it does illustrate lot splitting is not occurring in large numbers at this time. However, this may become more frequent as Yellow Springs is built out and developable land becomes less available.

We were able to identify lot splitting requirements/checklists for other areas in Ohio that may be useful as a reference or guide. Please see the links below for further details.

*Pickaway County:* <http://www.pickaway.org/docs/planning/checklist.pdf>

*Columbus, Ohio:* <https://www.columbus.gov/bzs/site-plan-review/Lot-Splits/>

We conducted additional research on potential issues and challenges with lot splitting that should be considered as Yellow Springs looks to the future of this housing initiative. While the following summary addresses lot splitting on a much broader geographic area (Arizona) than Yellow Springs, it does provide insight of factors that impacted and resulted from lot splitting. The following information is taken from: <http://www.asu.edu/mpa/WildcatDevelopment.pdf>. It should be noted that not all aspects of lot splitting in Arizona would be applicable in Ohio or Yellow Springs.

#### Lot Splitting and Development Regulation in Arizona

Arizona is currently facing a land use problem commonly referred to as “wildcat” development. This type of development occurs when parcels of land are split into five or fewer lots and developed without following the state’s typical subdivision regulations. This behavior results in a myriad of market failure issues such as the free rider phenomenon, when the general public is taxed to provide basic services such as waste disposal for wildcat property owners, as well as information asymmetry, when wildcat properties are sold to unsuspecting buyers. There are also a number of public health, safety and welfare concerns involved.

Loopholes in Arizona law allow property owners to split parcels of land into five or fewer lots and sell them without having to adhere to subdivision regulation requirements (Pima County, 1998, p.4). This process is called “lot splitting.” In many cases, this process results in residential areas that lack basic infrastructure, that do not adhere to subdivision standards or infrastructure requirements, and that are often plagued by blight and decline (Arizona Association of County Planning Directors & Arizona County Supervisors Association, 1999). The creation of a subdivision through the use of lot splits has come to be known as “wildcat development,” a name that alludes to the uncontrolled nature of urban growth in these development areas.

Lot splits that result in wildcat developments can cause negative physical and economic consequences not only to individual land owners but also to the general public. Some of the impacts associated with lot splitting are lack of emergency access; provision of utility services; water availability; refuse and wastewater disposal; and public construction, maintenance, and improvements (AACPD & ACSA, 1999). In view of the magnitude of the long-term consequences of lot splitting, a major question for policy makers is what can be done to reduce the burden to society associated with the information asymmetry and free rider issues surrounding the use of lot splitting to create wildcat developments. The technical properties of lot splitting and the resulting urban sprawl make it difficult to collect from the land owner all of the economic costs of wildcat development. Due to the lack of data, it is difficult to measure the extent of the market failure. However, the negative externalities related to lot splitting justifiably raise claims for amelioration through public policy in order to protect the public interest.

### *Alternatives*

Of course, without viable alternative policies, there would be no need for analysis based on these well-defined criteria. In this analysis, four alternative policies have been selected, which we will title alternatives one through four. Alternative one (A1) upholds the status quo, and, by **not changing any aspect of the current policy**, allows a continuation of the minor land ordinance implementation. Given that this process allows for proper processing and cataloging, then the information being gathered by the counties may be adequate to aid future planning activities. This alternative is concerning, though, as it does nothing to alleviate concerns over an adequate water supply, air pollution, construction within floodplains and fissures. While these concerns are significant, A1 will most likely be deemed the most appropriate alternative by developers in the county, who typically support little to no regulation.

Alternative two (A2) requires sellers of lot split property to provide prospective buyers with a **verifiable disclosure packet** as opposed to the limiting disclosure affidavits now in use. These more inclusive disclosure packets would contain information on whether or not the property is located within the county's service area and would outline minimum infrastructure standards and requirements that become the responsibility of the new property owner. This requirement prevents sellers from answering "unknown" on the current property disclosure form regarding questions of access to and availability of resources. This change in policy would allow buyers of wildcat developments to be notified of the required improvements and future financial obligations for the property, alleviating information asymmetry problems. Additionally, this alternative could provide a starting point for requiring buyers to make the infrastructure improvements necessary so as to reduce the free rider problem. Verifiable disclosure will most likely be supported by the real estate industry and questioned by developers and private property advocates who will see it as another attempt to increase the cost of construction and impede property

owners. It will also create additional administrative work for counties as they would be required to develop disclosure procedures and begin tracking information on lot splits.

Alternative three (A3) imposes **impact fees** on the buyers of lot split parcels reflecting the minimum costs of necessary infrastructure improvements in order to protect the health and safety of residents as well as the county bottom line. This alternative includes a stipulation for decreasing the amount of impact fee paid by a lot split purchaser along the magnitude of proposed improvements made by the owner, including water source, sewer/septic system, waste and wastewater removal, and road infrastructure. The result would limit private property rights by mandating a minimum level of development for each parcel, internalizing costs currently shared with all taxpayers. Supporters argue that this method would ensure the general taxpayer is not burdened with paying for infrastructure improvements on someone else's home. In this scenario, counties would need to develop standards and impact fee levels for varying development types and intensities.

The final alternative, alternative four (A4), includes amending existing state law so that counties have the ability to establish improvement districts in wildcat development areas that have reached a specified size measured by number of lots. The revenues collected through these district property taxes would then be used to fund the needed infrastructure improvements and services in the development area. In order to form an improvement district, 51 percent of the landowners in the wildcat development would need to consent by affirmed signature and the County Board of Supervisors would need a supermajority vote in favor. While the imposition of new taxes is politically unpopular in Arizona, the real estate and large development companies may support this alternative if it is seen to equalize costs of development. On the other hand, homebuilders and property rights groups will oppose the tax because they would then become responsible for the full costs of development. Administration of this alternative would be quite simple as counties already have capacity and experience in collecting taxes and administering improvement districts.

Source: <http://www.asu.edu/mpa/WildcatDevelopment.pdf>

## **G. Development Opportunities**

Typically, housing development opportunities arise when household growth occurs or when existing housing is removed from the inventory and needs replaced. We have evaluated factors that influence housing demand throughout this report, with overall demand estimates by affordability and tenure included in Section VIII: Housing Gap/Demand Analysis. This section of the report attempts to quantify the housing capacity (land and buildings) that could potentially accommodate new residential development. It should be noted that not all of the identified properties may be available for purchase, nor will all properties be able to accommodate residential development due to zoning, soil or flood zone issues. The physical capacity to accommodate new housing development is provided for the PSA (Yellow Springs) only.

Market development strategies that recommend additional or newly-created housing units should have one or more of the following real estate options available:

- 1) unimproved land (first-time development),
- 2) improved land with vacant unusable buildings (demolition and land reuse)
- 3) improved land with vacant reusable buildings (adaptive-reuse or rehabilitation)

Existing buildings must be unoccupied prior to acquisition and/or renovation, in order for their units to be “newly-created” within the market. In addition to being available, these real estate offerings should be residentially-suitable, residentially-zoned (or capable of achieving same) and feasibly-sized for profitable investment.

In November 2017, a Bowen National Research (BNR) Market Analyst visited Yellow Springs to search for potential sites that could generate new housing units within the PSA. To be selected, a property had to be for-sale (available) and/or vacant, residentially-suitable (marketable/buildable), and capable of generating five or more new residential units (land parcels between 7,000 square feet and 22.0 acres). Available lots generally under 7,000 square feet in size were not considered, as it would be difficult to develop a residential unit on such a parcel. Existing buildings had to be at least 1,300 square feet in size, as this represents the minimum marketable size for a redeveloped residential unit. Potential development sites were located through an on-the-ground survey and current real estate listings.



The investigation yielded 19 qualified properties within the PSA. Of these qualified properties, 15 (78.9%) were vacant land and four (21.1%) were reusable buildings. Although this search was not exhaustive, it represents a list of the most likely residential real estate opportunities currently available in the PSA and provides insight as to the degree to which Yellow Springs has the physical capacity to accommodate new residential units, as well as areas of Yellow Springs that have or lack such capacity. It should be noted that these properties were selected without knowledge of asking price or land development constraints. Zoning designations of each property were determined.

Information on these potential housing sites is presented in the following table (please note the following explanations before viewing the table):

- Map ID Number: This number is used to locate a property on the map provided after the table.
- Property Type: Each property is coded to describe its current development condition. “VL” means vacant land and “RB” means reusable building. Note that some structures denoted as reusable buildings may not be salvageable. Also note we have also included the amount of land associated with the reusable buildings, in the event that a developer clears the existing structure in order to build.
- New Housing Units: To determine the development potential (number of new units) for each property, the following conversion factors were used:

Aggregated platted lots:	7,000 square feet of land area per unit
Single-family acreage:	10,000 square feet of land area per unit
Multifamily acreage:	4,000 square feet of land area per unit
Existing structures:	1,300 square feet of building area per unit

Parcels less than two acres in size (87,120 square feet) were calculated as “aggregated platted lots”, parcels between 2 and 10 acres in size were calculated as “multifamily acreage”, and parcels of 10 or more acres in size were calculated as “single-family acreage”. An average-sized two-bedroom multifamily housing unit within an existing building needs approximately 1,300 square feet of gross building area.

Housing Development Opportunities – Yellow Springs						
Map ID	Property Address	Current Use	Lot Size	Building Size	Available	Zoning Class
1	1001 Xenia Ave	VL	8,712 SF	N/A	Proposed	E-Exempt
2	115 Brookside Dr.	Office-RB	35,310 SF	884	For Sale	C-Office
3	402 N. Wright Street	VL	984,456 SF	N/A	Unknown	R- Residential
4	1655 Xenia Ave	VL	503,074 SF	N/A	Unknown	R-Residential
5	South High St, Lot 1	VL	307,229 SF	N/A	Unknown	R-Residential
6	1899 Spillan Rd	VL	291,852 SF	N/A	Unknown	R-Residential
7	Corry St, Lot 1	VL	122,186 SF	N/A	Unknown	E-Exempt
8	825, 875, 895 Dayton St	VL	861,530 SF	N/A	Unknown	I-General Farm
9	845 Dayton St	Office-RB	43,865 SF	2,666	Unknown	C-Office
10	Glass Farm - West Side King St	VL	1,871,511 SF	N/A	Unknown	A-Agricultural
11	210 Stafford St	VL	6,534 SF	N/A	For Sale	R-Residential
12	322 Union St	VL	108,987 SF	N/A	Unknown	C-Commercial
13	314 Dayton St	RB	69,696 SF	13,332	For Sale	C-Commercial
14	305 North Walnut St	Multiple RB	180,966 SF	1,500-6,800	For Sale	I-Industrial Warehouse
15	East Center College St, Lot 11	VL	35,044 SF	N/A	Unknown	E-Exempt
16	Cemetery St	VL	22,477 SF	N/A	Unknown	R-Residential
17	North Wright Street	VL	213,444 SF	N/A	Unknown	R-Residential
18	Southgate	VL	1,977,624 SF	N/A	Unknown	R-Residential
19	Corry Street	VL	121,968 SF	N/A	Unknown	Conservation
<b>PSA Totals:</b>			<b>7,766,465 SF</b>	<b>18,382 – 23,682</b>		

Source: Bowen National Research Field Investigation (2017)

RB – Reusable Building; SF – Square Feet; VL – Vacant Land

Note that the table only includes basic information about each property. Please see the one-page field sheets for each property, following this discussion, for additional information. Noteworthy observations from the preceding table include:

- A total of 19 residentially-suitable properties were identified as part of our research. These properties represent approximately 7,766,465 square feet (178.3 acres) of potentially usable land. The four existing buildings represent up to 23,682 square feet of potentially reusable structure area.
- Excluding the Glass Farm site, the PSA housing market has the physical capacity to accommodate over 700 new housing units. This analysis assumes that any vacant land and land currently occupied by existing buildings is redeveloped as new housing. Of these potential new housing units that could be accommodated, approximately two-thirds (61.2%) would most likely be single-family product and one-third (38.8%) would be multi-family product.

- The Glass Farm site is located on the west side of King Street, in the far west portion of Yellow Springs. This is an undeveloped parcel of land that includes approximately 1,871,511 square feet. Due to its size, this site can likely accommodate a variety of residential development product types, including multifamily units and single-family homes, or a combination of the two uses. Of the site's 44 acres, approximately 30 acres are considered to be available for residential development. Depending on the type of residential units are built at this site, there is a potential to physically accommodate at least 131 single-family homes or 327 multifamily units. A larger number of units can likely be placed on this land, assuming it meets zoning, flood zone, infrastructure and other development requirements. Additional discussion of the Glass Farm site and its potential to support residential development is included at the end of this section.
- Currently, there are five existing buildings available in the PSA that appear to be candidates for residential redevelopment. One additional building was identified (115 Brookside Drive), but is smaller than 1,300 square feet, and therefore unlikely to be able to support a residential unit. However, this building is on a parcel with approximately 35,000 square feet of land that could support residential development. The four existing buildings range in size from 2,500 to 13,332 square feet. In total, these buildings have an estimated capacity for approximately 18 residential units, with the largest having the capacity to accommodate roughly 10 units (314 Dayton Street).

The notable vacant buildings that represent candidates for adaptive-reuse into residential units and the vacant land identified in the market are detailed in the one-page profiles, along with a map of such properties, are provided on the following pages.

### Summary

Our search for potential housing sites within the PSA yielded sufficient land and buildings to deliver more than 700 new housing units. When including the Glass Farm site, the physical capacity to accommodate new residential units increases to more than 800 units. However, not all of these properties will be viable or capable of generating the estimated number of units (feasibility of identified individual properties was beyond the scope of this study). Because the majority of the properties identified in Yellow Springs consists of vacant land, the market is more likely to accommodate new construction, as opposed to adaptive reuse or redevelopment.

A map locating the housing development properties within the PSA follows this page.

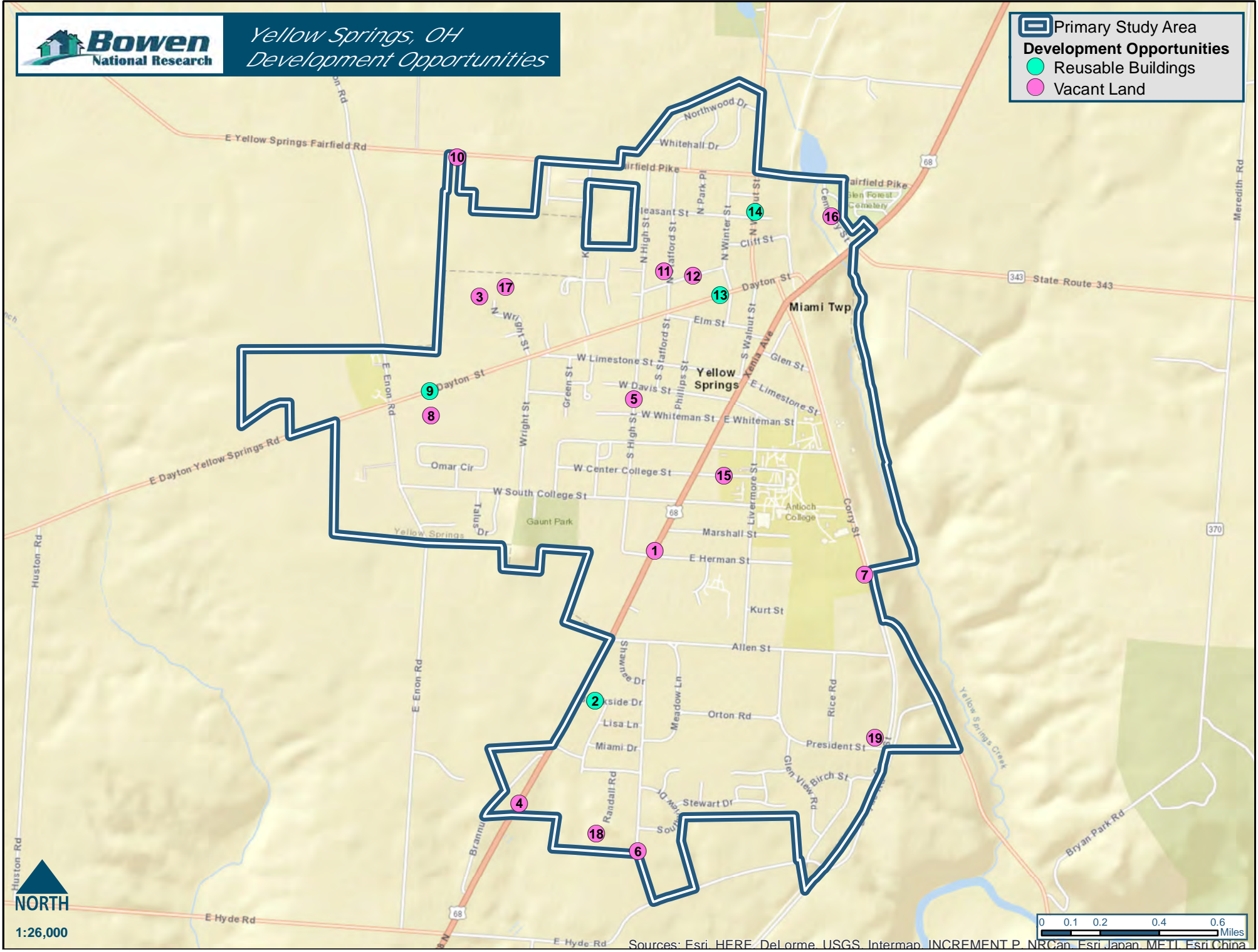


# Yellow Springs, OH Development Opportunities

**Primary Study Area**

**Development Opportunities**

- Reusable Buildings
- Vacant Land



**NORTH**  
1:26,000



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

**Map ID #1 1001 Xenia Avenue  
Yellow Springs, Ohio 45387**



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	8,712 sf
<b>Available:</b>	*See Comments Below
<b>Zone Class:</b>	E-Exempt

**Comments:**  
  
\*Proposed site for new Miami Township Fire & Rescue facility. Zoning Meeting 11/13/17

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
N/A	B	B	A	A	A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #2 115 Brookside Drive  
Yellow Springs, Ohio 45387**



<b>Year Built:</b>	1960
<b>Number of Floors:</b>	1
<b>Current Use:</b>	Office
<b>Approximate Building Size:</b>	884 sf
<b>Approximate Lot Size (Square Footage):</b>	35,310 sf
<b>Available:</b>	For Sale
<b>Zone Class:</b>	C-Office

**Comments:**

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
B	B	A	A	A	A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Applicable

**Map ID #3 402 N. Wright Street  
Yellow Springs, Ohio 45387**

**NO  
PICTURE  
ON FILE**

**NO  
PICTURE  
ON FILE**

<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	22.6 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	R-Residential

**Comments:**

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	A	B	A	A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #4 1655 Xenia Avenue  
Yellow Springs, Ohio 45387**



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	11.549 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	R-Residential

**Comments:**

<b>RATINGS</b>					
<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	B	B	A	A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Applicable



**Map ID #5 South High Street (Lot 1)  
Yellow Springs, Ohio 45387**



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	7.053 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	R-Residential
<b>Comments:</b>	

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	B	B	B	A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Applicable

**Map ID #6 1899 Spillan Road  
Yellow Springs, Ohio 45387**



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	6.7 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	R-Residential

**Comments:**

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	A	A	A	A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Applicable

**Map ID #7 Corry Street (Lot 1)  
Yellow Springs, Ohio 45387**



**NO  
PICTURE  
ON FILE**

<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	122,186 sf
<b>Available:</b>	Unknown
<b>Zone Class:</b>	E-Exempt

**Comments:**

<b>RATINGS</b>					
<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	A	A	A	A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Applicable

**Map ID #8 825, 875, 895 Dayton Street  
Yellow Springs, Ohio 45387**



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	19.778 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	A,I-General Farm, Industrial

**Comments:**  
  
Land owned by Vernay Laboratories

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
N/A	B	A	A	A	A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #9 845 Dayton Street  
Yellow Springs, Ohio 45387**



**NO  
PICTURE  
ON FILE**

<b>Year Built:</b>	1960
<b>Number of Floors:</b>	1
<b>Current Use:</b>	Office
<b>Approximate Building Size:</b>	2,666 sf
<b>Approximate Lot Size (Square Footage):</b>	1,007 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	C-Office

**Comments:**

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
C	B	A	A	B	B

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #10 Glass Farm – West side King Street  
Yellow Springs, Ohio 45387**



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	42.964 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	A-Agricultural

**Comments:**

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	B	B	A	A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Applicable

**Map ID #11 210 Stafford Street  
Yellow Springs, Ohio 45387**



**NO  
PICTURE  
ON FILE**

<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	.150 acres
<b>Available:</b>	For Sale
<b>Zone Class:</b>	R-Residential

**Comments:**  
Infill Residential Lot

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	B	B	C	B

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #12 322 Union Street  
Yellow Springs, Ohio 45387**



**NO  
PICTURE  
ON FILE**

<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	2.502 acres
<b>Available:</b>	N/A
<b>Zone Class:</b>	C-Commercial Vacant Land
<b>Comments:</b>	

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	B	B	B	B

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable



**Map ID #13 314 Dayton Street  
Yellow Springs, Ohio 45387**



**NO  
PICTURE  
ON FILE**

<b>Year Built:</b>	1900
<b>Number of Floors:</b>	2
<b>Current Use:</b>	Reusable Building
<b>Approximate Building Size:</b>	13,332 sf
<b>Approximate Lot Size (Square Footage):</b>	1.6 acres
<b>Available:</b>	For Sale
<b>Zone Class:</b>	C- Other Commercial
<b>Comments:</b>	Former school and former apartments (12 units)

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
C	B	A	A	A	A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #14 305 North Walnut Street  
Yellow Springs, Ohio 45387**



<b>Year Built:</b>	1950
<b>Number of Floors:</b>	1
<b>Current Use:</b>	Multiple Reusable Buildings
<b>Approximate Building Size:</b>	1,500-6,800 sf
<b>Approximate Lot Size (Square Footage):</b>	4.1544 acres
<b>Available:</b>	For Sale
<b>Zone Class:</b>	I-Industrial, Warehouse

**Comments:**  
MillWorks Business Center Complex  
  
\*11 structures

RATINGS					
Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
B	B	A	B	A	A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #15 East Center College Street (Lot 11)  
Yellow Springs, Ohio 45387**



**NO  
PICTURE  
ON FILE**

<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	0.8045 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	E-Exempt

**Comments:**

\*Owned by Antioch College

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	B	B	B	A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #16 Cemetery Street  
Yellow Springs, Ohio 45387**



**NO  
PICTURE  
ON FILE**

<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	.516 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	R-Residential

**Comments:**

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	B	A	B	A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #17 North Wright Street  
Yellow Springs, Ohio 45387**

**NO  
PICTURE  
ON FILE**

**NO  
PICTURE  
ON FILE**

<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	4.9 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	R-Residential

**Comments:**

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	A	B	A	B

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #18 Southgate  
Yellow Springs, Ohio 45387**

NO  
PICTURE  
ON FILE

NO  
PICTURE  
ON FILE

<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	45.4 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	R-Residential

**Comments:**

Three parcels, of which approximately 11.5 acres are in village limits and 33.9 acres are outside village but adjacent to village limits

**RATINGS**

Building (Exterior)	Neighborhood	Access (Ingress/Egress)	Visibility	Parking	Development Potential
N/A	A	B	B	B	A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

**Map ID #19 Corry Street  
Yellow Springs, Ohio 45387**

NO  
PICTURE  
ON FILE

NO  
PICTURE  
ON FILE

<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Vacant Land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size (Square Footage):</b>	2.8 acres
<b>Available:</b>	Unknown
<b>Zone Class:</b>	Conservation

**Comments:**

**RATINGS**

<b>Building (Exterior)</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>	<b>Development Potential</b>
N/A	B	A	A	B	A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Applicable

## **H. Glass Farm Site – Development Potential**

As part of the broader housing needs assessment, we evaluated a relatively large and undeveloped parcel of land known as the Glass Farm Site that represents a potential development site within Yellow Springs. The following provides a description of the site, its visibility, access, surrounding land uses, walkability, and proximity to community services. Based on this site analysis, we assess the overall appropriateness and marketability of the site to support residential development. Further, through our site analysis and evaluation of various demographic characteristics and trends and the existing and planned housing supply of the market, we provide an evaluation of potential residential uses that could be supported at the site.

### *Site Description*

The subject site, commonly known as the Glass Farm Site, is an approximately 44-acre parcel of land located approximately 900 feet southwest from the intersection of Yellow Springs-Fairfield Road and King Street in the northwest portion of Yellow Springs. The site (Tax ID parcel number: F19000100010008100) is a mostly unimproved parcel of agricultural land that is generally level and partly covered with some grass and trees. Eight acres have been reserved for a conservation area of wetlands and prairie, and roughly six acres are used for a solar array. As a result, roughly 30 acres remain for potential residential development.

The site is located in the far northwest portion of town and is in a partially developed area, that also includes some undeveloped land. Specifically, the surrounding land uses include a mix of undeveloped land, agricultural land, a cemetery, and established single-family homes. Overall, the subject property fits well with the surrounding land uses and would appear to be appropriate for residential development.

Maps of the subject site and its geographic relationship with Yellow Springs.





### Access & Visibility

The site is generally located in the southwest quadrant of the intersection of Yellow Springs-Fairfield Road and King Street. While the actual access points will ultimately be determined by a developer and the town, the current site has three potential access points including two along Yellow Springs-Fairfield Road and one along King Street. Both roadways are moderately traveled and should provide convenient access and excellent visibility for the site.

### Proximity to Community Services/Walkability

The site is located in a partially developed area in the far northwest portion of Yellow Springs. While there are no community services among the surrounding land uses, there are some common community services within reasonable proximity to potential residents of the site. Using Walkscore.com (an online scoring system that takes a specific location and analyzes its proximity relative to a standardized list of community attributes. It assesses not only distance, but the number and variety of neighborhood amenities as well.), the subject site has a Walkscore of only 9, on a scale of 0 to 100. As such, the Glass Farm Site was classified as “Very Car Dependent”, indicating that it is not a walkable site. However, based on our on-site evaluation, it appears that most standard community services such as shopping, recreation, employment, education, healthcare and other public services are within two miles of the site. The village’s commercial district is located approximately one mile east of the subject site. As such, it is believed that the subject site will benefit from its proximity to community services and that such proximity will have a positive impact on the marketability of potential residential uses on the site.

### Overall Site Evaluation

The Glass Farm site contains approximately 44 acres, of which roughly 30 acres would be used for potential residential development. Based on our evaluation of the site and its access, visibility, surrounding land uses and proximity to community services, we believe the site is conducive to supporting new residential development. The site has adjacent water, sewer and electricity utility services and is currently zoned for agricultural uses. We do not believe the site possesses any characteristics that would hinder or limit its ability to support new residential units.

## **Community Input**

As part of this Housing Needs Assessment, we conducted surveys with area stakeholders and local residents. A portion of the surveys addressed potential housing needs and uses for the Glass Farm site. While opinions among area stakeholders varied, the general consensus for the Glass Farm site included the development of for-sale single-family homes and rental product, with half of the stakeholders indicating market-rate housing was needed and half indicated that low- and moderate-income housing could be supported. While citizens were not asked specifically about the Glass Farm site, they were asked about the types of housing most needed in town. Among residents that took part in the survey, the largest share believed there is a need for low-cost housing, with more than half of the respondents indicating a need for rental units and family-oriented housing.

## **Potential Uses**

While the subject the Glass Farm site has approximately 44 acres, it is estimated that roughly 30 acres is available for potential residential development. Due to its size, this site can likely accommodate a variety of residential development product types, including multifamily units and single-family homes, or a combination of the two uses. Depending on the type of residential units are built at this site, there is a potential to *physically* accommodate at approximately 131 single-family homes or 327 multifamily units. A larger number of units can likely be placed on this land, assuming it meets zoning, flood zone, infrastructure and other development requirements.

Based on our review of published housing data, our survey of the rental and for-sale housing supply and interviews with local sources, it is evident that the housing supply in Yellow Springs has limited availability. This lack of available product limits current residents from the ability to move around as their family or financial situations change (e.g. marriage/divorce, having children, children moving away from home, gain/loss in income, etc.) and limits Yellow Springs from attracting potential residents seeking to move into the village.

Based on our analysis of demographic and housing data, and taking into consideration input from local residents and stakeholders, it appears that a broad mix of unit types that target most household income segments would most likely serve the community's needs. Given the Glass Farm Site's size of roughly 30 buildable acres, it is expected that the site can accommodate a variety of product types, designs and densities. It is recommended that the site include multigenerational housing alternatives that can both meet the needs of the community and support the community's desired goal of diversity. This will enable the subject project to attract a diverse base of prospective renters and homebuyers, and contribute to the site's market potential.

Finally, there are numerous factors that will affect the ultimate success of any new residential project in Yellow Springs and at the Glass Farm site. The unit configuration by bedroom type, the quality of finishes, the floor and site plan layouts, the scope of amenities and corresponding rents must be marketable to the target market. It is critical that these design considerations be taken into account during the design phase of the project. Assuming the project is well designed, there is sufficient support in the area to successfully develop new rental housing at the subject site and/or in the overall Yellow Springs area.

## VIII. Housing Gap/Demand Analysis

### Introduction

Since the development of new housing in the PSA (Yellow Springs) could include a variety of financing options, product types and pricing structures, our estimates for the number of new residential units that can be supported consider a variety of income levels. For the purposes of this analysis, we have segmented *rental* housing demand into five income segments (less than \$20,000, \$20,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, and \$75,000 and higher). The for-sale housing demand evaluates households making between \$30,000 and \$49,999, \$50,000 to \$74,999, and those making \$75,000 and higher.

### 1. Rental Housing Needs

Housing to meet the housing needs of both current and future households in the market will most likely take the shape of multifamily, duplex and single-family housing alternatives. There are a variety of financing mechanisms that can support the development of rental housing alternatives such as federal and state government programs, as well as conventional financing through private lending institutions. These different financing alternatives often have specific income and rent restrictions, which affect the market they target.

We have evaluated the market's ability to support rental housing based on five levels of income/affordability. While there may be overlap among these five levels due to program targeting and rent levels charged, we have established specific income stratifications that are exclusive of each other in order to eliminate double-counting demand. The five levels of affordability are described below:

- **Very Low-Income Households** – There are a variety of federal housing programs that assist in meeting the needs of very low- and low-income households. While the actual parameters for qualifying housing based on income levels are affected by the program type, household size limits, and other programmatic restrictions, most projects using federal housing program financing or assistance are occupied by households with annual incomes under \$20,000. This income level generally represents up to 30% of Area Median Household income levels (depending upon household sizes) and is often associated with federally assisted projects. For the purposes of this analysis, we have limited our demand estimates for housing that serves very low-income households to households with income with incomes generally up to 30% of Area Median Household Income (AMHI).

- **Low-Income Households** – Development of housing for low-income households is often financed through state issued (but federally financed) Tax Credits under the Section 42 program. Such housing is restricted to households with incomes of up to 60% of AMHI. While the minimum income requirement is usually based on the lowest gross rent that a Tax Credit project would charge, for the purposes of this analysis, we have limited the minimum income requirement to the maximum income limit (\$20,000) used for the very low-income households demand estimates. The maximum income limit used for this housing segment is \$34,999.
- **Moderate-Income Households** – Projects that are not limited by federal and state government programs are considered market-rate housing. Market-rate units can fall within the entire spectrum of affordability, as it is up to ownership and management of a market-rate project to determine the rents to charge and the corresponding income qualifications of prospective residents. As such, market-rate housing can serve those considered to have moderate incomes. For the purposes of this analysis, we assume households with incomes between \$35,000 and \$49,999 fall within the moderate-income segment.
- **Workforce-Income Households** – The definition of workforce housing varies from community to community and can often be prescribed by the requirements of a particular housing program or grant. For the purposes of this analysis, we have considered workforce housing as housing that serves households with incomes between 81% and 120% of AMHI. In the subject market, this would generally apply to households making between \$50,000 and \$74,999.
- **High-Income Households** – As previously stated, projects that are not limited by federal and state government programs are considered market-rate housing. Market-rate units can fall within the entire spectrum of affordability, as it is up to ownership and management of a market-rate project to determine the rents to charge and the corresponding income qualifications of prospective residents. For the purposes of this analysis, we assume households making \$75,000 or more fall within the high-income segment.

The following table summarizes the five income segments used in this analysis to estimate potential rental housing demand.

Income Range	
Household Type (General % AMHI)	Income Range
Very Low-Income (<40% AMHI)	<\$20,000
Low-Income (40% to 60% AMHI)	\$20,000 to \$34,999
Moderate-Income (61% to 80% AMHI)	\$35,000 to \$49,999
Workforce-Income (81% to 120% AMHI)	\$50,000 and \$74,999
High-Income (Above 120% AMHI)	\$75,000 and Higher

While different state and federal housing programs establish income and rent restrictions for their respective programs, in reality, there is potential overlap between windows of affordability between the programs. Further, those who respond to a certain product or program type vary. This is because housing markets are highly dynamic, with households entering and exiting by tenure and economic profile. Further, qualifying policies of property owners and management impact the households that may respond to specific project types. As such, while a household may prefer a certain product, ownership/management qualifying procedures (i.e. review of credit history, current income verification, criminal background checks, etc.) may affect housing choices that are available.

Regardless, we have used the preceding income segmentations as the ranges that a typical project would use to qualify residents, based on their household income. Ultimately, any new product added to the market will be influenced by many decisions made by the developer and management. This includes eligibility requirements, design type, location, rents, amenities and other features. As such, our estimates assume that the rents, quality, location, design and features are marketable and will appeal to most renters.

There are generally five primary sources of demand for new rental housing. These sources include the following:

- New Housing Needed to Meet Projected Household Growth
- Additional Units Required for a Balanced Market
- Annual Renter Turnover
- Replacement Housing for Demolished and Substandard Housing
- External Market Support

Since the focus of this report is on the specific housing needs of the Yellow Springs, we have focused the rental housing demand estimates on the metrics that only impact the PSA (Yellow Springs).



### **New Renter Household Growth**

The first source of demand is generally easily quantifiable, and includes the net change in renter households between the baseline year of 2017 and the projection year of 2022.

### **Units Required for a Balanced Market**

The second demand component considers the number of units a market requires to offer balanced market conditions, which is usually a market with 5% of the rental supply available (95% occupied). Healthy markets require approximately 4% to 6% of the rental market to be available in order to allow for inner-market mobility and encourage competitive rental rates. Markets with vacancy rates below a healthy rate often suffer from rapid rent increases, minimal tenant turnover (which may result in deferred maintenance), and residents being forced into housing situations that do not meet their housing needs. Markets with low vacancy rates often require additional units, while markets with high vacancy rates often indicate a surplus of rental housing. The vacancy rates by program type and/or affordability level used to determine if there is a deficit or surplus of rental units are based on our survey of area rental alternatives.

### **Turnover of Existing Renters**

Based on ACS 2012-2016 estimates of annual mobility, approximately 10.2% of renter households that moved to a unit in Yellow Springs originated from Greene County. While this is not a direct reflection of people moving within Yellow Springs, we have used this movership rate to estimate the share of renters likely moving in and around Yellow Springs on an annual basis.

### **Replacement Housing**

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing) or units expected to be removed from the housing stock through demolitions. Based on Census demographic data included in this report, approximately 4.0% of renter households living on the Yellow Springs are living in substandard housing (e.g. lacking complete plumbing).



### **External Market Support**

Market support can originate from households not currently living in the market. This is particularly true for Yellow Springs, which has a large number of people commuting into Yellow Springs for work on a daily basis. Some of those commuters would likely consider moving to Yellow Springs if adequate and affordable housing that met residents' specific needs were offered. Currently, housing in Yellow Springs is mostly full and there is a waiting list for the next available units at many properties.

Given that renter households living in the surrounding SSA have numerous housing alternatives from which they can choose, we have assumed that no more than 0.5% of SSA renter households would consider moving to the PSA (Yellow Springs).

The table on the following page includes a demand calculation for rental units targeting the income segments considered in this analysis.

**2017 - 2022 Rental Demand Potential by Income Level & Rent  
Yellow Springs Primary Study Area**

<b>Household Income Range</b>	<b>&lt; \$20k</b>	<b>\$20K- \$34K</b>	<b>\$35k- \$49K</b>	<b>\$50k- \$74k</b>	<b>\$75k+</b>
<b>Rent Affordability</b>	<b>&lt; \$500</b>	<b>\$500- \$874</b>	<b>\$875- \$1,249</b>	<b>\$1,250- \$1,849</b>	<b>\$1,850+</b>
<b>I. Growth Demand (Household-Based):</b>					
2017 Renter Households	208	178	56	138	89
2022 Total Estimated Renter Households	227	199	33	146	65
New Renter Household Growth Over Projection Period	<b>19</b>	<b>21</b>	<b>-23</b>	<b>9</b>	<b>-24</b>
<b>II. Units Required for a Balanced Market</b>					
2017 Occupied Rental Housing Units	208	178	56	138	89
Vacant Units Required to Reach a Balanced Market (5%)	9	9	3	7	5
Estimated Vacant Units Currently in Market*	0	4	0	0	0
Additional/Fewer Rental Housing Units Needed for Balanced Market	<b>9</b>	<b>5</b>	<b>3</b>	<b>7</b>	<b>5</b>
<b>III. Annual Renter Turnover</b>					
2017 Occupied Rental Housing Units	208	178	56	138	89
Annual Turnover Rate**	10.2%	10.2%	10.2%	10.2%	10.2%
Total Potential Support Originating from Turnover	<b>21</b>	<b>18</b>	<b>6</b>	<b>14</b>	<b>9</b>
<b>IV. Replacement Housing</b>					
Total Occupied Rental Units in 2017	208	178	56	138	89
Estimated Share of Substandard Housing***	4.0%	4.0%	4.0%	4.0%	4.0%
Total Potential Household Formation 2022	<b>8</b>	<b>7</b>	<b>2</b>	<b>6</b>	<b>4</b>
<b>V. External Market Support</b>					
Total Renter Households in the SSA	10,776	6,371	4,608	4,473	4,119
Share of External Market Support ^	0.5%	0.5%	0.5%	0.5%	0.5%
Total Potential External Market Support for Rental Housing	<b>54</b>	<b>32</b>	<b>23</b>	<b>22</b>	<b>21</b>
<b>V. Total Demand Estimates</b>					
New Income-Qualified Renter Household	19	21	-23	9	-24
Units Needed for Balanced Market	9	5	3	7	5
Annual Turnover	21	18	6	14	9
Replacement Housing	8	7	2	6	4
Total External Market Support	54	32	23	22	21
<b>Total Potential PSA (Yellow Springs) Support for New Units</b>	<b>111</b>	<b>83</b>	<b>11</b>	<b>58</b>	<b>39</b>

\*Based on Bowen National Research Survey of Rental Housing Alternatives

\*\*Based on ACS estimates of annual renter mobility

\*\*\*Based on ESRI estimates of units lacking complete indoor plumbing or kitchens

^Based on typical share of renter households that move from outside a market when new product is built

Based on the preceding estimates, there appears to be potential support for up to approximately 300 new rental housing units. There is potential support for up to 111 units targeting very low-income households (less than \$20,000/year), up to 83 units targeting low-income households (\$20,000 to \$34,999), up to 58 units targeting typical workforce households (\$50,000 and \$74,999) and 39 units targeting high-income households (\$75,000 and higher). There is limited (11 units) of quantitative demand for units targeting moderate-income households with incomes between \$35,000 and \$49,999.

Accounting for the demographic composition of the market and trends among different segments, it appears that approximately 40% of the demand for new rental housing could be specifically targeted to meet the needs of area seniors (age 55+), though a project could be built to meet the housing needs of both seniors and families concurrently. It is also believed that most of the demand for new rental housing will consist of one- and two-bedroom units, representing approximately 80% of the demand, with the balance of around 20% needed for three-bedroom units or larger.

It is critical to understand that the housing gap estimates represent potential units of demand by targeted income level. The actual number of rental units that can be supported will ultimately be contingent upon a variety of factors including the location of a project, proposed features (i.e. rents, amenities, bedroom type, unit mix, square footage, etc.), product quality, design (i.e. townhouse, single-family homes, or garden-style units), management and marketing efforts. As such, each targeted segment outlined in the table above may be able to support more or less than the number of units shown in the table. The potential number of units of support should be considered a general guideline to residential development planning.

## **2. For-Sale Housing Demand Estimates**

This section of the report addresses the market demand for for-sale housing alternatives in the PSA (Yellow Springs). Unlike the rental housing demand analysis, the for-sale housing analysis considers only three income segments: households making \$30,000 to \$49,999, households with incomes between \$50,000 and \$74,999, and households making \$75,000 and higher. The low-income segment should generally be able to afford product priced between \$100,000 and \$149,999, the moderate-income segment should be able to afford product priced between \$150,000 and \$225,000, while the high-income segment should be able to afford product priced at \$225,000 and higher.

Naturally, there are cases where a household can afford a higher down payment to purchase a more expensive home. There are also cases in which a household purchases a less expensive home although they could afford a higher purchase price. The actual support for new housing will ultimately be based on a variety of factors such as price points, square footages, amenities, design, quality of finishes, and location. Considering these variations, this broad analysis provides the basis in which to estimate the *potential* sales of new for-sale housing within the PSA.

There are a variety of factors that impact the demand for new homes within an area. In particular, area and neighborhood perceptions, quality of school districts, socioeconomic characteristics, mobility patterns, demolition and revitalization efforts, and availability of existing homes all play a role in generating new home sales. Support can be both internal (households moving within the market) and external (households new to the market).

While new household growth alone is often the primary contributor to demand for new for-sale housing, the lack of significant development of such housing in the PSA over the past several years and the age and condition of the existing housing stock are indicators that demand for new housing will also be generated from the need to replace some of the older housing stock. Overall, we have considered the following specific sources of demand for new for-sale housing in the PSA (Yellow Springs).

- Household Growth
- Units Required for a Balanced Market
- Turnover from Existing Homeowners
- New Household Formations (Renters Converting to Homeowners)
- Replacement Housing for Functionally Obsolete/Substandard Housing
- External Market Support

### **New Household Growth**

We use owner household growth projections from 2017 to 2022 based on ESRI estimates for Yellow Springs. This projected growth was evaluated for each of the three targeted income segments.

It should be noted that changes in the number of households within a specific income segment does not necessarily mean that households are coming to or leaving the market, but instead, many of these households are likely to experience income growth or loss that would move them into a higher or lower income segment. Additionally, should additional for-sale housing become available, either through new construction or conversion of rental units, demand for new for-sale housing could increase.

### **Units Required for a Balanced Market**

Typically, healthy for-sale housing markets should have approximately 4% to 6% of its inventory vacant. Such vacancies allow for inner-market mobility, such as households upsizing or downsizing due to changes in family composition or income, and for people to move into the market. When markets have too few vacancies, housing prices often escalate at an abnormal rate, homes can get neglected, and potential homebuyers can leave a market. Conversely, an excess of homes can lead to stagnant or declining home prices, property neglect, or lead to such homes being converted to rentals. For the purposes of this analysis, we have assumed a 4% vacancy rate and accounted for for-sale housing units currently available for purchase in the market.

### **Turnover of Existing Homeowners**

As various socio-economic conditions among households change (e.g. marriage/divorce, death, new children, loss/gain in income, etc.), the housing needs of such households change. Because of such changes, many existing households in the market will seek to move to a different housing unit in the same market. These households are considered turnover support. Based on ACS 2011-2015 estimates, 5.1% of Greene County homeowners move within a given year to another home within the same county. We have used 5.0% as the turnover rate in our demand estimates for the PSA (Yellow Springs).

### **New Household Formations**

A common component for for-sale housing demand originates from renters that convert to homeowners. This is typically renters whose incomes have increased to a point that they can afford a home purchase and households whose housing situation has changed due to marriage and having children. Based on secondary data sources, it is estimated that approximately 4% of renters will convert to homeowners in a given year. We have used this 4% in our conversion rate of renters to owners.

### **Replacement Housing**

Given the limited development of new housing units in PSA (Yellow Springs) over the past several years, homebuyers have primarily been limited to choosing from the established housing stock, much of which is more than 50 years old. Based on our on-site analysis of the existing housing stock, it appears most of the housing stock is fair, with a small segment considered to be in disrepair.

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing) or units expected to be removed from the housing stock through demolitions. Based on our own research and on secondary studies, up to 0.3% of existing housing stock should be replaced annually, particularly in older, urban areas with notable shares of functionally obsolete housing. This is often done through demolitions, with older and lower quality product affordable to the lowest income households often requiring a greater degree of replacement. We have used annual demolition rates of between 0.0% to 1.0% in our demand estimates, depending on price point.

### **External Market Support**

Market support can originate from households not currently living in the market. As shown on page VII-5 of this report, over 1,200 people commute into Yellow Springs on a daily basis. While these people do not live in Yellow Springs, they represent potential future residents that may move to Yellow Springs if adequate, desirable and marketable housing was developed in the village.

Given the large number and variety of for-sale housing alternatives offered in the SSA, we have used a very conservative demand ratio of 0.1% to estimate the demand that could originate from outside of Yellow Springs.

## Demand Estimates

The following table summarizes the potential market support for new for-sale housing in the PSA (Yellow Springs) by 2022.

2017-2022 For-Sale Housing Demand by Income Level & Price Point Yellow Springs Primary Study Area			
Household Income Range	\$30k-\$49k	\$50K-\$74K	\$75K+
Housing Price Affordability	\$100,000-\$149,999	\$150,000-\$224,999	\$225,000+
<b>I. Growth of Owner-Occupied Households:</b>			
2017 Total Income-Qualified Owner-Occupied Households	134	220	590
2022 Total Income-Qualified Owner-Occupied Households	148	205	624
New Owner-Occupied Household Growth (2017 to 2021)	<b>14</b>	<b>-15</b>	<b>34</b>
<b>II. Units Required for a Balanced Market</b>			
2017 Owner Households	134	220	590
Vacant Units Required to Reach a Balanced Market (4%)	5	9	24
Estimated Vacant Units Currently in Market*	0	2	2
Additional/Fewer Rental Housing Units Needed for Balanced Market	<b>5</b>	<b>7</b>	<b>22</b>
<b>III. Turnover of Existing Homeowners</b>			
2017 Owner Households	134	220	590
Turnover of Existing Homeowners**	5%	5%	5%
Total Potential Support from Turnover	<b>7</b>	<b>11</b>	<b>30</b>
<b>IV. New Household Formations</b>			
2017 Owner Households	134	220	590
Estimated Share of Renters Converting to Homeowners***	4%	4%	4%
Total Potential Household Formations	<b>5</b>	<b>9</b>	<b>24</b>
<b>V. Replacement of Existing For-Sale Product</b>			
Total Occupied Owner Units	134	220	590
Percent of Replacement Housing Needed^	1%	0.5%	0%
Total Replacement Housing Needed	<b>1</b>	<b>1</b>	<b>0</b>
<b>VI. External Market Support</b>			
Total Owner Occupied Units in SSA	7,742	8,732	18,391
Share of External Market Support ^^	0.1%	0.1%	0.1%
Total Potential External Market Support for For-Sale Housing	<b>8</b>	<b>9</b>	<b>18</b>
<b>VII. Total Demand Estimates</b>			
New Owner-Occupied Household Growth (2017 to 2022)	<b>14</b>	<b>-15</b>	<b>34</b>
Units Required for a Balanced Market (5%)	<b>5</b>	<b>7</b>	<b>22</b>
Total Potential Support from Turnover	<b>7</b>	<b>11</b>	<b>30</b>
Total Potential Household Formations	<b>5</b>	<b>9</b>	<b>24</b>
Total Replacement Housing	<b>1</b>	<b>1</b>	<b>0</b>
Total External Market Support	<b>8</b>	<b>9</b>	<b>18</b>
<b>Total Potential PSA (Yellow Springs) Support for New Units</b>	<b>40</b>	<b>22</b>	<b>128</b>

\*Based on Bowen National Research of available for-sale housing supply

\*\*Based on ACS estimates of households moving within Greene County on an annual basis

\*\*\*Based on national estimates of renters converting to homeowners annually

^Based on national demolition/housing replacement rates

^^Based on typical share of owner households that move from outside a market when new product is built

As the preceding table illustrates, there is a potential to develop up to 190 for-sale housing units priced over \$100,000 within Yellow Springs over the next five years. Most of the potential support (128 units) is for housing priced at \$225,000 and higher, though a notable amount (40 units) of product priced between \$100,000 and \$150,000 could be supported over the next few years. Over 20 units priced between \$150,000 and \$224,999 could be supported. It is important to note that to achieve maximum levels of residential development requires the market to offer all price points, locations, and product alternatives. Our estimate of demand for the PSA takes this hypothetical scenario into account. In reality, not all product designs, bedroom types, features, and locations will be offered. As such, the housing gaps estimates shown in the preceding table are generally considered “best case” estimates, particularly for product priced at \$225,000 and higher.

We believe the introduction of new for-sale housing that is priced around \$150,000 and \$224,999 could generate more support than the 22 units projected in the preceding table, as such housing would likely keep prospective homebuyers in Yellow Springs and attract potential buyers from outside the market. This would include buyers that could afford product above \$225,000, but would select a lower price home between \$150,000 and \$224,999 if such product met their specific needs. Overall, we believe more than 30 units priced between \$150,000 and \$224,999 could be supported over the next five years, assuming it is well designed and marketable.

In most markets, if there is support for new housing at a particular price point or concept, and such product is not offered in a specific area, households may leave the area seeking this housing alternative elsewhere, defer their purchase decision, or seek another housing alternative. Additionally, households considering relocating to PSA (Yellow Springs) may not move to the PSA if the housing product offered does not meet their needs in terms of pricing, quality, product design, or location. Currently, PSA’s for-sale housing stock is dominated by older, pre-1960 product. As such, the PSA housing stock cannot meet current demand, which is likely holding back household growth. Based on the preceding estimates, we believe opportunities exist to develop a variety of product types and price points. The addition of such housing will better enable the Yellow Springs to attract and retain residents, including seniors, families and younger adults.



Overall, there is potential support for a variety of residential development alternatives in the PSA (Yellow Springs). It is important to understand that the housing demand estimates shown in this report assume no major changes occur in the local economy and that the demographic trends and projections provided in this report materialize. As such, our demand estimates should be considered conservative and serve as a baseline for development potential. Should new product be developed, it is reasonable to believe that people currently living outside of Yellow Springs will consider moving to Yellow Springs, assuming the housing is aggressively marketed throughout the county and region.

In terms of product design, we believe a variety of product could be successful in Yellow Springs. Based on current and projected demographics, as well as the available inventory of for-sale housing, we believe a combination of one- and two-bedroom condominium units could be successful, particularly if it is located in or near the downtown area. Additionally, detached or attached single-story cottage-style condominium product, primarily consisting of two-bedroom units, located outside of downtown could be successful in attracting area seniors, particularly those seeking to downsize from their single-family homes. Some larger, traditional detached single-family homes catering to moderate and higher income households could be successful in this market. Such product should primarily consist of three-bedroom units, with a smaller share of four-bedroom units. Given the projected growth of higher-income households in Yellow Springs, it will be important that such housing is part of future housing development, as such product will help retain and attract some higher-income households.

### **Senior Care Housing Demand**

Senior care housing encompasses a variety of alternatives including residential care/assisted living facilities, and nursing homes. Such housing typically serves the needs of seniors requiring some level of care to meet their personal needs, often due to medical or other physical issues. Our analysis attempts to quantify the estimated senior care housing needed in the PSA (Yellow Springs).

Our estimates account for persons age 65 and older that would require some level of assistance with Activities of Daily Living, if not full nursing care services. While a variety of product types, bedroom/unit types and pricing structures could be offered, we have assumed a base price model of \$2,500, based on the existing local market supply. This would require senior households to have annual income of (or assets valued at) \$37,500 or higher. Finally, while the focus of this report is on housing demand and potential for Yellow Springs, senior care housing most often draws its support from a wider market. As a result, we have used both the PSA (Yellow Springs) and SSA (Surrounding Areas), when assessing the base of potential support for senior care housing in Yellow Springs.

Senior Care Housing Need Estimates	
Senior Care Housing Demand Components	Demand Estimates
Elderly Population Age 75 and Older in PSA by 2022*	480
Income-Appropriate Share	51.6%
Multiplied by Share of Elderly Population Requiring ADL Assistance**	X 7.4%
Multiplied by Standard Institutionalization Rate	X 50.0%
Equals PSA Elderly Population Requiring Facility-Provided ADL Assistance	= 9
Plus External Market Support***	+ 6
<b>Potential Senior Care Beds Needed by 2022</b>	<b>15</b>

ADL – Activities of Daily Living

\*Population based on ESRI/ACS estimates

\*\*Share of ADL was based on data provided by the U.S. Centers for Disease Control and Prevention’s *Summary Health Statistics for U.S. Population National Health Interview Survey*

\*\*\*Assumes at least 40% of the support will originate from outside of Yellow Springs

Based upon age 75 and older population characteristics and trends, and applying the ratio of persons requiring ADL services and considering income/asset requirements, we estimate that there is potential support for up to 15 senior care housing units that provides ADL services in Yellow Springs.

Given the number of senior care beds available in the market, it would appear that only up to 15 beds of senior care housing could be supported in Yellow Springs. However, for such a project to be successful, it would have to be appropriately priced, well designed, offer good quality and be in a desirable/marketable location. Given the anticipated growth of seniors in the PSA and region, this housing segment should be monitored carefully in the years ahead for development opportunities.

## IX. RESIDENT HOUSING SURVEY

### A. INTRODUCTION

To gain information, perspective and insight about Yellow Springs housing issues and the factors influencing housing decisions by its residents, Bowen National Research (BNR) conducted a survey of area residents as part of this study. This survey was conducted during October and November 2017 and resulted in 581 participants. The majority of this survey was conducted through the SurveyMonkey.com website, while the remainder was conducted via paper copy distributed at local venues. The Yellow Springs village government contributed to our survey efforts by utilizing its website to inform area residents of the survey.

The survey was designed to elicit resident opinions about current living conditions and future housing needs in Yellow Springs. Additionally, questions were asked to identify key factors that contribute to housing decisions by area residents. Questions were grouped into three general categories:

- 1) Resident's current housing situation (i.e. location, tenure, residency status, type of residence, etc.)
- 2) Current housing market (i.e. primary issues affecting housing choices, future housing needs and challenges, and housing types and styles needed in Yellow Springs)
- 3) Current demographic information (i.e. gender, age, ethnicity, and estimated gross annual income)

The survey consists of 25 questions. Answer choices for the survey questions included multiple-choice, fill-in-the-blank, and some open-ended. Survey questions and tabulated results are included in Addendum E: Resident Surveys.

Bowen National Research made every effort to gather information from a broad demographic cross section of area residents that was generally proportionate to the overall composition of the village. This included both the geographic location of residences and the socioeconomic profile of residents (age, gender, income, ethnicity, etc.). Based on our comparison of respondent demographics with overall area demographics, we believe our survey results accurately represent the village as a whole.

## **B. SURVEY RESULTS**

A total of 581 people responded to the housing survey, with the following results (Note that percentages may not add up to 100.0% due to rounding):

### **Resident's Current Housing Situation**

- Respondents were asked to provide their current residence as it relates to Yellow Springs. Distribution of locations yielded that 511 respondents (88.0%) lived in the village of Yellow Springs. Among the remaining 70 respondents, 46 (7.9% of total) live in Greene County, outside of the village of Yellow Springs. The remaining share of respondents (4.1%) live outside of Greene County.
- Respondents were asked if they worked in Yellow Springs. The largest share of respondents (37.6%) stated that they did work in Yellow Springs. The next largest share of respondents (23.5%) are retired, while 18.8% of respondents commute between 10 and 25 miles to employment. Note that several major employers in Montgomery County (Dayton area) are located over 10.0 miles from Yellow Springs.
- Respondents were asked if they rent or own the place where they live. Most respondents (71.9%) stated that they owned their residence, while a smaller share of respondents (24.4%) rent. Five (5) respondents (0.9%) stated that they were a dependent living with relatives, while three (3) respondents (0.5%) stated that they were a caretaker that did not pay rent. The remaining 13 respondents (2.2%) chose "Other", and were asked to specify what their current housing situation was. Answers provided from "Other" respondents included Public Housing, living with friends or relatives, independent living, and a college dormitory. One "Other" respondent stated that they were homeless.
- Respondents were asked to best describe their current type of residence. Distribution of types yielded: 81.0% lived in a single-family detached home, 8.5% lived in a duplex/triplex/village home, 6.7% lived in an apartment building, 0.5% (three respondents) rented a room in a home, and 0.4% (two respondents) lived in a over garage apartment or an accessory unit. A total of 17 respondents (2.9%) chose "other" for type of residence. "Other" respondents stated that they were living in an attached garage, basement, condominium, an apartment unit over retail businesses, or in a smaller unit attached to a house or garage. Two (2) respondents skipped this question.

- Respondents were asked to provide the number of people currently living in their household, including themselves. Among the 577 people that answered this question: 22.9% lived alone, 42.8% lived with one other person, 16.6% lived with two additional people, 12.5% lived with three additional people, and 5.2% lived with four or more other people. Four (4) respondents skipped this question.
- Respondents were asked to provide estimates for their total monthly housing costs, including utilities. Four (4) respondents (0.7%) paid nothing, 14.2% paid \$500 or less, 12.7% paid between \$501 and \$750, 17.9% paid between \$751 and \$1,000, 12.7% between \$1,001 and \$1,250, 13.4% paid between \$1,251 and \$1,500, 14.2% paid between \$1,501 and \$2,000 per month, and 14.2% paid over \$2,000 per month. Twelve (12) respondents skipped this question.
- Respondents were asked how long they have lived in their current residence. Among the 579 people that answered this question: 10.2% have lived at their residence less than one year, 32.0% have lived at their residence from 1 to 5 years, 15.9% have lived in their residence from 5 to 10 years, and the largest share of respondents (42.0%) have lived in their residence for more than 10 years. Two (2) respondents skipped this question.
- Respondents were asked how long they have lived in Yellow Springs. Among all respondents: 2.4% have lived in Yellow Springs for less than one year, 16.0% have lived in Yellow Springs from 1 to 5 years, 13.4% have lived in Yellow Springs from 5 to 10 years, and 16.4% have lived in Yellow Springs for 10 to 20 years. The largest share of respondents (45.1%) have lived in Yellow Springs for over 20 years. A total of 39 respondents (6.7%) indicated that the question was not applicable.
- Respondents were asked to rate on a scale of 1 to 5 (5 being the most satisfied) how satisfied they were with their current residence. Most respondents to this question (73.9%) gave their current residence a rating of 4 or 5, indicating a high level of satisfaction. The weighted average rating was 4.02 among all respondents. Two (2) respondents skipped this question.
- Respondents were asked to rate on a scale of 1 to 5 (5 being the most satisfied) how satisfied they were with their current *neighborhood*. Most respondents (79.6%) gave their current neighborhood a rating of 4 or 5, indicating a high level of satisfaction. Overall, the weighted average rating was 4.19 among all respondents. A total of three (3) respondents skipped this question.

All provided answer categories and the number of responses in each can be found in Addendum E.

## **Yellow Springs's Current Housing Market**

- Respondents were asked to describe the *current* overall housing market in Yellow Springs. The largest share of respondents (46.1%) rated the current housing market as poor, with many issues. A significant share of respondents (42.5%) rated the current housing market as fair, with some issues. Only 35 respondents (6.1%) rated the housing market as good, with no issues. Four (4) respondents skipped this question.
- Respondents were also asked to select factors that were negatively affecting the local housing market (they could select multiple options). The following is a summary of the top reasons selected and the number of responses for each:
  - High prices or rents – 474 respondents (82.4% of all respondents)
  - Property taxes – 404 respondents (70.3%);
  - Limited housing/rental supply – 398 respondents (69.2%);
  - Rising utility costs – 395 respondents (68.7%);
  - Mismatch between local jobs/wages and housing costs – 340 respondents (59.1%).
- A total of 81 people provided “Other” responses, which were categorized by Bowen National Research. Below are the top three “other” responses received:
  - Increase in short-term rentals/Airbnb units (six responses).
  - Increase in property taxes/property tax burden of homeowners (six responses).
  - Lack of affordable smaller homes for sale (five responses).

All of the provided answer categories and the number of responses in each can be found in Addendum E.

- Respondents were asked what reasons they chose to live in Yellow Springs. The survey listed nine options, and respondents were asked to select any/all options that applied. A total of 577 people chose at least one option among those listed. The most common reason, selected by 66.7% of all respondents, was Community vibe/feel. Diversity was chosen as a reason by over half (52.3%) of all respondents. Welcoming community, Neighborhood/area desirability, and Preferable schools were chosen as reasons by over 40.0% of all respondents. A notable share of respondents (23.9%) chose “Other” as a reason they chose to live in Yellow Springs. These “Other” responses were analyzed by Bowen National Research. The most common “Other” responses were as follows:
  - Born/raised in Yellow Springs (24 responses)
  - Attended or worked at Antioch College (15 responses)
  - Access to Glen Helen Nature Preserve (11 responses)
  - Walkable/bikeable (11 responses)
  - Arts/cultural amenities (10 responses)

- Respondents were asked if they believe it was difficult to find suitable housing in Yellow Springs. Over two-thirds (67.7%) of respondents answered “Yes” to this question, while the next largest share (30.2%) answered that it was somewhat difficult. Only 12 respondents out of 576 answered “No” to this question. The 564 respondents who answered “Yes” or “Somewhat” to this question were asked why they thought finding suitable housing was difficult. A total of eight choices were given, and respondents were permitted to select any or all answers that applied to the question.
- Of the 564 respondents that answered “Yes” or “Somewhat” to the previous question, only 18 respondents did not select reasons for their answers. The following is a summary of the top reasons selected by the remaining 546 respondents:
  - Affordability/Housing Cost – 507 respondents (90.1%)
  - Limited Overall Housing Supply/Low Inventory – 412 respondents (73.2%)
  - Lack of Housing Type to Meet Specific Needs – 262 respondents (46.5%)
  - Age and/or Quality of Housing – 225 respondents (40.0%).
- A total of 92 people provided “Other” responses, which were categorized by Bowen National Research. Below are the most frequent “other” responses received:
  - Lack of housing options for elderly/senior residents (11 responses)
  - High property taxes (10 responses)
  - Lack of “pet friendly” rentals (8 responses)
  - Housing is too expensive (8 responses)
  - Homes in need of significant repair (7 responses)
  - Not enough starter homes/smaller homes for sale (7 responses)
- Respondents were asked to rank the need for several housing types in Yellow Springs. Respondents were given a choice of 12 different housing types to choose, and asked to rate each type as low need, moderate need, or high need. Over 70.0% of respondents indicated that there was a low need for High-Cost (high amenity) housing in Yellow Springs. A significant share of respondents (42.3%) also indicated that there was a low need for seasonal/temporary housing in the village. Nearly half (48.8%) of all respondents noted that there was a moderate need for for-sale housing in Yellow Springs, while over 40.0% of respondents also indicated that there was a moderate need for Assisted Living/Nursing Care and Single-Person housing, respectively. Over two-thirds (67.3%) of respondents noted that there is a high need for Low-Cost Housing. Over 50.0% of all respondents indicated that there was also a high need for Rental Housing, Moderate-Cost Housing, and Family Housing. Based on these survey results, it appears there is a perceived need for low- to moderate-income rental housing targeting families.

- Respondents were also asked to rank the need for four housing styles in Yellow Springs:
  - Detached Home (Single Family Home)
  - Duplex/Triplex/Townhome
  - Apartments
  - Accessory Dwelling Units (income suites, units above garage, etc...)
- Respondents were asked to rank each of the four housing styles as low need, moderate need, or high need. Respondents indicated that there is a low need for Accessory Dwelling Units (29.4%), while nearly half (49.9%) of all respondents indicated that there was a high need for apartments. A significant number of respondents (200 or more) indicated that there was a moderate need for each of the four housing styles.
- Respondents were asked if they have personally experienced any of the following situations pertaining to housing:
  - Overcrowded Housing
  - Paying more than 30% of your income towards housing cost
  - Substandard housing (i.e. lack of plumbing and/or utilities)
  - Foreclosure
  - Losing your lease/eviction
  - Homelessness
  - Housing or lending discrimination
- The largest share of respondents (92.4%) stated that they had paid more than 30% of income for housing costs, representing 279 of the 302 respondents to this question. Nearly 30.0% of respondents stated that they had experienced substandard housing. None of the other responses accounted for more than a 15.0% share. A total of 279 respondents either skipped this question or have not experienced any of these situations.
- Respondents were asked to state how their housing situation has changed within the past year. Specifically, respondents were asked whether their housing situation has improved, worsened, or stayed the same. Most respondents (73.1%) stated that their housing situation has stayed the same. A smaller share of respondents (13.5%) stated that their situation has worsened, while a similar share of respondents (13.4%) stated their situation has improved. Five (5) respondents skipped this question.
- If respondents stated that their housing situation has improved or worsened, they were asked to specify why or how their housing situation has changed. Among those respondents whose housing situation has improved, the most frequent response was from homeowners that have recently completed improvements to their homes. Some of these respondents built additions on to their homes or completed accessory units. Several other respondents stated that they moved to a nicer apartment or house, but had to relocate outside of Yellow Springs to do so.



- Among respondents whose housing situation has worsened, an increase in property taxes and utility costs in the village was cited as the most frequent reason. For many of these respondents, rising property taxes and utility costs has coincided with a loss of income, or have affected those with fixed incomes.
- Respondents were asked to state what is the most significant housing issue facing Yellow Springs today. These respondents provided open-ended replies to this question, and Bowen National Research categorized these answers. A total of 508 respondents answered this question. The largest number (136 respondents) stated that affordability/lack of affordable housing was the most significant housing issue. The next largest category was high costs associated with housing (70 respondents), followed by lack of housing for low- and moderate-income families/individuals (45 respondents), high property taxes (40 respondents), and expensive housing offered for sale or rent (37 respondents). All of the provided answer categories and the number of responses in each can be found in Addendum F. A total of 73 respondents skipped this question.
- In closing, respondents were also asked to share any other comments or concerns about housing in Yellow Springs. A total of 256 respondents provided comments and/or concerns. The most frequent subjects brought up by respondents included: affordability (43 respondents), high cost/expense of housing (22 responses), property taxes (22 respondents), repair and maintenance issues for existing housing stock (20 respondents), and utility costs (19 respondents).

### **Personal Demographic Characteristics**

- Respondent gender: 63.4% female (362 respondents) and 28.9% male (165 respondents). Forty-four (44) respondents (7.7%) preferred not to answer this question, while ten additional respondents skipped the question.
- Distribution of respondent's ages was: Four respondents (0.7%) under age 20, 6.5% between ages 20 and 29, 13.6% between ages 30 and 39, 16.6% between ages 40 and 49, 15.5% between ages 50 and 59, 31.4% between the ages of 60 and 75, and 10.5% age 76 and older. Thirty-one (31) residents (5.4%) preferred not to answer the question, while seven (7) additional residents skipped the question.
- Respondent ethnicity: 1.2% American Indian or Alaskan Native, 1.1% Asian or Pacific Islander, 3.7% Black or African American, 1.2% Hispanic or Latino, 76.5% White or Caucasian, and 3.8% other. A total of 72 respondents (12.5%) preferred not to answer, while seven (7) respondents skipped the question.

- Distribution of respondent's gross annual household income was: 11.9% below \$25,000, 13.4% between \$25,000 and \$39,999, 15.2% between \$40,000 and \$59,999, 13.8% between \$60,000 and \$74,999, 13.1% between \$75,000 and \$99,999, and 20.9% earn \$100,000 or more. A total of 68 respondents (11.9%) preferred not to answer this question and seven (7) respondents skipped the question.

### **Survey Conclusions**

Based on the responses from Yellow Springs residents, the following summary comments are provided:

- **Survey Respondent Composition:** A total of 581 surveys were submitted to Bowen National Research. Survey respondents represent a broad cross section of individuals, including a good base of representation of age, gender, income level, household sizes and current housing tenure. Most respondents were long-term residents of Yellow Springs that are homeowners, live in single-family detached homes either by themselves or with one other person, and have lived in the same house for 10 or more years. We believe the survey respondents are a fair representation of the general Yellow Springs area population.
- **Satisfaction with Housing/Neighborhood:** Most residents of Yellow Springs are satisfied with their current residence and the neighborhood in which they reside. The most common reasons cited by survey respondents for living in Yellow Springs is because of community vibe/feel and diversity. A welcoming community, desirability of the area/neighborhood, and preferable schools were chosen as reasons by over 40.0% of all respondents.
- **Housing Issues/Challenges:** When respondents were asked to provide an opinion on the current overall housing market in Yellow Springs, most respondents (88.6%) rated the current housing market as either poor or fair. Only 6.1% of respondents believed that the housing market is good with no issues. When asked to select reasons why the overall housing market was poor of fair, respondents selected a variety of reasons. The most common reasons selected were high prices or rents (82.4% of all respondents) and property taxes (70.3% of all respondents).
- Most survey respondents (67.7%) also indicated that it was a challenge to find suitable housing in Yellow Springs. Residents who stated it was difficult (or somewhat difficult) to find suitable housing in Yellow Springs cited affordability/housing cost (90.1% of respondents) and limited overall housing supply/low inventory (73.2%) as major reasons. A significant number of respondents (136 in total) also indicated that affordability/lack of affordable housing is the most significant housing issue facing Yellow Springs.

- **Housing Needs/Priorities:** The most cited housing types needed in Yellow Springs included low-cost and moderate-cost rental housing for families. Nearly half of all respondents stated that there is a high need for apartments in Yellow Springs. A significant share of respondents (92.4%) have experienced paying over 30.0% of income on housing costs. This share of households is consistent with what respondents claim is the most significant housing issue in Yellow Springs: a lack of affordable housing. According to several respondents, an increase in property taxes and utility rates in the village has made housing even less affordable.

## X. Stakeholder Interviews

Associates of Bowen National Research solicited input from 26 stakeholders throughout the Yellow Springs area. Input from stakeholders was provided in the form of an online survey. The 26 total respondents represent a wide range of industries that deal with housing issues, including government officials, community leaders, real estate agents, property managers, landlords, business owners, and housing developers. The purpose of these interviews was to gather input regarding the need for the type and styles of housing, the income segments housing should target, and if there is a lack of housing or housing assistance within Yellow Springs. The following is a summary of key input gathered:

### Housing Needs & Issues

- Stakeholders were asked to rank the degree of housing need for several types of housing in Yellow Springs. Most respondents indicated that the highest demand was for Rental Housing (76.9% of all respondents), Low- to Moderate-Income Housing (73.1%), and Energy Efficient Housing (69.2%). The lowest demand among respondents was housing for the homeless population. Most respondents also stated that moderate housing demand exists for the special needs population (57.7%), as well as Live/Work units (53.9%).
- Stakeholders were also asked to rank the need for several housing *styles* in Yellow Springs. The largest share of respondents indicated that there was high demand for single-family homes (80.8%), followed by apartments (57.7%). The lowest demand according to respondents was for accessory dwelling units (30.8%). Stakeholders also indicated there is moderate demand for duplex/triplex/townhome units (46.2%) and condominium units (42.3%).
- This survey asked stakeholders to rank the need for housing by income level. Most respondents (over 75.0%) indicated that the highest level of housing need exists for households earning \$75,000 or less per year. Moderate demand exists for those households earning between \$76,000 and \$100,000.
- Stakeholders were asked to what degree specific housing issues are experienced by residents of Yellow Springs. Over 80.0% of respondents indicated that limited availability and affordability occur often as housing issues. Most respondents (80.8%) also indicated that foreclosure occurs “somewhat” as a housing issue in Yellow Springs. Lack of community services, an unwelcoming environment, and housing discrimination are not considered to be an issue by most respondents.
- Stakeholders were also asked to rank the priority for specific types of housing construction. Nearly 70.0% of respondents gave the highest priority to both new construction and renovation/revitalization, while adaptive reuse was assigned moderate priority by nearly 40.0% of respondents.

- Stakeholders were asked to rank specific types of housing assistance programs in order of priority. Homebuyer Assistance programs were given the top priority ranking by over 60.0% of respondents, and was also accorded the highest weighted average rating (2.63 on a scale of 1 to 5) among all funding types. None of the five funding types listed for this question was granted low priority by more than three (3) stakeholders. This indicates that there is at least a moderate need for several types of funding projects for housing development.
- Stakeholders were also asked to provide open-ended responses as to whether there are specific housing programs that should be given priority in Yellow Springs. A total of 18 stakeholders submitted responses to this question. The most frequent responses to this question pertained to housing for low- to moderate-income households. Specifically, several stakeholders stated that the focus should be on low-income renters and first-time homebuyers. Additional suggestions provided by stakeholders included down-payment assistance for homebuyers, affordable apartments for recent high school and college graduates, construction of affordable housing through the Low-Income Housing Tax Credit (LIHTC) program, and regulation of rental units.
- As a follow up question, stakeholders were asked if there are specific housing development programs at the state or local level not being offered that should be explored. Fourteen (14) stakeholders provided suggestions. Responses included tax incentives/tax abatements for local employees, a need for additional affordable housing programs, a program that allows groups of buyers to help build houses for each other, co-housing/rent to own opportunities, utility payment assistance, and senior independent living units. One stakeholder suggested prioritizing Community Land Trust (CLT) for-sale and rental housing programs, which would create a permanent supply of affordable housing for low- and middle-income households in Yellow Springs. Several additional housing programs were also suggested, including the Affordable Housing Trust Fund, a revolving loan fund to encourage affordable housing development, a local layer of funding for affordable housing projects, property tax abatement, and a Land Bank.

### **Glass Farm Site**

- Stakeholders were also asked about potential development of the Glass Farm site, a Village-owned parcel located south of Fairfield Pike and west of King Street in the northwest portion of Yellow Springs. Specifically, stakeholders were asked what types and style of housing would be most appropriate if the Village were to consider development of the Glass Farm site. The most frequent choices selected by stakeholders were Detached Homes (76.9% of all respondents), For-Sale Housing (65.4%), and Rental Housing (61.5%). A notable share of respondents (57.7%) also selected Duplex/Triplex/Townhome units as an option.
- When asked what level of affordability should be considered for the Glass Farm site, most stakeholders (65.4%) indicated that it would be appropriate for a mixed-income project. Half of all stakeholders indicated that the Glass Farm site would be appropriate for market-rate housing, while 46.2% stated that the site should be considered for low- to moderate-income housing. Note that stakeholders were permitted to select more than one level of affordability. Based on the variety of responses by stakeholders, it appears that the Glass Farm site may be able to support a variety of housing types at a wide range of affordability levels.

### **Barriers to Housing Development**

- Stakeholders were also asked what common barriers or obstacles exist in Yellow Springs that limit residential development. Of the 26 stakeholders that answered this question, over 80.0% indicated that availability of land and cost of land were both obstacles that limit residential development in Yellow Springs. Financing, cost of labor and materials, and community support were also noted as obstacles by several stakeholders.
- Respondents to the previous question were also asked how they believed these obstacles or barriers to development could be reduced or eliminated. A couple of stakeholders suggested annexing land outside of the village to create more opportunities for development. Additional stakeholders suggested encouraging infill development on non-conforming parcels. Other suggestions include partnering with developers who would be committed to a project in Yellow Springs, create incentives for landowners to sell developable land, encourage developers to include a percentage of low- and moderate-income units as part of new residential projects, and eliminate lot size and square footage requirements for new residential developments. One stakeholder stated that site control and funding are barriers to affordable housing development, and that these barriers could be reduced or eliminated by establishing revolving loan funds, tax abatements, and a local funding layer to assist with development costs.

- Stakeholders were also asked to share any additional comments regarding housing issues in Yellow Springs. Seventeen (17) stakeholders provided additional comments. Suggestions and issues brought up by stakeholders included the following:
  - Find a way to offset increasing housing costs despite the shortage of available land for development.
  - Availability of additional real estate for sale in order to lower housing costs,
  - A balance of different housing types and a variety of incomes to keep Yellow Springs affordable.
  - Innovative design of new homes that fit well with the community.
  - Efforts to maintain an affordable rental market that is supported by the Village government and local school district.
  
- Additional issues identified by stakeholders include: increasing land prices make development of housing difficult for low- and moderate-income households, and high maintenance and utility costs discourage first-time homebuyers. One stakeholder stated that the lack of diversity in housing options is changing the fabric of Yellow Springs, and that starter homes for younger households and affordable/accessible rental units for seniors are needed (among other things) to help keep Yellow Springs a vibrant community.

## XI. Qualifications

### The Company

Bowen National Research employs an expert staff to ensure that each market study includes the highest standards. Each staff member has hands-on experience evaluating sites and comparable properties, analyzing market characteristics and trends, and providing realistic recommendations and conclusions. The Bowen National Research staff has national experience and knowledge to assist in evaluating a variety of product types and markets.

### Primary Contact and Report Author



**Patrick Bowen**, President of Bowen National Research, has conducted numerous housing needs assessments and provided consulting services to city, county and state development entities as it relates to residential development, including affordable and market rate housing, for both rental and for-sale housing, and retail development opportunities. He has also prepared and supervised thousands of market feasibility studies for all types of real estate products, including housing, retail, office, industrial and mixed-use developments,

since 1996. Mr. Bowen has worked closely with many state and federal housing agencies to assist them with their market study guidelines. Mr. Bowen has his bachelor's degree in legal administration (with emphasis on business and law) from the University of West Florida and currently is a member of the NCHMA Executive Committee and is a co-chair of the NCHMA Standards Committee.

Patrick Bowen has served as the lead author/analyst and primary contacts of the following housing assessments since 2010:

- Housing Study & Needs Assessment – St. Johnsbury, Vermont
- Housing Needs Assessment – Spokane Tribe, Washington
- Housing Needs Assessment – Penobscot Nation, Maine
- Countywide Housing Needs Assessment – Preble County, Ohio
- Downtown Residential Feasibility Study – Charleston, West Virginia
- Regional Housing Needs Assessment – Asheville, North Carolina Region
- Statewide and County Level Housing Needs Assessments – Vermont
- Citywide Housing Needs Assessment – Evansville, Indiana
- Town Housing Needs Assessment – Nederland, Colorado
- Housing Market Study – Fort Wayne (Southeast Quadrant), Indiana
- Citywide Housing Market Study & Tornado Impact Analysis – Joplin, Missouri
- Downtown Residential Feasibility Study – Morgantown, West Virginia
- Downtown Housing Needs Analysis – Springfield, Illinois



- Countywide Rental Housing Needs Analysis & Hurricane Dolly Housing Impact Analysis– Hidalgo County, Texas
- Citywide Comprehensive Housing Market Study – Rock Island, Illinois
- For-Sale Housing Analyses – Richmond and Chesterfield County, Virginia
- Affordable Housing Market Analysis – Jacksonville, North Carolina.
- East District Rental Housing Needs Assessment – New Orleans, Louisiana
- Employer Survey and Housing Needs Assessment – Greene County, Pennsylvania
- Hill District Housing Needs Assessment – Pittsburgh, Pennsylvania
- Statewide Rural and Farm Labor Housing Needs Analysis – Texas

**The following individuals provided research and analysis assistance and have been involved with previous housing needs assessment completed by our firm in some capacity:**

**June Davis**, Office Manager of Bowen National Research, has 24 years of experience in market feasibility research. Ms. Davis has overseen production on over 20,000 market studies for projects throughout the United States.

**Lisa Goff**, Market Analyst, has conducted site-specific analyses in both rural and urban markets throughout the country. She is also experienced in the day-to-day operation and financing of Low-Income Housing Tax Credit and subsidized properties, which gives her a unique understanding of the impact of housing development on current market conditions.

**Desireé Johnson** is the Director of Operations for Bowen National Research. Ms. Johnson is responsible for all client relations, the procurement of work contracts, and the overall supervision and day-to-day operations of the company. She has been involved in the real estate market research industry since 2006. Ms. Johnson has an Associate of Applied Science in Office Administration from Columbus State Community College.

**Jeff Peters**, Market Analyst, has conducted on-site inspection and analysis for rental properties throughout the country. He is familiar with multiple types of rental housing programs, the day-to-day interaction with property managers and leasing agents and the collection of pertinent property details. Mr. Peters graduated from The Ohio State University with a Bachelor of Arts in Economics.

**Craig Rupert**, Market Analyst, has conducted on-site market analysis in both urban and rural markets throughout the United States since 2010. Mr. Rupert is experienced in the evaluation of multiple types of housing programs, including market-rate, Tax Credit and various government subsidies and uses this knowledge and research to provide both qualitative and quantitative analysis. Mr. Rupert has a degree in Hospitality Management from Youngstown State University.

**Garth Semple**, Market Analyst, has surveyed both urban and rural markets throughout the country. He is trained to understand the nuances of various rental housing programs and their construction and is experienced in the collection of rental housing data from leasing agents, property managers, and other housing experts within the market. Mr. Semple graduated from Elizabethtown College and has a Bachelor of Arts degree in Sociology.

**Stephanie Viren** is the Research & Travel Coordinator at Bowen National Research. Ms. Viren focuses on collecting detailed data concerning housing conditions in various markets throughout the United States. Ms. Viren has extensive interviewing skills and experience and also possesses the expertise necessary to conduct surveys of diverse pools of respondents regarding population and housing trends, housing marketability, economic development and other socioeconomic issues relative to the housing industry. Ms. Viren's professional specialty is condominium and senior housing research. Ms. Viren earned a Bachelor of Arts in Business Administration from Heidelberg College.

**Jack Wiseman**, Market Analyst, has conducted extensive market research in over 200 markets throughout the United States since 2008. He provides thorough evaluation of site attributes, area competitors, market trends, economic characteristics and a wide range of issues impacting the viability of real estate development. He has evaluated market conditions for a variety of real estate alternatives, including affordable and market-rate apartments, retail and office establishments, educational facilities, marinas and a variety of senior residential alternatives. Mr. Wiseman has a Bachelor of Arts degree in Economics from Miami University.

**In-House Researchers** – Bowen National Research employs a staff of in-house researchers who are experienced in the surveying and evaluation of all rental and for-sale housing types, as well as in conducting interviews and surveys with city officials, economic development offices and chambers of commerce, housing authorities and residents.

*No subconsultants were used as part of this assessment.*

## ADDENDUM A: FIELD SURVEY OF CONVENTIONAL RENTALS

### YELLOW SPRINGS, OHIO

The following section is a field survey of conventional rental properties. These properties were identified through a variety of sources including area apartment guides, yellow page listings, government agencies, the Chamber of Commerce, and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends that impact future development, and identify those properties that would be considered most comparable to the subject site.

The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as market-rate, Tax Credit, government-subsidized, or a combination of the three project types. The field survey is organized as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Properties surveyed by name, address, telephone number, project type, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives, and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here. Note that projects are organized by project type.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Listings for unit and project amenities, parking options, optional charges, utilities (including responsibility), and appliances.
- Collected rent by unit type and bedrooms.
- Unit size by unit type and bedrooms.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- An analysis of units, vacancies, and median rent. Where applicable, non-subsidized units are distributed separately.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.

- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type. Note that rents are adjusted to reflect common utility responsibility.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

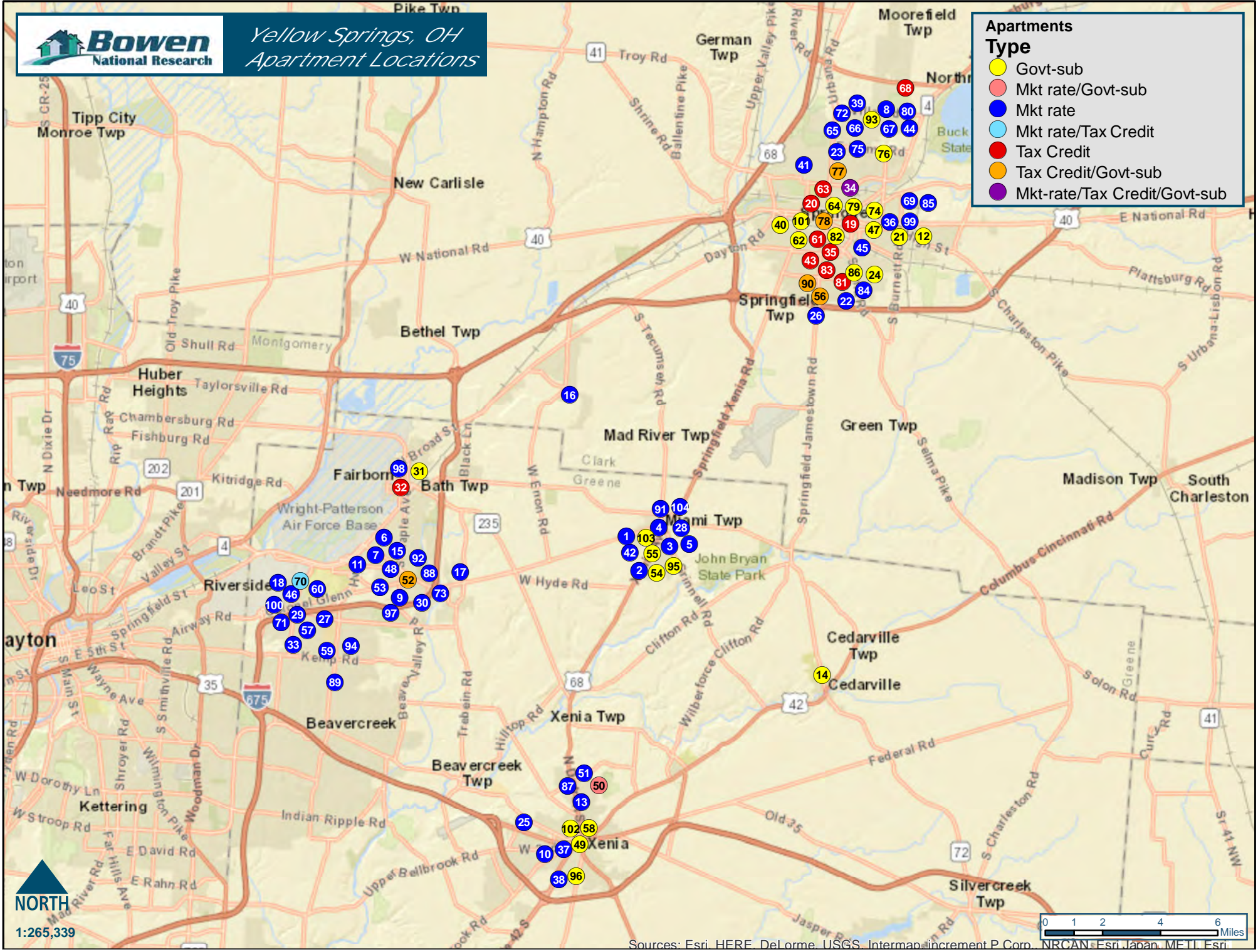
Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.



# Yellow Springs, OH Apartment Locations

**Apartments Type**

- Govt-sub
- Mkt rate/Govt-sub
- Mkt rate
- Mkt rate/Tax Credit
- Tax Credit
- Tax Credit/Govt-sub
- Mkt-rate/Tax Credit/Govt-sub



**NORTH**  
1:265,339



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri

# MAP IDENTIFICATION LIST - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
1	10-12 Lawson Pl.	MRR	C	1965	16	0	100.0%
2	106 Woodrow St.	MRR	C	1925	10	0	100.0%
3	140 W. Davis St.	MRR	B	1987	4	1	75.0%
4	220 S. Winter St.	MRR	C+	1948	8	0	100.0%
5	717 Xenia Ave.	MRR	B-	1900	3	0	100.0%
6	Arlington Village Flats	MRR	C+	1978	150	1	99.3%
7	Arlington Village Townhomes	MRR	B	1964	164	8	95.1%
8	Aster Court	MRR	B	1976	70	0	100.0%
9	Avalon Place	MRR	B+	1968	592	4	99.3%
10	Bellbrook Place	MRR	B-	1985	64	0	100.0%
11	Breckenridge Apts.	MRR	B	1974	208	2	99.0%
12	Brentwood Square	GSS	C	1972	214	0	100.0%
13	Brookstone Apts.	MRR	B-	1972	72	3	95.8%
14	Cedar Cliff Elderly	GSS	C	1980	23	0	100.0%
15	Cedar Village Apts.	MRR	B	1989	74	2	97.3%
16	Cedargate Apts.	MRR	B-	1975	48	5	89.6%
17	Channingway	MRR	B+	1997	432	5	98.8%
18	Charter Woods Apts.	MRR	B	1999	307	1	99.7%
19	City Forest of Clark County	TAX	B+	2005	19	0	100.0%
20	City Forest of Springfield	TAX	A	2001	75	0	100.0%
21	Cole Manor	GSS	C-	1968	152	0	100.0%
22	Cornerstone	MRR	B	1971	84	3	96.4%
23	Coventry Village	MRR	B+	1968	207	2	99.0%
24	Crossgate	GSS	B	1985	32	0	100.0%
25	Deer Creek of Xenia	MRR	A	2004	312	2	99.4%
26	Dover Place	MRR	B	1979	104	3	97.1%
27	Emerald Lakes	MRR	A	1999	280	64	77.1%
28	Emporium Wines & Underdog Café Apts.	MRR	B-	1960	4	0	100.0%
29	Enclave	MRR	A	1989	208	0	100.0%
30	Evergreene Park Apts.	MRR	B-	1988	86	0	100.0%
31	Fairborn Apts.	GSS	B-	1943	177	0	100.0%
32	Fairborn Senior Apts.	TAX	B	1997	83	0	100.0%
33	Fairfield Lakes Townhomes	MRR	B	1998	101	3	97.0%
34	Fellows Terrace	TMG	A-	2000	60	0	100.0%
35	Gateway Gardens Senior	TAX	B	2003	20	0	100.0%
36	Governors Manor	MRR	B	1972	107	1	99.1%
37	Greene Manor Apts.	MRR	B+	1972	16	0	100.0%

◆ Senior Restricted
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: October 2017



# MAP IDENTIFICATION LIST - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
38	Greene Ridge Court	MRR	C	1972	71	5	93.0%
39	Greenlawn Arbors	MRR	A	1993	104	0	100.0%
40	Greyhill Apts.	GSS	B	1969	105	0	100.0%
41	Harding Road Apts.	MRR	B-	1973	33	3	90.9%
42	Hawthorne Place	MRR	C-	1967	52	2	96.2%
43	Hayden House	TAX	B+	2014	44	0	100.0%
44	Hearthstone / Willow Ridge	MRR	B+	1997	123	0	100.0%
45	High Royal	MRR	B	1969	48	0	100.0%
46	Highlands	MRR	B	1989	302	0	100.0%
47	Hugh Taylor	GSS	B	1974	100	0	100.0%
48	Ivy Manor Apts.	MRR	B	1963	156	3	98.1%
49	John Sale Manor	GSS	B	1976	115	0	100.0%
50	Kinsey Green	MRG	B-	1974	110	0	100.0%
51	Kinsey Village Apts.	MRR	B-	1968	47	2	95.7%
52	Landmark Village Apts.	TGS	B	1970	165	0	100.0%
53	Laurel Springs Apts.	MRR	B-	1968	128	5	96.1%
54	Lawson Expansion	GSS	C	1983	25	0	100.0%
55	Lawson Place	GSS	C	1965	14	0	100.0%
56	Lincoln Park Homes 1A & 1B	TGS	A	2008	108	18	83.3%
57	Lofts at Willow Creek	MRR	A+	2009	325	33	89.8%
58	Maggie McKnight Apts.	GSS	B	1977	25	0	100.0%
59	Mallard Landing Apts.	MRR	A	1994	300	15	95.0%
60	Meadowrun Apts.	MRR	B+	1978	240	7	97.1%
61	Mulberry Gardens	TAX	B	2004	40	0	100.0%
62	Mulberry Terrace	GSS	B	2014	26	0	100.0%
63	North Hill Apts.	TAX	A	1994	40	0	100.0%
64	North Hill Towers II	GSS	B	1981	64	0	100.0%
65	North Park Apts.	MRR	A	1993	98	0	100.0%
66	Northbrook	MRR	B+	1994	70	1	98.6%
67	Northland Plaza	MRR	B	1968	48	0	100.0%
68	Northpointe Senior Housing	TAX	A	2000	36	0	100.0%
69	Park Lake	MRR	B-	1967	30	0	100.0%
70	Peppertree Villas I & II	MRT	B+	1995	168	0	100.0%
71	Promenade at Beavercreek	MRR	A	2007	238	12	95.0%
72	Red Coach Village	MRR	B+	1966	136	1	99.3%
73	Red Deer Apts.	MRR	B	1986	131	2	98.5%
74	Resource Center Apts.	GSS	C	1972	16	0	100.0%

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: October 2017

## MAP IDENTIFICATION LIST - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
75	Ridgewood Court	MRR	B	1964	80	2	97.5%
76	Ronez Manor Apts.	GSS	B	1972	178	0	100.0%
77	Roosevelt Park	TGS	A	2008	24	0	100.0%
78	Shawnee Place	TGS	B	1985	85	0	100.0%
79	Sherman Court	GSS	C-	1971	52	0	100.0%
80	Spring Meadow	MRR	B+	2012	150	0	100.0%
81	Springfield Homes	TAX	A	2001	50	0	100.0%
82	Springfield Towers	GSS	B-	1977	120	0	100.0%
83	Springfield Village	TAX	B	1999	40	0	100.0%
84	Springwood	MRR	B-	1971	82	2	97.6%
85	Stone Crossing	MRR	B	2010	112	4	96.4%
86	Sunset Hills	GSS	B-	1970	128	0	100.0%
87	Thistlewood Apts.	MRR	B+	1976	113	4	96.5%
88	Treeborn Apts.	MRR	B	1978	106	3	97.2%
89	Trinity Community at Fairwood	MRR	B	1988	61	0	100.0%
90	Tubman Towers	TGS	B-	1971	99	0	100.0%
91	Twin Coach Apts.	MRR	C	1968	24	1	95.8%
92	University Woods Community	MRR	B+	1985	126	4	96.8%
93	Villa Park	GSS	A-	1978	150	3	98.0%
94	Village at Stone Falls	MRR	A-	1998	174	1	99.4%
95	Village Corry Street	GSS	C	1978	17	0	100.0%
96	Walter G. Sellers Senior Apts.	GSS	B-	1968	66	0	100.0%
97	Wexford on the Green	MRR	B+	1999	256	0	100.0%
98	Whittier Woods Apts.	MRR	B+	2003	45	3	93.3%
99	Williamsburg Village & Plaza	MRR	B	1968	93	0	100.0%
100	Windsor Place	MRR	C+	2000	72	3	95.8%
101	Woodford	GSS	C	1981	32	0	100.0%
102	Xenia Towers	GSS	C	1979	99	0	100.0%
103	Yellow Springs Public Housing	GSS	C	1950	58	0	100.0%
104	Yellow Springs Senior Center Apts.	MRR	B	1960	2	0	100.0%

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: October 2017



# MAP IDENTIFICATION LIST - YELLOW SPRINGS, OHIO

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT	OCCUPANCY RATE	U/C
MRR	62	7,907	228	97.1%	0
MRT	1	168	0	100.0%	0
MRG	1	110	0	100.0%	0
TMG	1	60	0	100.0%	0
TAX	10	447	0	100.0%	12
TGS	5	481	18	96.3%	0
GSS	24	1,988	3	99.8%	0

Total units does not include units under construction.

◆ Senior Restricted
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: October 2017

## DISTRIBUTION OF UNITS - YELLOW SPRINGS, OHIO

<b>MARKET-RATE</b>						
<b>BEDROOMS</b>	<b>BATHS</b>	<b>UNITS</b>	<b>DISTRIBUTION</b>	<b>VACANT</b>	<b>%VACANT</b>	<b>MEDIAN NET RENT</b>
0	1	232	2.9%	8	3.4%	\$450
1	1	2,831	35.3%	59	2.1%	\$575
1	1.5	20	0.2%	0	0.0%	\$560
1	2	26	0.3%	0	0.0%	\$640
2	1	1,910	23.8%	33	1.7%	\$650
2	1.25	9	0.1%	1	11.1%	\$799
2	1.5	685	8.5%	16	2.3%	\$769
2	2	1,267	15.8%	57	4.5%	\$986
2	2.5	378	4.7%	16	4.2%	\$889
3	1	38	0.5%	1	2.6%	\$819
3	1.5	88	1.1%	3	3.4%	\$789
3	2	328	4.1%	22	6.7%	\$810
3	2.5	214	2.7%	12	5.6%	\$1,025
<b>TOTAL</b>		<b>8,026</b>	<b>100.0%</b>	<b>228</b>	<b>2.8%</b>	

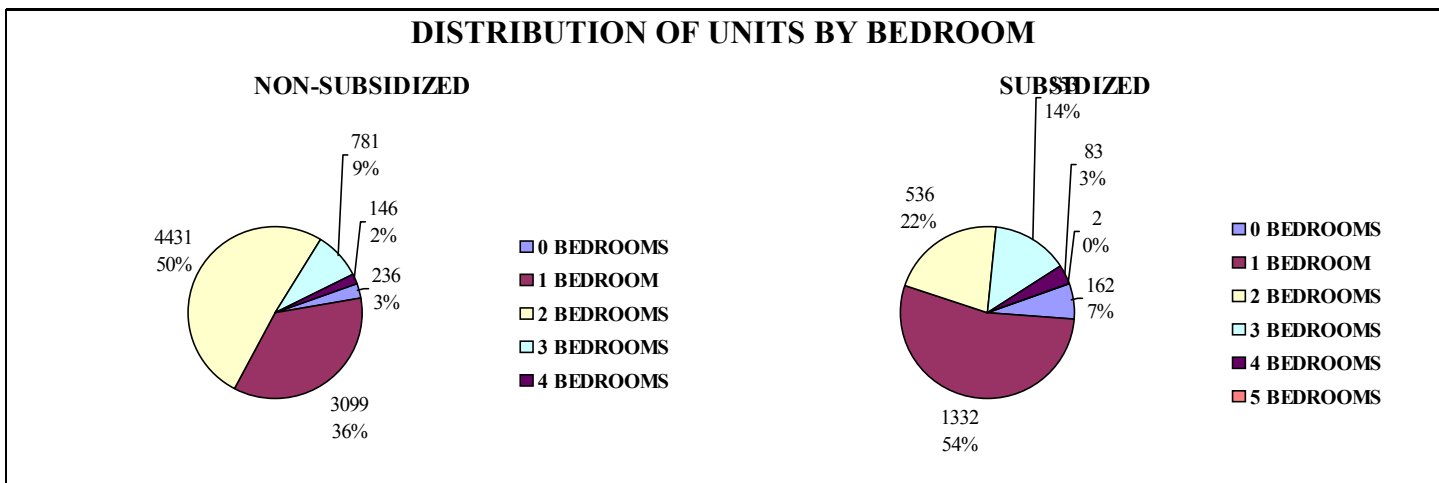
<b>TAX CREDIT, NON-SUBSIDIZED</b>						
<b>BEDROOMS</b>	<b>BATHS</b>	<b>UNITS</b>	<b>DISTRIBUTION</b>	<b>VACANT</b>	<b>%VACANT</b>	<b>MEDIAN NET RENT</b>
0	1	4	0.6%	0	0.0%	\$485
1	1	222	33.3%	0	0.0%	\$515
2	1	145	21.7%	0	0.0%	\$500
2	2	37	5.5%	0	0.0%	\$769
3	1	13	1.9%	0	0.0%	\$506
3	1.5	56	8.4%	0	0.0%	\$506
3	2	44	6.6%	0	0.0%	\$873
4	1.5	44	6.6%	0	0.0%	\$600
4	2	102	15.3%	0	0.0%	\$631
<b>TOTAL</b>		<b>667</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	

12 UNITS UNDER CONSTRUCTION

<b>TAX CREDIT, GOVERNMENT-SUBSIDIZED</b>						
<b>BEDROOMS</b>	<b>BATHS</b>	<b>UNITS</b>	<b>DISTRIBUTION</b>	<b>VACANT</b>	<b>%VACANT</b>	<b>MEDIAN NET RENT</b>
1	1	182	44.3%	3	1.6%	N.A.
2	1	98	23.8%	9	9.2%	N.A.
3	1.5	94	22.9%	5	5.3%	N.A.
4	2	37	9.0%	1	2.7%	N.A.
<b>TOTAL</b>		<b>411</b>	<b>100.0%</b>	<b>18</b>	<b>4.4%</b>	

# DISTRIBUTION OF UNITS - YELLOW SPRINGS, OHIO

GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	
0	0	4	0.2%	0	0.0%	N.A.
0	1	158	7.7%	0	0.0%	N.A.
1	1	1,150	55.9%	3	0.3%	N.A.
2	1	318	15.5%	0	0.0%	N.A.
2	1.5	102	5.0%	0	0.0%	N.A.
2	2	18	0.9%	0	0.0%	N.A.
3	1	77	3.7%	0	0.0%	N.A.
3	1.5	146	7.1%	0	0.0%	N.A.
3	2	36	1.8%	0	0.0%	N.A.
4	1	2	0.1%	0	0.0%	N.A.
4	1.5	3	0.1%	0	0.0%	N.A.
4	2	41	2.0%	0	0.0%	N.A.
5	1.5	2	0.1%	0	0.0%	N.A.
<b>TOTAL</b>		<b>2,057</b>	<b>100.0%</b>	<b>3</b>	<b>0.1%</b>	
<b>GRAND TOTAL</b>		<b>11,161</b>	<b>-</b>	<b>249</b>	<b>2.2%</b>	



# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO

1 10-12 Lawson Pl.			
	<b>Address</b> 10-12 Lawson Pl. Yellow Springs, OH 45387	<b>Phone</b> (Contact in person)	<b>Total Units</b> 16
	<b>Year Built</b> 1965 <b>Comments</b> Accepts HCV; Square footage estimated	<b>Contact</b> Orlando Brown	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> C
			<b>Waiting List</b> None
2 106 Woodrow St.			
	<b>Address</b> 106 Woodrow St. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-9290 (Contact in person)	<b>Total Units</b> 10
	<b>Year Built</b> 1925 <b>Renovated</b> 2010 <b>Comments</b> Lower rent for attic unit	<b>Contact</b> Bob	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2.5 <b>Quality Rating</b> C
			<b>Waiting List</b> None
3 140 W. Davis St.			
	<b>Address</b> 140 W. Davis St. Yellow Springs, OH 45387	<b>Phone</b> (937) 390-0403 (Contact in person)	<b>Total Units</b> 4
	<b>Year Built</b> 1987 <b>Comments</b> Does not accept HCV; Square footage estimated	<b>Contact</b> Mike	<b>Vacancies</b> 1 <b>Occupied</b> 75.0% <b>Floors</b> 1 <b>Quality Rating</b> B
			<b>Waiting List</b> None
4 220 S. Winter St.			
	<b>Address</b> 220 S. Winter St. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-9290 (Contact in person)	<b>Total Units</b> 8
	<b>Year Built</b> 1948 <b>Comments</b> Square footage estimated	<b>Contact</b> Bob	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> C+
			<b>Waiting List</b> None
5 717 Xenia Ave.			
	<b>Address</b> 717 Xenia Ave. Yellow Springs, OH 45387	<b>Phone</b> (937) 776-1237 (Contact in person)	<b>Total Units</b> 3
	<b>Year Built</b> 1900 <b>Comments</b> Does not accept HCV; One unit has washer/dryer hookups; Two units have porch	<b>Contact</b> Juan	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B-
			<b>Waiting List</b> None

## Project Type

<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO

6 Arlington Village Flats			
	<b>Address</b> 251 W. Dayton-Yellow Springs Rd. Fairborn, OH 45324	<b>Phone</b> (937) 879-2525 (Contact in person)	<b>Total Units</b> 150
	<b>Year Built</b> 1978 <b>Comments</b> Does not accept HCV; Rent range based on updated units	<b>Contact</b> Holly	<b>Vacancies</b> 1 <b>Occupied</b> 99.3% <b>Floors</b> 2.2.5 <b>Quality Rating</b> C+
			<b>Waiting List</b> None
7 Arlington Village Townhomes			
	<b>Address</b> 1733 Arlin Pl. Fairborn, OH 45324	<b>Phone</b> (937) 878-7771 (Contact in person)	<b>Total Units</b> 164
	<b>Year Built</b> 1964 <b>Comments</b> Does not accept HCV	<b>Contact</b> Kristy	<b>Vacancies</b> 8 <b>Occupied</b> 95.1% <b>Floors</b> 2 <b>Quality Rating</b> B
<b>Rent Special</b> \$250 off 1st month's rent			<b>Waiting List</b> None
8 Aster Court			
	<b>Address</b> 1227 Villa Rd. Springfield, OH 45503	<b>Phone</b> (937) 390-2722 (Contact in person)	<b>Total Units</b> 70
	<b>Year Built</b> 1976 <b>Comments</b> Does not accept HCV; One 2-br manager unit not included in total	<b>Contact</b> Ashley	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> B
			<b>Waiting List</b> 4 households
9 Avalon Place			
	<b>Address</b> 118 Old Yellow Springs Rd. Fairborn, OH 45324	<b>Phone</b> (937) 878-3973 (Contact in person)	<b>Total Units</b> 592
	<b>Year Built</b> 1968 <b>Renovated</b> 2009 <b>Comments</b> Does not accept HCV; Townhomes & select garden units have dishwasher, disposal & washer/dryer; Typical rents: 1-br G \$569, 2-br G \$669 & 3-br TH \$889	<b>Contact</b> Kristin	<b>Vacancies</b> 4 <b>Occupied</b> 99.3% <b>Floors</b> 1,2 <b>Quality Rating</b> B+
<b>Rent Special</b> Reported rents on 1 & 2-br G, 3-br TH discounted			<b>Waiting List</b> Select: 6 months
10 Bellbrook Place			
	<b>Address</b> 416 Bellbrook Dr. Xenia, OH 45385	<b>Phone</b> (937) 259-9818 (Contact in person)	<b>Total Units</b> 64
	<b>Year Built</b> 1985 <b>Renovated</b> 2005 <b>Comments</b> Does not accept HCV; Unit mix & square footage estimated	<b>Contact</b> Rachel	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B-
<b>Rent Special</b> \$250 deposit			<b>Waiting List</b> None

### Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO




11 Breckenridge Apts.			
	<b>Address</b> 239 Orville St. Fairborn, OH 45324	<b>Phone</b> (937) 879-1581 (Contact in person)	<b>Total Units</b> 208
	<b>Year Built</b> 1974 <b>Renovated</b> 2004 <b>Contact</b> Candice	<b>Vacancies</b> 2	
<b>Comments</b> Does not accept HCV; 2-br units have washer/dryer hookups; Top two floors have balcony; 3rd floor units have ceiling fan; Select units have wood laminate flooring;	<b>Rent Special</b> Move-in: \$200 off		<b>Occupied</b> 99.0%
			<b>Floors</b> 2.5
			<b>Quality Rating</b> B
			<b>Waiting List</b> 1-br: 3 households
12 Brentwood Square			
	<b>Address</b> 175 Brent Dr. E Springfield, OH 45505	<b>Phone</b> (937) 323-9322 (Contact in person)	<b>Total Units</b> 214
	<b>Year Built</b> 1972 <b>Contact</b> Teresa	<b>Vacancies</b> 0	
<b>Comments</b> HUD Section 8 (152 units); HUD Section 236 (62 units)			<b>Occupied</b> 100.0%
			<b>Floors</b> 1,2
			<b>Quality Rating</b> C
			<b>Waiting List</b> 1 year
13 Brookstone Apts.			
	<b>Address</b> 1083 Frederick Dr. Xenia, OH 45385	<b>Phone</b> (937) 372-3194 (Contact in person)	<b>Total Units</b> 72
	<b>Year Built</b> 1972 <b>Renovated</b> 2004 <b>Contact</b> James	<b>Vacancies</b> 3	
<b>Comments</b> Does not accept HCV			<b>Occupied</b> 95.8%
			<b>Floors</b> 2.5
			<b>Quality Rating</b> B-
			<b>Waiting List</b> None
14 Cedar Cliff Elderly			
	<b>Address</b> 1 Lyndon Ct. Cedarville, OH 45314	<b>Phone</b> (937) 488-2026 (Contact in person)	<b>Total Units</b> 23
	<b>Year Built</b> 1980 <b>Contact</b> Don	<b>Vacancies</b> 0	
<b>Comments</b> HUD Section 8 & HUD Section 202			<b>Occupied</b> 100.0%
			<b>Floors</b> 1
			<b>Quality Rating</b> C
			<b>Senior Restricted (62+)</b> <b>Waiting List</b> 2 households
15 Cedar Village Apts.			
	<b>Address</b> 207 W. Funderburg Rd. Fairborn, OH 45324	<b>Phone</b> (937) 879-1143 (Contact in person)	<b>Total Units</b> 74
	<b>Year Built</b> 1989 <b>Contact</b> Stephanie	<b>Vacancies</b> 2	
<b>Comments</b> HCV (14 units)			<b>Occupied</b> 97.3%
			<b>Floors</b> 1
			<b>Quality Rating</b> B
			<b>Waiting List</b> None

### Project Type

<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO

16 Cedargate Apts.			
	<b>Address</b> 80 Twin Lakes Dr. Enon, OH 45323	<b>Phone</b> (937) 412-2691 (Contact in person)	<b>Total Units</b> 48
	<b>Year Built</b> 1975 <b>Renovated</b> 2017 <b>Contact</b> Darlene	<b>Comments</b> Does not accept HCV; Studios have microwave; 2-br have dishwasher; Vacancies due to evictions	
	<b>Rent Special</b> 50% off 1st month's rent		<b>Waiting List</b> None
17 Channingway			
	<b>Address</b> 1302 Hemmingway Dr. Fairborn, OH 45324	<b>Phone</b> (937) 878-7799 (Contact in person)	<b>Total Units</b> 432
	<b>Year Built</b> 1997 <b>Contact</b> Rachel	<b>Comments</b> Does not accept HCV; Select units have microwave, icemaker, fireplace or patio; Phase II opened 2001; Phase III opened in 2002 & have ceiling fans; Unit mix estimated	<b>Vacancies</b> 5 <b>Occupied</b> 98.8% <b>Floors</b> 2 <b>Quality Rating</b> B+
			<b>Waiting List</b> 1-br: 2 months
18 Charter Woods Apts.			
	<b>Address</b> 1603 Charterwoods Cir. Fairborn, OH 45324	<b>Phone</b> (937) 431-9215 (Contact in person)	<b>Total Units</b> 307
	<b>Year Built</b> 1999 <b>Contact</b> Miranda	<b>Comments</b> Does not accept HCV; Larger 1-br & all 2 & 3-br have fireplace, patio/balcony	<b>Vacancies</b> 1 <b>Occupied</b> 99.7% <b>Floors</b> 2.5 <b>Quality Rating</b> B
			<b>Waiting List</b> None
19 City Forest of Clark County			
	<b>Address</b> 245 N Summit St. Springfield, OH 45503	<b>Phone</b> (517) 679-7306 (Contact in person)	<b>Total Units</b> 19
	<b>Year Built</b> 2005 <b>Contact</b> Laura	<b>Comments</b> 60% AMHI; HCV (1 unit); Select units include washer/dryer or have attached garage; 11 units vacant pending hiring of maintenance person & repair; Scattered single family homes	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B+ <b>Single-Family Homes</b>
			<b>Waiting List</b> None
20 City Forest of Springfield			
	<b>Address</b> 1 S. Limestone St. Springfield, OH 45502	<b>Phone</b> (937) 328-0723 (Contact in person)	<b>Total Units</b> 75
	<b>Year Built</b> 2001 <b>Contact</b> Kelly	<b>Comments</b> 60% AMHI; HCV (37 units); Scattered single-family homes	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2 <b>Quality Rating</b> A <b>Single-Family Homes</b>
			<b>Waiting List</b> 5 households

### Project Type

<span style="color: blue;">■</span>	Market-rate
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<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO

21 Cole Manor			
	<b>Address</b> 315 S. Burnett Rd. Springfield, OH 45505	<b>Phone</b> (937) 322-7741 (Contact in person)	<b>Total Units</b> 152
	<b>Year Built</b> 1968 <b>Comments</b> Public Housing	<b>Contact</b> Jennifer	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 9 <b>Quality Rating</b> C-
			<b>Waiting List</b> 1 month
22 Cornerstone			
	<b>Address</b> 1201 E. John St. Springfield, OH 45505	<b>Phone</b> (937) 322-2700 (Contact in person)	<b>Total Units</b> 84
	<b>Year Built</b> 1971 <b>Renovated</b> 2015 <b>Comments</b> Does not accept HCV; 2-br have washer/dryer hookups; Select units have ceiling fans	<b>Contact</b> Jen	<b>Vacancies</b> 3 <b>Occupied</b> 96.4% <b>Floors</b> 2.5 <b>Quality Rating</b> B
			<b>Waiting List</b> None
23 Coventry Village			
	<b>Address</b> 2310-2364 N. Limestone St. Springfield, OH 45503	<b>Phone</b> (937) 399-6453 (Contact in person)	<b>Total Units</b> 207
	<b>Year Built</b> 1968 <b>Comments</b> Does not accept HCV; 2nd & 3rd floor units have balcony	<b>Contact</b> Cindy	<b>Vacancies</b> 2 <b>Occupied</b> 99.0% <b>Floors</b> 2.5 <b>Quality Rating</b> B+
<b>Rent Special</b> \$200 deposit; 50% off 1st & 2nd month's rent			<b>Waiting List</b> None
24 Crossgate			
	<b>Address</b> 600 Crossgate Ct. Springfield, OH 45505	<b>Phone</b> (937) 322-3193 (Contact in person)	<b>Total Units</b> 32
	<b>Year Built</b> 1985 <b>Comments</b> HUD Section 8	<b>Contact</b> Claudia	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2 <b>Quality Rating</b> B
			<b>Waiting List</b> 4-6 months
25 Deer Creek of Xenia			
	<b>Address</b> 1600 Clubhouse Dr. Xenia, OH 45385	<b>Phone</b> (937) 376-0400 (Contact in person)	<b>Total Units</b> 312
	<b>Year Built</b> 2004 <b>Comments</b> Does not accept HCV; Unit mix estimated	<b>Contact</b> Wendy	<b>Vacancies</b> 2 <b>Occupied</b> 99.4% <b>Floors</b> 3 <b>Quality Rating</b> A
			<b>Waiting List</b> None

### Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: October 2017



# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO






26 Dover Place			
	<b>Address</b> 2516 N. Limestone Rd. Springfield, OH 45505	<b>Phone</b> (937) 390-2722 (Contact in person)	<b>Total Units</b> 104
	<b>Year Built</b> 1979 <b>Comments</b> Does not accept HCV; 2-br have dishwasher & washer/dryer hookups	<b>Contact</b> Ashley	<b>Vacancies</b> 3 <b>Occupied</b> 97.1% <b>Floors</b> 1 <b>Quality Rating</b> B
<b>Rent Special</b> One Month Free Rent			<b>Waiting List</b> None
27 Emerald Lakes			
	<b>Address</b> 2688 Diamondcut Dr. Beavercreek, OH 45431	<b>Phone</b> (888) 795-0072 (Contact in person)	<b>Total Units</b> 280
	<b>Year Built</b> 1999 <b>Comments</b> Does not accept HCV; Garden units have exterior storage; THs have attached garages; Offers furnished corporate (12 units); Rent range based on floor level & unit location; Vacancies due to evictions & competition	<b>Contact</b> Kathy	<b>Vacancies</b> 64 <b>Occupied</b> 77.1% <b>Floors</b> 2 <b>Quality Rating</b> A
			<b>Waiting List</b> None
28 Emporium Wines & Underdog Café Apts.			
	<b>Address</b> 231 Xenia Ave. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-7077 (Contact in person)	<b>Total Units</b> 4
	<b>Year Built</b> 1960 <b>Comments</b> Higher rent for updated unit; 1st floor retail; Year built & square footage estimated	<b>Contact</b> Kurt	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B-
			<b>Waiting List</b> None
29 Enclave			
	<b>Address</b> 2743 Monterey Cir. Beavercreek, OH 45431	<b>Phone</b> (937) 429-7177 (Contact in person)	<b>Total Units</b> 208
	<b>Year Built</b> 1989 <b>Comments</b> Does not accept HCV; Rent range based on fireplace & view	<b>Contact</b> Karen	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> A
			<b>Waiting List</b> 3 households
30 Evergreene Park Apts.			
	<b>Address</b> 2486 Roseanne Ct. Fairborn, OH 45324	<b>Phone</b> (937) 879-0565 (Contact in person)	<b>Total Units</b> 86
	<b>Year Built</b> 1988 <b>Comments</b> Does not accept HCV; Studios do not have washer/dryer hookups; Tenants pay portion of water	<b>Contact</b> Michelle	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> B-
			<b>Waiting List</b> None

### Project Type








<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO

31 Fairborn Apts.			
	<b>Address</b> 200 E. Emerson Ave. Fairborn, OH 45324	<b>Phone</b> (206) 215-9700 (Contact in person)	<b>Total Units</b> 177
	<b>Year Built</b> 1943 <b>Comments</b> HUD Section 8	<b>Contact</b> Scott	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2 <b>Quality Rating</b> B-
			<b>Waiting List</b> 57 households
32 Fairborn Senior Apts.			
	<b>Address</b> 221 N. Central Ave. Fairborn, OH 45324	<b>Phone</b> (937) 878-2956 (Contact in person)	<b>Total Units</b> 83
	<b>Year Built</b> 1997 <b>Comments</b> 60% AMHI, Tax Credit Bond; HCV (approx. 42 units); Rent range based on floor plan; No e-call system; One 1-br under renovations; Adaptive reuse, originally built in 1930	<b>Contact</b> Stephanie	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> B
			<b>Senior Restricted (55+)</b> <b>Waiting List</b> 15 households
33 Fairfield Lakes Townhomes			
	<b>Address</b> 2415 Hemlock Dr. Beavercreek, OH 45431	<b>Phone</b> (937) 431-1848 (Contact in person)	<b>Total Units</b> 101
	<b>Year Built</b> 1998 <b>Comments</b> Does not accept HCV; 3-br have fireplace	<b>Contact</b> Laura	<b>Vacancies</b> 3 <b>Occupied</b> 97.0% <b>Floors</b> 2 <b>Quality Rating</b> B
			<b>Waiting List</b> None
34 Fellows Terrace			
	<b>Address</b> 700 McCrieght Ave. Springfield, OH 45503	<b>Phone</b> (937) 629-0840 (Contact in person)	<b>Total Units</b> 60
	<b>Year Built</b> 2000 <b>Comments</b> 60% AMHI (32 units); Market-rate (23 units); HUD Section 8 (5 units); Market-rate units have washer/dryer hookups	<b>Contact</b> Shane	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> A-
			<b>Senior Restricted (55+)</b> <b>Waiting List</b> 150 households
35 Gateway Gardens Senior			
	<b>Address</b> 501 S. Limestone St. Springfield, OH 45505	<b>Phone</b> (937) 325-4866 (Contact in person)	<b>Total Units</b> 20
	<b>Year Built</b> 2003 <b>Comments</b> 50% & 60% AMHI; HCV (8 units); Adaptive reuse, originally built in 1920	<b>Contact</b> Barb	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3.5 <b>Quality Rating</b> B
			<b>Senior Restricted (55+)</b> <b>Waiting List</b> None

### Project Type

	Market-rate
	Market-rate/Tax Credit
	Market-rate/Government-subsidized
	Market-rate/Tax Credit/Government-subsidized
	Tax Credit
	Tax Credit/Government-subsidized
	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO


36 <b>Governors Manor</b>			
	<b>Address</b> 2100 E. High St. Springfield, OH 45505	<b>Phone</b> (937) 324-5589 (Contact in person)	<b>Total Units</b> 107
	<b>Year Built</b> 1972	<b>Contact</b> Roblyn	<b>Vacancies</b> 1
	<b>Comments</b> Does not accept HCV; 1st floor commercial; 0-br do not have balcony; Five penthouse units; 2-br rent range based on unit location; Unit mix estimated		<b>Occupied</b> 99.1%
			<b>Floors</b> 10
			<b>Quality Rating</b> B
			<b>Waiting List</b> None
37 <b>Greene Manor Apts.</b>			
	<b>Address</b> 300 Bellbrook Ave. Xenia, OH 45385	<b>Phone</b> (937) 371-8488 (Contact in person)	<b>Total Units</b> 16
	<b>Year Built</b> 1972	<b>Contact</b> Ryan	<b>Vacancies</b> 0
	<b>Comments</b> HCV (approx 8 units); 2-br have washer/dryer hookups; Deck on four upper units; Square footage estimated by contact		<b>Occupied</b> 100.0%
			<b>Floors</b> 2
			<b>Quality Rating</b> B+
			<b>Waiting List</b> 8-10 households
38 <b>Greene Ridge Court</b>			
	<b>Address</b> 530 Newport Rd. Xenia, OH 45385	<b>Phone</b> (937) 490-6972 (Contact in person)	<b>Total Units</b> 71
	<b>Year Built</b> 1972 <b>Renovated</b> 2004	<b>Contact</b> Name not given	<b>Vacancies</b> 5
	<b>Comments</b> HCV (35 units); One 1-br office unit not included in total		<b>Occupied</b> 93.0%
			<b>Floors</b> 2.5
			<b>Quality Rating</b> C
			<b>Waiting List</b> None
39 <b>Greenlawn Arbors</b>			
	<b>Address</b> 715 Villa Rd. Springfield, OH 45503	<b>Phone</b> (937) 342-0598 (Contact in person)	<b>Total Units</b> 104
	<b>Year Built</b> 1993	<b>Contact</b> Debra	<b>Vacancies</b> 0
	<b>Comments</b> Does not accept HCV; 0-br do not have washer/dryer hookups; 2 & 3-br have ceiling fan; Unit mix & square footage estimated		<b>Occupied</b> 100.0%
			<b>Floors</b> 2
			<b>Quality Rating</b> A
			<b>Waiting List</b> 30 households
40 <b>Greyhill Apts.</b>			
	<b>Address</b> 220 Montgomery Ave. Springfield, OH 45506	<b>Phone</b> (937) 322-7741 (Contact in person)	<b>Total Units</b> 105
	<b>Year Built</b> 1969	<b>Contact</b> Jennifer	<b>Vacancies</b> 0
	<b>Comments</b> Public Housing		<b>Occupied</b> 100.0%
			<b>Floors</b> 1,3
			<b>Quality Rating</b> B
			<b>Senior Restricted (50+)</b> <b>Waiting List</b> 1 month

### Project Type

<span style="color: blue;">■</span>	Market-rate
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<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO





<b>41 Harding Road Apts.</b>			
	<b>Address</b> 528 W. Harding Rd. Springfield, OH 45504	<b>Phone</b> (937) 581-0126 (Contact in person)	<b>Total Units</b> 33
	<b>Year Built</b> 1973 <b>Renovated</b> 2005	<b>Contact</b> Adam	<b>Vacancies</b> 3
	<b>Comments</b> Accepts HCV; Higher rent on units that include kitchen appliances		<b>Occupied</b> 90.9%
			<b>Floors</b> 2
			<b>Quality Rating</b> B-
			<b>Waiting List</b>
			None
<b>42 Hawthorne Place</b>			
	<b>Address</b> 149 W. Center College St. Yellow Springs, OH 45387	<b>Phone</b> (937) 324-3606 (Contact in person)	<b>Total Units</b> 52
	<b>Year Built</b> 1967	<b>Contact</b> Tina	<b>Vacancies</b> 2
	<b>Comments</b> Does not accept HCV		<b>Occupied</b> 96.2%
			<b>Floors</b> 2
			<b>Quality Rating</b> C-
			<b>Waiting List</b>
			None
<b>43 Hayden House</b>			
	<b>Address</b> 1452 S. Wittenberg Ave. Springfield, OH 45506	<b>Phone</b> (937) 327-9517 (Contact in person)	<b>Total Units</b> 44
	<b>Year Built</b> 2014	<b>Contact</b> Corine	<b>Vacancies</b> 0
	<b>Comments</b> 35%, 50% & 60% AMHI; Accepts HCV		<b>Occupied</b> 100.0%
			<b>Floors</b> 2
			<b>Quality Rating</b> B+
			<b>Senior Restricted (55+)</b>
			<b>Waiting List</b>
			60 households
<b>44 Hearthstone / Willow Ridge</b>			
	<b>Address</b> 2112 Amarillo Ave. Springfield, OH 45503	<b>Phone</b> (937) 390-1922 (Contact in person)	<b>Total Units</b> 123
	<b>Year Built</b> 1997	<b>Contact</b> Donna	<b>Vacancies</b> 0
	<b>Comments</b> Does not accept HCV; Management located at Hearthstone; Scattered single-family homes		<b>Occupied</b> 100.0%
			<b>Floors</b> 1
			<b>Quality Rating</b> B+
			<b>Single-Family Homes</b>
			<b>Waiting List</b>
			None
<b>45 High Royal</b>			
	<b>Address</b> 1590 E. High St. Springfield, OH 45505	<b>Phone</b> (937) 322-9839 (Contact in person)	<b>Total Units</b> 48
	<b>Year Built</b> 1969	<b>Contact</b> Shelly	<b>Vacancies</b> 0
	<b>Comments</b> Does not accept HCV; Wall A/C in 1-br, central A/C in 2-br		<b>Occupied</b> 100.0%
			<b>Floors</b> 2.5
			<b>Quality Rating</b> B
			<b>Waiting List</b>
			None

### Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO




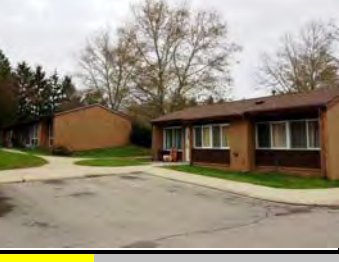

46 Highlands			
	<b>Address</b> 1514 Bromley Dr. Fairborn, OH 45324	<b>Phone</b> (937) 426-3494 (Contact in person)	<b>Total Units</b> 302
	<b>Year Built</b> 1989	<b>Contact</b> Alexis	<b>Vacancies</b> 0
	<b>Comments</b> Does not accept HCV; Larger 3-br townhomes have attached garage; Units have exterior storage; Rent range based on units with attached garage or screened porch		<b>Occupied</b> 100.0%
			<b>Floors</b> 2,2,5
			<b>Quality Rating</b> B
			<b>Waiting List</b> 5 households
47 Hugh Taylor			
	<b>Address</b> 1707 E. High St. Springfield, OH 45505	<b>Phone</b> (937) 322-7741 (Contact in person)	<b>Total Units</b> 100
	<b>Year Built</b> 1974	<b>Contact</b> Jennifer	<b>Vacancies</b> 0
	<b>Comments</b> Public Housing		<b>Occupied</b> 100.0%
			<b>Floors</b> 7
			<b>Quality Rating</b> B
			<b>Senior Restricted (50+)</b> <b>Waiting List</b> 1 month
48 Ivy Manor Apts.			
	<b>Address</b> 165 W. Funderburg Rd. Fairborn, OH 45324	<b>Phone</b> (937) 878-3871 (Contact in person)	<b>Total Units</b> 156
	<b>Year Built</b> 1963	<b>Contact</b> Krista	<b>Vacancies</b> 3
	<b>Comments</b> Does not accept HCV; Units in one bulding have washer/dryer hookups		<b>Occupied</b> 98.1%
			<b>Floors</b> 2
			<b>Quality Rating</b> B
			<b>Waiting List</b> None
49 John Sale Manor			
	<b>Address</b> 119 W. Second St. Xenia, OH 45385	<b>Phone</b> (937) 372-4143 (Contact in person)	<b>Total Units</b> 115
	<b>Year Built</b> 1976	<b>Contact</b> Linda	<b>Vacancies</b> 0
	<b>Comments</b> HUD Section 8; One manager unit & one employee unit not included in total; Lunch offered M-F \$2 donation		<b>Occupied</b> 100.0%
			<b>Floors</b> 9
			<b>Quality Rating</b> B
			<b>Senior Restricted (62+)</b> <b>Waiting List</b> 34 households
50 Kinsey Green			
	<b>Address</b> 1554 Greene Lake Dr. Xenia, OH 45385	<b>Phone</b> (937) 376-2921 (Contact in person)	<b>Total Units</b> 110
	<b>Year Built</b> 1974	<b>Contact</b> Anne	<b>Vacancies</b> 0
	<b>Comments</b> Market-rate (46 units); HUD Section 8 (64 units); HCV (44 units); Townhomes have washer/dryer hookups		<b>Occupied</b> 100.0%
			<b>Floors</b> 1,2,3
			<b>Quality Rating</b> B-
			<b>Waiting List</b> GSS: 25 households

### Project Type

<span style="color: blue;">■</span>	Market-rate
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<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

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# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO






51 Kinsey Village Apts.			
	<b>Address</b> 249 Kinsey Rd. Xenia, OH 45385	<b>Phone</b> (937) 372-5101 (Contact in person)	<b>Total Units</b> 47
	<b>Year Built</b> 1968 <b>Comments</b> HCV (5 units); Square footage estimated	<b>Contact</b> Jim	<b>Vacancies</b> 2 <b>Occupied</b> 95.7% <b>Floors</b> 2.5 <b>Quality Rating</b> B-
			<b>Waiting List</b> None
52 Landmark Village Apts.			
	<b>Address</b> 264 Landmark Ct. Fairborn, OH 45324	<b>Phone</b> (937) 878-4852 (Contact in person)	<b>Total Units</b> 165
	<b>Year Built</b> 1970 <b>Renovated</b> 2003 <b>Comments</b> 60% AMHI; HUD Section 8; HUD Insured	<b>Contact</b> Shirley	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1.5,2,5 <b>Quality Rating</b> B
			<b>Waiting List</b> 3 years
53 Laurel Springs Apts.			
	<b>Address</b> 20 Old Yellow Springs Rd. Fairborn, OH 45324	<b>Phone</b> (937) 754-9600 (Contact in person)	<b>Total Units</b> 128
	<b>Year Built</b> 1968 <b>Renovated</b> 2009 <b>Comments</b> Does not accept HCV; 3-br have washer/dryer hookups; Typical 3-br rent: \$750	<b>Contact</b> Jessica	<b>Vacancies</b> 5 <b>Occupied</b> 96.1% <b>Floors</b> 1,2 <b>Quality Rating</b> B-
<b>Rent Special</b> Reported 3-br rent discounted			<b>Waiting List</b> None
54 Lawson Expansion			
	<b>Address</b> 1 Lawson Pl. Yellow Springs, OH 45387	<b>Phone</b> (937) 376-2908 (Contact in person)	<b>Total Units</b> 25
	<b>Year Built</b> 1983 <b>Comments</b> Public Housing; SCOPE program offers lunch M-F	<b>Contact</b> Mary Jo	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> C <b>Senior Restricted (55+)</b> <b>Waiting List</b> 138 households
55 Lawson Place			
	<b>Address</b> 1 Lawson Pl. Yellow Springs, OH 45387	<b>Phone</b> (937) 376-2908 (Contact in person)	<b>Total Units</b> 14
	<b>Year Built</b> 1965 <b>Comments</b> Public Housing; SCOPE program offers lunch M-F; Square footage estimated	<b>Contact</b> Mary Jo	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> C <b>Senior Restricted (55+)</b> <b>Waiting List</b> 414 households

### Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO



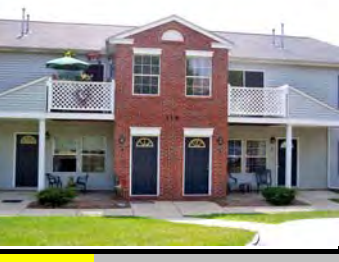


56 Lincoln Park Homes 1A & 1B			
	<b>Address</b> 1900 Huron Ave. Springfield, OH 45505	<b>Phone</b> (937) 322-2471 (Contact in person)	<b>Total Units</b> 108
	<b>Year Built</b> 2008 <b>Comments</b> ACC (Annual Contribution Contract); 35%, 50% & 60% AMHI; 2 & 3-br unit mix estimated	<b>Contact</b> Keith	<b>Vacancies</b> 18 <b>Occupied</b> 83.3% <b>Floors</b> 1,2 <b>Quality Rating</b> A
			<b>Waiting List</b> None
57 Lofts at Willow Creek			
	<b>Address</b> 2621 Hibiscus Wy. Beavercreek, OH 45431	<b>Phone</b> (937) 912-0111 (Contact in person)	<b>Total Units</b> 325
	<b>Year Built</b> 2009 <b>Comments</b> Does not accept HCV; Phase II opened 6/2012, units include washer/dryer	<b>Contact</b> Sarah	<b>Vacancies</b> 33 <b>Occupied</b> 89.8% <b>Floors</b> 3 <b>Quality Rating</b> A+
			<b>Waiting List</b> 5-6 households
58 Maggie McKnight Apts.			
	<b>Address</b> 147 N. Detroit St. Xenia, OH 45385	<b>Phone</b> (937) 376-2908 (Contact in person)	<b>Total Units</b> 25
	<b>Year Built</b> 1977 <b>Comments</b> Public Housing	<b>Contact</b> Andrea	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> B <b>Senior Restricted (55+)</b> <b>Waiting List</b>
			138 households
59 Mallard Landing Apts.			
	<b>Address</b> 2372 Mallard Ln. Beavercreek, OH 45431	<b>Phone</b> (866) 362-2338 (Contact in person)	<b>Total Units</b> 300
	<b>Year Built</b> 1994 <b>Comments</b> Does not accept HCV; Select 2-br (132 units) have fireplace; 3-br townhomes have fireplace & attached garage; Rent range based on unit location, amenities, fireplace & view	<b>Contact</b> Lindsay	<b>Vacancies</b> 15 <b>Occupied</b> 95.0% <b>Floors</b> 2 <b>Quality Rating</b> A
<b>Rent Special</b> 2-br: One month's rent free			<b>Waiting List</b> 3-br: 6 households
60 Meadowrun Apts.			
	<b>Address</b> 2294 Zink Rd. Fairborn, OH 45324	<b>Phone</b> (937) 429-0891 (Contact in person)	<b>Total Units</b> 240
	<b>Year Built</b> 1978 <b>Renovated</b> 2009 <b>Comments</b> Does not accept HCV; Top two floors have balcony	<b>Contact</b> Vanessa	<b>Vacancies</b> 7 <b>Occupied</b> 97.1% <b>Floors</b> 2.5 <b>Quality Rating</b> B+
			<b>Waiting List</b> None

### Project Type

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<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

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# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO

61 Mulberry Gardens			
	<b>Address</b> 360 S. Limestone St. Springfield, OH 45505	<b>Phone</b> (937) 325-4866 (Contact in person)	<b>Total Units</b> 40
	<b>Year Built</b> 2004 <b>Comments</b> 60% AMHI; HCV (16 units); Adaptive reuse, originally built in 1920	<b>Contact</b> Barbara	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 4 <b>Quality Rating</b> B <b>Senior Restricted (55+)</b> <b>Waiting List</b> 6 households
62 Mulberry Terrace			
	<b>Address</b> 120 W. Mulberry St. Springfield, OH 45506	<b>Phone</b> (937) 325-8154 (Contact in person)	<b>Total Units</b> 26
	<b>Year Built</b> 2014 <b>Comments</b> HUD Section 8; Permanent supportive housing for homeless for at risk for homelessness; Square footage estimated	<b>Contact</b> Elaine	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> B <b>Waiting List</b> 30 households
63 North Hill Apts.			
	<b>Address</b> 313-319 E. College Ave. Springfield, OH 45503	<b>Phone</b> (937) 323-1551 (Contact in person)	<b>Total Units</b> 40
	<b>Year Built</b> 1994 <b>Comments</b> 50% & 60% AMHI; HCV (10 units)	<b>Contact</b> Laura	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> A <b>Waiting List</b> 16 households
64 North Hill Towers II			
	<b>Address</b> 337 Chestnut Ave. Springfield, OH 45503	<b>Phone</b> (937) 325-0020 (Contact in person)	<b>Total Units</b> 64
	<b>Year Built</b> 1981 <b>Comments</b> HUD Section 8	<b>Contact</b> Moses	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> B <b>Senior Restricted (62+)</b> <b>Waiting List</b> 4 households
65 North Park Apts.			
	<b>Address</b> 2550 N. Limestone St. Springfield, OH 45503	<b>Phone</b> (937) 342-0598 (Contact in person)	<b>Total Units</b> 98
	<b>Year Built</b> 1993 <b>Comments</b> Does not accept HCV; Random units have dishwasher	<b>Contact</b> Debra	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> A <b>Waiting List</b> None






### Project Type

<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017



# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO






66 Northbrook			
	<b>Address</b> 2936 Derr Rd. Springfield, OH 45503	<b>Phone</b> (937) 342-0598 (Contact in person)	<b>Total Units</b> 70
	<b>Year Built</b> 1994	<b>Contact</b> Debra	<b>Vacancies</b> 1
	<b>Comments</b> Does not accept HCV; 2-br have ceiling fan		<b>Occupied</b> 98.6%
			<b>Floors</b> 2
			<b>Quality Rating</b> B+
			<b>Waiting List</b>
			None
67 Northland Plaza			
	<b>Address</b> 1311 Vester Ave. Springfield, OH 45503	<b>Phone</b> (844) 328-6314 (Contact in person)	<b>Total Units</b> 48
	<b>Year Built</b> 1968	<b>Contact</b> Heather	<b>Vacancies</b> 0
	<b>Comments</b> HCV (approx. 15 units); Higher rent on 1-br for updated unit		<b>Occupied</b> 100.0%
			<b>Floors</b> 2.5
			<b>Quality Rating</b> B
			<b>Waiting List</b>
			None
68 Northpointe Senior Housing			
	<b>Address</b> 3693 Middle Urbana Rd. Springfield, OH 45502	<b>Phone</b> (937) 342-0188 (Contact in person)	<b>Total Units</b> 36
	<b>Year Built</b> 2000	<b>Contact</b> Kathy	<b>Vacancies</b> 0
	<b>Comments</b> 60% AMHI; Accepts HCV (0 currently)		<b>Occupied</b> 100.0%
			<b>Floors</b> 1
			<b>Quality Rating</b> A
			<b>Senior Restricted (55+)</b>
			<b>Waiting List</b>
			20 households
69 Park Lake			
	<b>Address</b> 2764, 2770, 2748 Dwight Rd. Springfield, OH 45503	<b>Phone</b> (937) 323-8009 (Contact in person)	<b>Total Units</b> 30
	<b>Year Built</b> 1967	<b>Contact</b> Penny	<b>Vacancies</b> 0
	<b>Comments</b> Does not accept HCV; 3-br include carport		<b>Occupied</b> 100.0%
			<b>Floors</b> 1
			<b>Quality Rating</b> B-
			<b>Waiting List</b>
			None
70 Peppertree Villas I & II			
	<b>Address</b> 1482-1486 Spicetree Cir. Fairborn, OH 45324	<b>Phone</b> (937) 429-2900 (Contact in person)	<b>Total Units</b> 168
	<b>Year Built</b> 1995	<b>Contact</b> Jasmine	<b>Vacancies</b> 0
	<b>Comments</b> Market-rate (50 units); 60% AMHI (118 units); HCV (2 units); Unit mix by AMHI estimated		<b>Occupied</b> 100.0%
			<b>Floors</b> 2
			<b>Quality Rating</b> B+
			<b>Waiting List</b>
			2 households

### Project Type

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<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

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# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO






71 Promenade at Beavercreek			
	<b>Address</b> 4026 Promenade Blvd. Beavercreek, OH 45431	<b>Phone</b> (937) 427-6200 (Contact in person)	<b>Total Units</b> 238
	<b>Year Built</b> 2007	<b>Contact</b> Kylie	<b>Vacancies</b> 12
	<b>Comments</b> Accepts HCV; Select units have fireplace or include washer/dryer; Rent range based on floor plan & unit amenities		<b>Occupied</b> 95.0%
			<b>Floors</b> 3
			<b>Quality Rating</b> A
			<b>Waiting List</b> None
72 Red Coach Village			
	<b>Address</b> 199 The Post Rd. Springfield, OH 45503	<b>Phone</b> (937) 306-6997 (Contact in person)	<b>Total Units</b> 136
	<b>Year Built</b> 1966	<b>Contact</b> Sarah	<b>Vacancies</b> 1
	<b>Comments</b> Does not accept HCV; Rents change weekly		<b>Occupied</b> 99.3%
			<b>Floors</b> 2
			<b>Quality Rating</b> B+
			<b>Waiting List</b> None
73 Red Deer Apts.			
	<b>Address</b> 2202 Roseanne Ct. Fairborn, OH 45324	<b>Phone</b> (937) 528-2192 (Contact in person)	<b>Total Units</b> 131
	<b>Year Built</b> 1986	<b>Contact</b> Charlene	<b>Vacancies</b> 2
	<b>Comments</b> Select 1-br, all 0 & 2-br have dishwasher		<b>Occupied</b> 98.5%
			<b>Floors</b> 1
			<b>Quality Rating</b> B
			<b>Waiting List</b> None
74 Resource Center Apts.			
	<b>Address</b> 601 N. Fountain Ave. Springfield, OH 45504	<b>Phone</b> (937) 390-7980 (Contact in person)	<b>Total Units</b> 16
	<b>Year Built</b> 1972	<b>Contact</b> Lynn	<b>Vacancies</b> 0
	<b>Comments</b> HUD Section 811 & HUD Section 202; 100% mentally disabled; Scattered sites, one is a group home with shared kitchen/bath; Two buildings do not have central A/C; Select units have ceiling fan		<b>Occupied</b> 100.0%
			<b>Floors</b> 2
			<b>Quality Rating</b> C
			<b>Senior Restricted (62+)</b> <b>Waiting List</b> 1+ years
75 Ridgewood Court			
	<b>Address</b> 1011 E. Home Rd. Springfield, OH 45503	<b>Phone</b> (937) 399-2887 (Contact in person)	<b>Total Units</b> 80
	<b>Year Built</b> 1964 <b>Renovated</b> 2006	<b>Contact</b> Beth	<b>Vacancies</b> 2
	<b>Comments</b> Does not accept HCV; Select units have ceiling fans; Tenants provide refrigerator & stove		<b>Occupied</b> 97.5%
			<b>Floors</b> 2
			<b>Quality Rating</b> B
			<b>Waiting List</b> None

### Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

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# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO






<b>76 Ronez Manor Apts.</b>			
	<b>Address</b> 1948 Wilkes Dr. Springfield, OH 45503	<b>Phone</b> (937) 399-1125 (Contact in person)	<b>Total Units</b> 178
	<b>Year Built</b> 1972 <b>Comments</b> HUD Section 8; Some units have wood laminate flooring & ceiling fan	<b>Contact</b> Sharon	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B
			<b>Waiting List</b> 80 households
<b>77 Roosevelt Park</b>			
	<b>Address</b> 366 Roosevelt Dr. Springfield, OH 45503	<b>Phone</b> (937) 629-3705 (Contact in person)	<b>Total Units</b> 24
	<b>Year Built</b> 2008 <b>Comments</b> 50% AMHI; HUD Section 202 PRAC	<b>Contact</b> Cathy	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> A
			<b>Senior Restricted (62+)</b> <b>Waiting List</b> 10 households
<b>78 Shawnee Place</b>			
	<b>Address</b> 102 E. Main St. Springfield, OH 45502	<b>Phone</b> (937) 322-0336 (Contact in person)	<b>Total Units</b> 85
	<b>Year Built</b> 1985 <b>Renovated</b> 2008 <b>Comments</b> 35%, 50% & 60% AMHI (70 units); HUD Section 8 & 50% AMHI (15 units); HCV (20 units); Select units have dishwasher/microwave; 1st floor retail; Originally built in 1915; Unit mix estimated	<b>Contact</b> Joanna	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 8 <b>Quality Rating</b> B
			<b>Senior Restricted (55+)</b> <b>Waiting List</b> 10 households
<b>79 Sherman Court</b>			
	<b>Address</b> 526 N. Murray St. Springfield, OH 45503	<b>Phone</b> (937) 325-7331 (Contact in person)	<b>Total Units</b> 52
	<b>Year Built</b> 1971 <b>Comments</b> Public Housing	<b>Contact</b> Valerie	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3 <b>Quality Rating</b> C-
			<b>Waiting List</b> 20 households
<b>80 Spring Meadow</b>			
	<b>Address</b> 2009 Spring Meadow Dr. Springfield, OH 45503	<b>Phone</b> (937) 203-3768 (Contact in person)	<b>Total Units</b> 150
	<b>Year Built</b> 2012 <b>Comments</b> Does not accept HCV; 1-br include detached garage; 2-br rent range based on attached 1 or 2 car garage	<b>Contact</b> Tammy	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> B+
			<b>Waiting List</b> 3-7 households

### Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO






81 Springfield Homes			
	<b>Address</b> 1870 Michigan Ave. Springfield, OH 45506	<b>Phone</b> (937) 525-9295 (Contact in person)	<b>Total Units</b> 50
	<b>Year Built</b> 2001 <b>Comments</b> 50% & 60% AMHI; Accepts HCV; Four units have basement; Scattered single-family homes	<b>Contact</b> Laura	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2 <b>Quality Rating</b> A <b>Single-Family Homes Waiting List</b> 38 households
82 Springfield Towers			
	<b>Address</b> 363 E. High St. Springfield, OH 45505	<b>Phone</b> (937) 322-1456 (Contact in person)	<b>Total Units</b> 120
	<b>Year Built</b> 1977 <b>Comments</b> HUD Section 8; No patios	<b>Contact</b> Judy	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 8 <b>Quality Rating</b> B- <b>Senior Restricted (62+) Waiting List</b> 6-12 months
83 Springfield Village			
	<b>Address</b> 329 E. John St. Springfield, OH 45505	<b>Phone</b> (937) 525-9295 (Contact in person)	<b>Total Units</b> 40
	<b>Year Built</b> 1999 <b>Comments</b> 50% & 60% AMHI; Accepts HCV; Unit mix estimated	<b>Contact</b> Laura	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2 <b>Quality Rating</b> B <b>Waiting List</b> 120 households
84 Springwood			
	<b>Address</b> 840 E. John St. Springfield, OH 45505	<b>Phone</b> (937) 323-7982 (Contact in person)	<b>Total Units</b> 82
	<b>Year Built</b> 1971 <b>Comments</b> HCV (22 units, no longer accepts); 1 & 2-br washer/dryer hookups; Select units have stackable washer/dryer	<b>Contact</b> Thomas	<b>Vacancies</b> 2 <b>Occupied</b> 97.6% <b>Floors</b> 1 <b>Quality Rating</b> B- <b>Waiting List</b> None
85 Stone Crossing			
	<b>Address</b> 2880 Dwight Rd. Springfield, OH 45503	<b>Phone</b> (937) 323-8009 (Contact in person)	<b>Total Units</b> 112
	<b>Year Built</b> 2010 <b>Comments</b> Does not accept HCV  <b>Rent Special</b> Deposit \$300	<b>Contact</b> Penny	<b>Vacancies</b> 4 <b>Occupied</b> 96.4% <b>Floors</b> 1,2 <b>Quality Rating</b> B <b>Waiting List</b> None

### Project Type

<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO

86 Sunset Hills			
	<b>Address</b> 924 Sunset Ave. Springfield, OH 45505	<b>Phone</b> (937) 324-4117 (Contact in person)	<b>Total Units</b> 128
	<b>Year Built</b> 1970 <b>Renovated</b> 2005 <b>Comments</b> HUD Section 8	<b>Contact</b> Teaira	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B-  <b>Waiting List</b> 6 months
87 Thistlewood Apts.			
	<b>Address</b> 1637 Alameda Dr. Xenia, OH 45385	<b>Phone</b> (614) 863-2727 (Contact in person)	<b>Total Units</b> 113
	<b>Year Built</b> 1976 <b>Comments</b> HCV (23 units); 2-br units have dishwasher & washer/dryer hookups	<b>Contact</b> Allen	<b>Vacancies</b> 4 <b>Occupied</b> 96.5% <b>Floors</b> 1 <b>Quality Rating</b> B+  <b>Waiting List</b> None
88 Treeborn Apts.			
	<b>Address</b> 460 E. Dayton Yellow/Springs Fairborn, OH 45234	<b>Phone</b> (937) 878-4081 (Contact in person)	<b>Total Units</b> 106
	<b>Year Built</b> 1978 <b>Comments</b> Does not accept HCV; 1-br units have patio	<b>Contact</b> Darlene	<b>Vacancies</b> 3 <b>Occupied</b> 97.2% <b>Floors</b> 1 <b>Quality Rating</b> B  <b>Waiting List</b> None
89 Trinity Community at Fairwood			
	<b>Address</b> 1956 N. Fairfield Rd. Beavercreek, OH 45432	<b>Phone</b> (937) 426-7333 (Contact by phone)	<b>Total Units</b> 61
	<b>Year Built</b> 1988 <b>Comments</b> HUD Insured; Does not accept HCV; Handicap accessible (11 1-br garden units); Former HUD Section 202	<b>Contact</b> Glenna	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B <b>Senior Restricted (55+)</b> <b>Waiting List</b> 35 households
90 Tubman Towers			
	<b>Address</b> 17 W. Johnson Ave. Springfield, OH 45506	<b>Phone</b> (614) 228-5200 (Contact in person)	<b>Total Units</b> 99
	<b>Year Built</b> 1971 <b>Renovated</b> 2017 <b>Comments</b> 30%, 50%, 60% AMHI & HUD Section 8; Opened 3/2017, began preleasing 7/2016	<b>Contact</b> Heather	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 4 <b>Quality Rating</b> B- <b>Senior Restricted (55+)</b> <b>Waiting List</b> 4 households

### Project Type

<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO






91 Twin Coach Apts.			
	<b>Address</b> 310-320 Union St. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-9180 (Contact in person)	<b>Total Units</b> 24
	<b>Year Built</b> 1968 <b>Comments</b> Accepts HCV	<b>Contact</b> Teresa	<b>Vacancies</b> 1 <b>Occupied</b> 95.8% <b>Floors</b> 2.5 <b>Quality Rating</b> C
<b>Waiting List</b> None			
92 University Woods Community			
	<b>Address</b> 2040 Chapel Dr. Fairborn, OH 45324	<b>Phone</b> (937) 878-6700 (Contact in person)	<b>Total Units</b> 126
	<b>Year Built</b> 1985 <b>Comments</b> Does not accept HCV; 2-br G & select TH have att'd garage, w/d hookups & pay trash; 1 & 2-br garden units have ceiling fans; Random units have microwave; Rent range based on unit amenities	<b>Contact</b> Janice	<b>Vacancies</b> 4 <b>Occupied</b> 96.8% <b>Floors</b> 1,2,3 <b>Quality Rating</b> B+
<b>Waiting List</b> None			
93 Villa Park			
	<b>Address</b> 1350 Vester Ave. Springfield, OH 45503	<b>Phone</b> (937) 399-6711 (Contact in person)	<b>Total Units</b> 150
	<b>Year Built</b> 1978 <b>Comments</b> HUD Section 8; Townhomes have patio	<b>Contact</b> Amy	<b>Vacancies</b> 3 <b>Occupied</b> 98.0% <b>Floors</b> 2,3 <b>Quality Rating</b> A-
<b>Waiting List</b> THs: 9-12 months			
94 Village at Stone Falls			
	<b>Address</b> 3168 Clubhouse Dr. Beavercreek, OH 45431	<b>Phone</b> (937) 429-9651 (Contact in person)	<b>Total Units</b> 174
	<b>Year Built</b> 1998 <b>Comments</b> Does not accept HCV; 2nd floor 1-br units have intercom	<b>Contact</b> Cheryl	<b>Vacancies</b> 1 <b>Occupied</b> 99.4% <b>Floors</b> 1,2 <b>Quality Rating</b> A-
<b>Waiting List</b> None			
95 Village Corry Street			
	<b>Address</b> 1216-1244 Corry St. Yellow Springs, OH 45387	<b>Phone</b> (937) 376-2908 (Contact in person)	<b>Total Units</b> 17
	<b>Year Built</b> 1978 <b>Comments</b> HUD Section 8	<b>Contact</b> Nora	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2,3 <b>Quality Rating</b> C
<b>Waiting List</b> None			

### Project Type

<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
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<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO

96 Walter G. Sellers Senior Apts.			
	<b>Address</b> 270 Mt. Vernon Dr. Xenia, OH 45385	<b>Phone</b> (937) 376-7888 (Contact in person)	<b>Total Units</b> 66
	<b>Year Built</b> 1968 <b>Comments</b> HUD Section 8 & HUD Section 202; Offers Meals on Wheels services	<b>Contact</b> Paula	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> B- <b>Senior Restricted (62+)</b> <b>Waiting List</b> 4 households
97 Wexford on the Green			
	<b>Address</b> 2555 Royal Lytham Dr. Fairborn, OH 45324	<b>Phone</b> (937) 431-9580 (Contact in person)	<b>Total Units</b> 256
	<b>Year Built</b> 1999 <b>Comments</b> Does not accept HCV; Garden units balcony storage; Rent range on small 1-br based on patio, unit location, all other units based on view	<b>Contact</b> Mindy	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B+ <b>Waiting List</b> 20 households
98 Whittier Woods Apts.			
	<b>Address</b> 49 W. Whittier Ave. Fairborn, OH 45324	<b>Phone</b> (866) 974-2787 (Contact in person)	<b>Total Units</b> 45
	<b>Year Built</b> 2003 <b>Comments</b> Does not accept HCV; Phase II opened in 2004; Larger 1 & all 2-br units have a fireplace & patio/balcony	<b>Contact</b> Kristen	<b>Vacancies</b> 3 <b>Occupied</b> 93.3% <b>Floors</b> 3 <b>Quality Rating</b> B+ <b>Waiting List</b> None
99 Williamsburg Village & Plaza			
	<b>Address</b> 2650-2680 E. High St. Springfield, OH 45505	<b>Phone</b> (937) 322-9839 (Contact in person)	<b>Total Units</b> 93
	<b>Year Built</b> 1968 <b>Comments</b> Does not accept HCV; Townhomes have washer/dryer hookups	<b>Contact</b> Shelly	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B <b>Waiting List</b> None
100 Windsor Place			
	<b>Address</b> 3944 Camberlee Way Fairborn, OH 45324	<b>Phone</b> (937) 320-1874 (Contact in person)	<b>Total Units</b> 72
	<b>Year Built</b> 2000 <b>Comments</b> Does not accept HCV	<b>Contact</b> Gay	<b>Vacancies</b> 3 <b>Occupied</b> 95.8% <b>Floors</b> 3 <b>Quality Rating</b> C+ <b>Waiting List</b> None

### Project Type

<span style="color: blue;">■</span>	Market-rate
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<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS, OHIO

101 Woodford			
	<b>Address</b> 241 S. Yellow Springs St. Springfield, OH 45506	<b>Phone</b> (937) 325-8154 (Contact in person)	<b>Total Units</b> 32
	<b>Year Built</b> 1981 <b>Comments</b> Public Housing; For homeless or at risk of homelessness; 50% of units are temporary housing, remaining 50% are permanent support housing	<b>Contact</b> Elaine	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> C
			<b>Waiting List</b> None
102 Xenia Towers			
	<b>Address</b> 282 Xenia Town Sq. Xenia, OH 45385	<b>Phone</b> (937) 376-2709 (Contact in person)	<b>Total Units</b> 99
	<b>Year Built</b> 1979 <b>Comments</b> HUD Section 8	<b>Contact</b> Jessica	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 7 <b>Quality Rating</b> C <b>Senior Restricted (62+)</b> <b>Waiting List</b> 20 households
103 Yellow Springs Public Housing			
	<b>Address</b> 315 N. High St. Yellow Springs, OH 45387	<b>Phone</b> (937) 376-2908 (Contact in person)	<b>Total Units</b> 58
	<b>Year Built</b> 1950 <b>Comments</b> Public Housing; 1-br have carpet & central A/C, 2 & 3-br have wood laminate flooring, Random unit have ceiling fan	<b>Contact</b> Mary Jo	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> C <b>Single-Family Homes</b> <b>Waiting List</b> 388 households
104 Yellow Springs Senior Center Apts.			
	<b>Address</b> 227 Xenia Ave. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-5751 (Contact in person)	<b>Total Units</b> 2
	<b>Year Built</b> 1960 <b>Comments</b> Does not accept HCV; 1st floor senior center; Year built & square footage estimated	<b>Contact</b> Karen	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B
			<b>Waiting List</b> None

### Project Type

<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: October 2017



# COLLECTED RENTS - YELLOW SPRINGS, OHIO

MAP ID	GARDEN UNITS					TOWNHOUSE UNITS			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
1		\$505							
2		\$350 to \$580							
3		\$575							
4		\$595	\$650						
5		\$475 to \$575							
6		\$500 to \$575	\$600 to \$675						
7							\$700 to \$790		
8	\$410	\$510	\$625						
9		\$469	\$569	\$819			\$769	\$789	
10		\$495	\$550	\$595					
11		\$539 to \$559	\$589 to \$649						
13		\$450	\$500						
15	\$375	\$485 to \$495							
16	\$466	\$576	\$746						
17		\$679 to \$709	\$829 to \$869				\$769 to \$889		
18		\$665 to \$724	\$800 to \$920	\$974 to \$1039					
19									\$744
20					\$631				
22		\$450	\$550						
23	\$425	\$525 to \$535	\$625	\$775					
25		\$610 to \$634	\$755 to \$795	\$909					
26	\$410	\$510	\$625						
27		\$875	\$905	\$985			\$1205	\$1505	
28		\$500 to \$700							
29		\$795 to \$840	\$943 to \$986						
30	\$465	\$565	\$665						
32	\$485	\$565 to \$575	\$650 to \$675						
33							\$950	\$1025	
34		\$515 to \$720	\$620 to \$790						
35			\$465 to \$475	\$506					
36	\$450	\$629	\$774 to \$1050	\$835 to \$1150					
37		\$400	\$459						
38		\$500	\$600						
39	\$420	\$540 to \$560	\$675				\$860	\$960	
41	\$275	\$350 to \$375	\$425 to \$445						
42						\$595	\$695	\$795	

◆ Senior Restricted
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: October 2017



# COLLECTED RENTS - YELLOW SPRINGS, OHIO

MAP ID	GARDEN UNITS					TOWNHOUSE UNITS			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
43		\$273 to \$490	\$314 to \$560						
44				\$755 to \$780					
45		\$425	\$525						
46		\$659 to \$699	\$749 to \$859				\$829	\$969 to \$1099	
48		\$555 to \$565	\$665 to \$675						
50		\$500	\$619				\$655		
51		\$550	\$650						
53		\$515		\$699					
57	\$905 to \$1019	\$1009 to \$1105	\$1155 to \$1545						
59			\$1005 to \$1065					\$1370	
60			\$660						
61			\$475	\$506					
63		\$375	\$465						
65	\$420	\$560				\$540 to \$640	\$860	\$920	
66	\$420	\$560 to \$640				\$540	\$640 to \$675		
67		\$529 to \$549	\$629						
68		\$530							
69			\$650	\$800					
70		\$644 to \$690	\$769 to \$830	\$873 to \$962					
71		\$890 to \$1090	\$1090 to \$1315						
72		\$600	\$650	\$810			\$710	\$850	
73	\$494	\$628	\$809 to \$819						
75							\$595		
78		\$379 to \$507	\$571						
80		\$710	\$845 to \$950						
81					\$600				\$600
83			\$460	\$495			\$460	\$495 to \$520	\$535
84	\$399 to \$449	\$529 to \$549	\$629						
85			\$710 to \$740						
87	\$489	\$583	\$704						
88	\$449	\$549							
89		\$667	\$802 to \$866						
91		\$525	\$650						
92		\$520 to \$530	\$560 to \$570				\$755 to \$785	\$885	
94		\$890 to \$920	\$1115				\$1140	\$1345 to \$1360	
97		\$735 to \$775	\$840 to \$915				\$875		

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: October 2017



# COLLECTED RENTS - YELLOW SPRINGS, OHIO

MAP ID	GARDEN UNITS					TOWNHOUSE UNITS			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
98		\$610 to \$709	\$799 to \$859						
99	\$450	\$455	\$550 to \$575				\$625		
100			\$725 to \$735	\$889 to \$899					
104		\$625							

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: October 2017

# PRICE PER SQUARE FOOT - YELLOW SPRINGS, OHIO

STUDIO UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
8	Aster Court	1	478	\$410	\$0.86
15	Cedar Village Apts.	1	500	\$375	\$0.75
16	Cedargate Apts.	1	288	\$466	\$1.62
23	Coventry Village	1	600	\$425	\$0.71
26	Dover Place	1	298	\$410	\$1.38
30	Evergreene Park Apts.	1	288	\$465	\$1.61
36	Governors Manor	1	540	\$450	\$0.83
39	Greenlawn Arbors	1	298	\$420	\$1.41
41	Harding Road Apts.	1	425	\$275	\$0.65
57	Lofts at Willow Creek	1	678 to 698	\$905 to \$1019	\$1.33 to \$1.46
65	North Park Apts.	1	288	\$420	\$1.46
66	Northbrook	1	288	\$420	\$1.46
73	Red Deer Apts.	1	288	\$494	\$1.72
84	Springwood	1	288	\$399 to \$449	\$1.39 to \$1.56
87	Thistlewood Apts.	1	288	\$489	\$1.70
88	Treeborn Apts.	1	288	\$449	\$1.56
99	Williamsburg Village & Plaza	1	530	\$450	\$0.85
32	Fairborn Senior Apts.	1	411	\$485	\$1.18
ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
1	10-12 Lawson Pl.	1	650	\$505	\$0.78
2	106 Woodrow St.	1	680	\$350 to \$580	\$0.51 to \$0.85
3	140 W. Davis St.	1	700	\$575	\$0.82
4	220 S. Winter St.	1	650	\$595	\$0.92
5	717 Xenia Ave.	1	600 to 750	\$475 to \$575	\$0.77 to \$0.79
6	Arlington Village Flats	1	575	\$500 to \$575	\$0.87 to \$1.00
8	Aster Court	1	578	\$510	\$0.88
9	Avalon Place	1	615	\$469	\$0.76
10	Bellbrook Place	1	420	\$495	\$1.18
11	Breckenridge Apts.	1	690	\$539 to \$559	\$0.78 to \$0.81
13	Brookstone Apts.	1	500	\$450	\$0.90
15	Cedar Village Apts.	1	600 to 690	\$485 to \$495	\$0.72 to \$0.81
16	Cedargate Apts.	1	576	\$576	\$1.00
17	Channingway	1	620 to 746	\$679 to \$709	\$0.95 to \$1.10
18	Charter Woods Apts.	1	560 to 677	\$665 to \$724	\$1.07 to \$1.19

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: October 2017



# PRICE PER SQUARE FOOT - YELLOW SPRINGS, OHIO

ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
22	Cornerstone	1	675	\$450	\$0.67
23	Coventry Village	1	740	\$525 to \$535	\$0.71 to \$0.72
25	Deer Creek of Xenia	1	542 to 595	\$610 to \$634	\$1.07 to \$1.13
26	Dover Place	1	576	\$510	\$0.89
27	Emerald Lakes	1	775	\$875	\$1.13
28	Emporium Wines & Underdog Café Apts.	1	700	\$500 to \$700	\$0.71 to \$1.00
29	Enclave	1	750	\$795 to \$840	\$1.06 to \$1.12
30	Evergreene Park Apts.	1	576	\$565	\$0.98
36	Governors Manor	1	780	\$629	\$0.81
37	Greene Manor Apts.	1	450	\$400	\$0.89
38	Greene Ridge Court	1	650	\$500	\$0.77
39	Greenlawn Arbors	1	576 to 698	\$540 to \$560	\$0.80 to \$0.94
41	Harding Road Apts.	1	500	\$350 to \$375	\$0.70 to \$0.75
42	Hawthorne Place	1	630	\$595	\$0.94
45	High Royal	1	505	\$425	\$0.84
46	Highlands	1	649 to 778	\$659 to \$699	\$0.90 to \$1.02
48	Ivy Manor Apts.	1	600	\$555 to \$565	\$0.93 to \$0.94
51	Kinsey Village Apts.	1	530	\$550	\$1.04
53	Laurel Springs Apts.	1	615	\$515	\$0.84
57	Lofts at Willow Creek	1	835 to 841	\$1009 to \$1105	\$1.21 to \$1.31
65	North Park Apts.	1	530 to 572	\$540 to \$560	\$0.98 to \$1.02
		1.5	800	\$560	\$0.70
		2	944	\$640	\$0.68
66	Northbrook	1	572 to 696	\$540 to \$640	\$0.92 to \$0.94
67	Northland Plaza	1	680	\$529 to \$549	\$0.78 to \$0.81
71	Promenade at Beavercreek	1	763 to 1100	\$890 to \$1090	\$0.99 to \$1.17
72	Red Coach Village	1	640 to 676	\$600	\$0.89 to \$0.94
73	Red Deer Apts.	1	576	\$628	\$1.09
80	Spring Meadow	1	700	\$710	\$1.01
84	Springwood	1	576	\$529 to \$549	\$0.92 to \$0.95
87	Thistlewood Apts.	1	576	\$583	\$1.01
88	Treeborn Apts.	1	576	\$549	\$0.95
89	Trinity Community at Fairwood	1	576	\$667	\$1.16
91	Twin Coach Apts.	1	900	\$525	\$0.58
92	University Woods Community	1	623	\$520 to \$530	\$0.83 to \$0.85

◆	Senior Restricted
■	Market-rate
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■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: October 2017



# PRICE PER SQUARE FOOT - YELLOW SPRINGS, OHIO

ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
94	Village at Stone Falls	1	816 to 974	\$890 to \$920	\$0.94 to \$1.09
97	Wexford on the Green	1	705 to 737	\$735 to \$775	\$1.04 to \$1.05
98	Whittier Woods Apts.	1	580 to 677	\$610 to \$709	\$1.05 to \$1.05
99	Williamsburg Village & Plaza	1	630	\$455	\$0.72
104	Yellow Springs Senior Center Apts.	1	700	\$625	\$0.89
70	Peppertree Villas I & II	1	770	\$644 to \$690	\$0.84 to \$0.90
50	Kinsey Green	1	672	\$500	\$0.74
34	Fellows Terrace	1	630 to 744	\$515 to \$720	\$0.82 to \$0.97
32	Fairborn Senior Apts.	1	554	\$565 to \$575	\$1.02 to \$1.04
43	Hayden House	1	705	\$273 to \$490	\$0.39 to \$0.70
63	North Hill Apts.	1	743	\$375	\$0.50
68	Northpointe Senior Housing	1	640 to 710	\$530	\$0.75 to \$0.83
78	Shawnee Place	1	600	\$379 to \$507	\$0.63 to \$0.85
TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
4	220 S. Winter St.	1	800	\$650	\$0.81
6	Arlington Village Flats	1	750 to 840	\$600 to \$675	\$0.80 to \$0.80
7	Arlington Village Townhomes	1 to 1.5	900 to 1500	\$700 to \$790	\$0.53 to \$0.78
8	Aster Court	1	678	\$625	\$0.92
9	Avalon Place	1	790 to 970	\$569	\$0.59 to \$0.72
		1.5	970	\$769	\$0.79
10	Bellbrook Place	1	510	\$550	\$1.08
11	Breckenridge Apts.	1	900	\$589 to \$649	\$0.65 to \$0.72
13	Brookstone Apts.	1	575	\$500	\$0.87
16	Cedargate Apts.	1	864	\$746	\$0.86
17	Channingway	1.5 to 2.5	1005 to 1227	\$769 to \$889	\$0.72 to \$0.77
		2	1018 to 1098	\$829 to \$869	\$0.79 to \$0.81
18	Charter Woods Apts.	1 to 2	876 to 1175	\$800 to \$920	\$0.78 to \$0.91
22	Cornerstone	1	850	\$550	\$0.65
23	Coventry Village	1	940	\$625	\$0.66
25	Deer Creek of Xenia	1	850	\$755	\$0.89
		2	1012	\$795	\$0.79
26	Dover Place	1	888	\$625	\$0.70
27	Emerald Lakes	2	900	\$905	\$1.01
		2.5	1350	\$1205	\$0.89

◆	Senior Restricted
■	Market-rate
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Survey Date: October 2017



# PRICE PER SQUARE FOOT - YELLOW SPRINGS, OHIO

TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
29	Enclave	2	1000	\$943 to \$986	\$0.94 to \$0.99
30	Evergreene Park Apts.	1	864	\$665	\$0.77
		2	864	\$665	\$0.77
33	Fairfield Lakes Townhomes	1.5	1120	\$950	\$0.85
36	Governors Manor	2	1140 to 1500	\$774 to \$1050	\$0.68 to \$0.70
37	Greene Manor Apts.	1	700	\$459	\$0.66
38	Greene Ridge Court	1	850	\$600	\$0.71
39	Greenlawn Arbors	1.5	1200	\$860	\$0.72
		2	944	\$675	\$0.72
41	Harding Road Apts.	1	850	\$425 to \$445	\$0.50 to \$0.52
42	Hawthorne Place	1	850	\$695	\$0.82
45	High Royal	1	785	\$525	\$0.67
46	Highlands	1	860	\$749	\$0.87
		1.5	975 to 1111	\$789 to \$829	\$0.75 to \$0.81
		2	1094	\$859	\$0.79
48	Ivy Manor Apts.	1	800	\$665 to \$675	\$0.83 to \$0.84
51	Kinsey Village Apts.	1	850	\$650	\$0.76
57	Lofts at Willow Creek	2	1125 to 1443	\$1155 to \$1545	\$1.03 to \$1.07
59	Mallard Landing Apts.	2	1000	\$1005 to \$1065	\$1.01 to \$1.07
60	Meadowrun Apts.	1	860 to 876	\$660	\$0.75 to \$0.77
65	North Park Apts.	1.5	1080	\$860	\$0.80
66	Northbrook	1.5	800 to 944	\$640	\$0.68 to \$0.80
		2	800 to 944	\$675	\$0.72 to \$0.84
67	Northland Plaza	1	790	\$629	\$0.80
69	Park Lake	1	968	\$650	\$0.67
71	Promenade at Beavercreek	2	1050 to 1350	\$1090 to \$1315	\$0.97 to \$1.04
72	Red Coach Village	1	723 to 828	\$650	\$0.79 to \$0.90
		1.5	1050	\$710	\$0.68
73	Red Deer Apts.	1	864	\$809	\$0.94
		2	864	\$819	\$0.95
75	Ridgewood Court	1	960	\$595	\$0.62
80	Spring Meadow	1 to 2	879 to 925	\$845 to \$950	\$0.96 to \$1.03
84	Springwood	1	720	\$629	\$0.87
85	Stone Crossing	1.5	988	\$710 to \$740	\$0.72 to \$0.75
87	Thistlewood Apts.	1	864	\$704	\$0.81

◆ Senior Restricted
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■ Government-subsidized

Survey Date: October 2017

# PRICE PER SQUARE FOOT - YELLOW SPRINGS, OHIO

TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
◆ 89	Trinity Community at Fairwood	1	808 to 864	\$802 to \$866	\$0.99 to \$1.00
91	Twin Coach Apts.	1.5	1200	\$650	\$0.54
92	University Woods Community	1	731 to 870	\$560 to \$570	\$0.66 to \$0.77
		1.5	1060	\$755 to \$785	\$0.71 to \$0.74
94	Village at Stone Falls	2	1142	\$1115	\$0.98
		2.5	1371	\$1140	\$0.83
97	Wexford on the Green	1	937	\$840 to \$855	\$0.90 to \$0.91
		2	1045	\$895 to \$915	\$0.86 to \$0.88
		2.5	1055	\$875	\$0.83
98	Whittier Woods Apts.	1.25 to 2	876 to 1012	\$799 to \$859	\$0.85 to \$0.91
99	Williamsburg Village & Plaza	1	835 to 860	\$550 to \$575	\$0.66 to \$0.67
		1.5	955	\$625	\$0.65
100	Windsor Place	1	851	\$725 to \$735	\$0.85 to \$0.86
70	Peppertree Villas I & II	2	957	\$769 to \$830	\$0.80 to \$0.87
50	Kinsey Green	1	877	\$619	\$0.71
		1.5	927	\$655	\$0.71
◆ 34	Fellows Terrace	1	812 to 825	\$620 to \$790	\$0.76 to \$0.96
◆ 32	Fairborn Senior Apts.	1	662 to 800	\$650 to \$675	\$0.84 to \$0.98
◆ 35	Gateway Gardens Senior	1	853	\$465 to \$475	\$0.55 to \$0.56
◆ 43	Hayden House	1	937	\$314 to \$560	\$0.34 to \$0.60
◆ 61	Mulberry Gardens	1	937	\$475	\$0.51
63	North Hill Apts.	1	858 to 919	\$465	\$0.51 to \$0.54
83	Springfield Village	1	729 to 774	\$460	\$0.59 to \$0.63
◆ 78	Shawnee Place	1	800	\$571	\$0.71
THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
9	Avalon Place	1	995 to 1070	\$819	\$0.77 to \$0.82
		1.5	1070	\$789	\$0.74
10	Bellbrook Place	1	610	\$595	\$0.98
18	Charter Woods Apts.	2	1157 to 1318	\$974 to \$1039	\$0.79 to \$0.84
23	Coventry Village	2	1080	\$775	\$0.72
25	Deer Creek of Xenia	2	1084	\$909	\$0.84
27	Emerald Lakes	2	1000	\$985	\$0.99
		2.5	1600	\$1505	\$0.94
33	Fairfield Lakes Townhomes	2.5	1360	\$1025	\$0.75

◆	Senior Restricted
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■	Government-subsidized

Survey Date: October 2017





# PRICE PER SQUARE FOOT - YELLOW SPRINGS, OHIO

THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
36	Governors Manor	2	1257 to 1720	\$835 to \$1150	\$0.66 to \$0.67
39	Greenlawn Arbors	2.5	1400	\$960	\$0.69
42	Hawthorne Place	1.5	1050	\$795	\$0.76
44	Hearthstone / Willow Ridge	1.5	1050	\$755	\$0.72
		2	1126	\$780	\$0.69
46	Highlands	1.5	1214	\$969	\$0.80
		2.5	1358	\$999 to \$1099	\$0.74 to \$0.81
53	Laurel Springs Apts.	2	995	\$699	\$0.70
59	Mallard Landing Apts.	2.5	1428	\$1370	\$0.96
65	North Park Apts.	2.5	1180	\$920	\$0.78
69	Park Lake	1.5	1038	\$800	\$0.77
72	Red Coach Village	2	1196	\$810	\$0.68
		2.5	1280	\$850	\$0.66
92	University Woods Community	1.5	1270	\$885	\$0.70
94	Village at Stone Falls	2	1478	\$1345	\$0.91
		2.5	1507	\$1360	\$0.90
100	Windsor Place	1	1001	\$889 to \$899	\$0.89 to \$0.90
70	Peppertree Villas I & II	2	1157	\$873 to \$962	\$0.75 to \$0.83
◆ 35	Gateway Gardens Senior	1	1005 to 1030	\$506	\$0.49 to \$0.50
◆ 61	Mulberry Gardens	1.5	1246	\$506	\$0.41
83	Springfield Village	1.5	1014 to 1020	\$495 to \$520	\$0.49 to \$0.51
FOUR+ BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
19	City Forest of Clark County	2	1400	\$744	\$0.53
20	City Forest of Springfield	2	1593	\$631	\$0.40
81	Springfield Homes	1.5	1430 to 1447	\$600	\$0.41 to \$0.42
		2	1326 to 1435	\$600	\$0.42 to \$0.45
83	Springfield Village	2	1360	\$535	\$0.39

◆	Senior Restricted
■	Market-rate
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■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
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Survey Date: October 2017

# AVERAGE NET RENT PER SQUARE FOOT - YELLOW SPRINGS, OHIO

<b>MARKET-RATE</b>			
<b>UNIT TYPE</b>	<b>ONE-BR</b>	<b>TWO-BR</b>	<b>THREE-BR</b>
GARDEN	\$0.95	\$0.84	\$0.78
TOWNHOUSE	\$0.76	\$0.74	\$0.82

<b>TAX CREDIT (NON-SUBSIDIZED)</b>			
<b>UNIT TYPE</b>	<b>ONE-BR</b>	<b>TWO-BR</b>	<b>THREE-BR</b>
GARDEN	\$0.81	\$0.70	\$0.59
TOWNHOUSE	\$0.00	\$0.59	\$0.50

<b>COMBINED</b>			
<b>UNIT TYPE</b>	<b>ONE-BR</b>	<b>TWO-BR</b>	<b>THREE-BR</b>
GARDEN	\$0.94	\$0.83	\$0.74
TOWNHOUSE	\$0.76	\$0.74	\$0.80

# TAX CREDIT UNITS - YELLOW SPRINGS, OHIO

STUDIO UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
32	Fairborn Senior Apts.	4	411	1	60%	\$485
ONE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
43	Hayden House	5	705	1	35%	\$273
63	North Hill Apts.	1	743	1	60%	\$375
78	Shawnee Place	15	600	1	35%	\$379 - \$390
56	Lincoln Park Homes 1A & 1B	20	762	1	60%	\$391
78	Shawnee Place	15	600	1	50%	\$430
43	Hayden House	11	705	1	50%	\$430
43	Hayden House	11	705	1	60%	\$490
78	Shawnee Place	50	600	1	60%	\$507
34	Fellows Terrace	18	630 - 744	1	60%	\$515
68	Northpointe Senior Housing	36	640 - 710	1	60%	\$530
77	Roosevelt Park	24	440	1	50%	\$561
32	Fairborn Senior Apts.	38	554	1	60%	\$565 - \$575
52	Landmark Village Apts.	24	635	1	50%	\$569
70	Peppertree Villas I & II	37	770	1	60%	\$644
90	Tubman Towers	39	650	1	30%	\$649
90	Tubman Towers	40	650	1	60%	\$649
90	Tubman Towers	20	650	1	50%	\$649

◆ - Senior Restricted

## TAX CREDIT UNITS - YELLOW SPRINGS, OHIO

TWO-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
♦ 43	Hayden House	4	937	1	35%	\$314
83	Springfield Village	2	729	1	60%	\$460
83	Springfield Village	4	774	1	50%	\$460
83	Springfield Village	8	774	1	60%	\$460
63	North Hill Apts.	23	858 - 919	1	60%	\$465
63	North Hill Apts.	16	858 - 919	1	50%	\$465
♦ 35	Gateway Gardens Senior	4	853	1	60%	\$465
56	Lincoln Park Homes 1A & 1B	24	1061	1	60%	\$470
56	Lincoln Park Homes 1A & 1B	2	1061	1	35%	\$470
56	Lincoln Park Homes 1A & 1B	8	1061	1	50%	\$470
♦ 61	Mulberry Gardens	8	937	1	60%	\$475
♦ 35	Gateway Gardens Senior	3	853	1	50%	\$475
♦ 43	Hayden House	7	937	1	50%	\$500
56	Lincoln Park Homes 1A & 1B	22	1136 - 1149	1	60%	\$503
♦ 43	Hayden House	6	937	1	60%	\$560
♦ 78	Shawnee Place	2	800	1	50%	\$571
♦ 78	Shawnee Place	3	800	1	60%	\$571
52	Landmark Village Apts.	42	710	1	50%	\$613
♦ 34	Fellows Terrace	14	812 - 825	1	60%	\$620
♦ 32	Fairborn Senior Apts.	41	662 - 800	1	60%	\$650 - \$675
70	Peppertree Villas I & II	37	957	2	60%	\$769
THREE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
83	Springfield Village	9	1020	1.5	60%	\$495
83	Springfield Village	3	1014	1.5	50%	\$495
83	Springfield Village	3	1014	1.5	60%	\$495
♦ 35	Gateway Gardens Senior	8	1005 - 1030	1	60%	\$506
♦ 61	Mulberry Gardens	32	1246	1.5	60%	\$506
♦ 35	Gateway Gardens Senior	5	1005 - 1030	1	50%	\$506
83	Springfield Village	9	1020	1.5	50%	\$520
56	Lincoln Park Homes 1A & 1B	12	1340	1.5	60%	\$564
56	Lincoln Park Homes 1A & 1B	2	1382	1.5	35%	\$610
56	Lincoln Park Homes 1A & 1B	12	1382	1.5	50%	\$610
56	Lincoln Park Homes 1A & 1B	2	1382	1.5	60%	\$610
52	Landmark Village Apts.	66	895	1.5	50%	\$653
70	Peppertree Villas I & II	44	1157	2	60%	\$873

♦ - Senior Restricted

# TAX CREDIT UNITS - YELLOW SPRINGS, OHIO

FOUR-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
83	Springfield Village	2	1360	2	60%	\$535
81	Springfield Homes	22	1430 - 1447	1.5	50%	\$600
81	Springfield Homes	3	1326 - 1435	2	60%	\$600
81	Springfield Homes	3	1326 - 1435	2	50%	\$600
81	Springfield Homes	22	1430 - 1447	1.5	60%	\$600
56	Lincoln Park Homes 1A & 1B	4	1422	2	60%	\$628
20	City Forest of Springfield	75	1593	2	60%	\$631
52	Landmark Village Apts.	33	1050	2	50%	\$680
19	City Forest of Clark County	19	1400	2	60%	\$744

◆ - Senior Restricted

# QUALITY RATING - YELLOW SPRINGS, OHIO

## MARKET-RATE PROJECTS AND UNITS

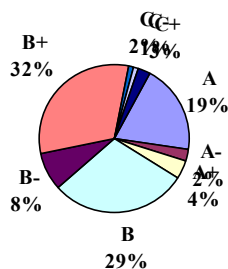
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN NET RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
A+	1	325	10.2%	\$905	\$1,009	\$1,545		
A	7	1,540	6.0%	\$420	\$640	\$1,005	\$985	
A-	2	197	0.5%		\$890	\$1,140	\$1,360	
B+	14	2,556	1.2%	\$489	\$560	\$710	\$780	
B	21	2,362	1.6%	\$449	\$549	\$710	\$1,025	
B-	12	643	3.1%	\$465	\$529	\$619	\$699	
C+	3	230	1.7%		\$575	\$725	\$889	
C	4	121	5.0%		\$500	\$600		
C-	1	52	3.8%		\$595	\$695	\$795	

## TAX CREDIT (NON-SUBSIDIZED) PROJECTS AND UNITS

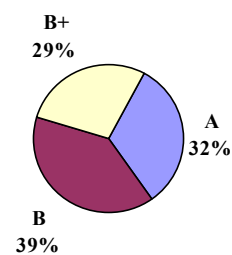
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN NET RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
A	4	201	0.0%		\$530	\$465		\$631
B+	3	181	0.0%		\$644	\$769	\$873	\$744
B	5	253	0.0%	\$485	\$507	\$650	\$506	\$535

## DISTRIBUTION OF UNITS BY QUALITY RATING

MARKET-RATE UNITS



TAX CREDIT UNITS



## YEAR BUILT - YELLOW SPRINGS, OHIO \*

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	20	1848	30	1.6%	1848	21.3%
1970 to 1979	16	1550	42	2.7%	3398	17.8%
1980 to 1989	10	1126	9	0.8%	4524	13.0%
1990 to 1999	15	2576	90	3.5%	7100	29.6%
2000 to 2005	10	724	8	1.1%	7824	8.3%
2006 to 2010	3	675	49	7.3%	8499	7.8%
2011	0	0	0	0.0%	8499	0.0%
2012	1	150	0	0.0%	8649	1.7%
2013	0	0	0	0.0%	8649	0.0%
2014	1	44	0	0.0%	8693	0.5%
2015	0	0	0	0.0%	8693	0.0%
2016	0	0	0	0.0%	8693	0.0%
2017**	0	0	0	0.0%	8693	0.0%
<b>TOTAL</b>	<b>76</b>	<b>8693</b>	<b>228</b>	<b>2.6%</b>	<b>8693</b>	<b>100.0 %</b>

## YEAR RENOVATED - YELLOW SPRINGS, OHIO \*

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	0	0	0	0.0%	0	0.0%
2000 to 2005	5	448	13	2.9%	448	26.4%
2006 to 2010	6	1120	18	1.6%	1568	65.9%
2011	0	0	0	0.0%	1568	0.0%
2012	0	0	0	0.0%	1568	0.0%
2013	0	0	0	0.0%	1568	0.0%
2014	0	0	0	0.0%	1568	0.0%
2015	1	84	3	3.6%	1652	4.9%
2016	0	0	0	0.0%	1652	0.0%
2017**	1	48	5	10.4%	1700	2.8%
<b>TOTAL</b>	<b>13</b>	<b>1700</b>	<b>39</b>	<b>2.3%</b>	<b>1700</b>	<b>100.0 %</b>

Note: The upper table (Year Built) includes all of the units included in the lower table.

\* Only Market-Rate and Tax Credit projects. Does not include government-subsidized projects.

\*\* As of October 2017

## APPLIANCES AND UNIT AMENITIES - YELLOW SPRINGS, OHIO

<b>APPLIANCES</b>			
<b>APPLIANCE</b>	<b>PROJECTS</b>	<b>PERCENT</b>	<b>UNITS*</b>
RANGE	74	98.7%	8,613
REFRIGERATOR	74	98.7%	8,613
ICEMAKER	8	10.7%	2,118
DISHWASHER	39	52.0%	6,684
DISPOSAL	56	74.7%	7,959
MICROWAVE	16	21.3%	3,164
<b>UNIT AMENITIES</b>			
<b>AMENITY</b>	<b>PROJECTS</b>	<b>PERCENT</b>	<b>UNITS*</b>
AC - CENTRAL	48	64.0%	6,070
AC - WINDOW	26	34.7%	2,713
FLOOR COVERING	75	100.0%	8,693
WASHER/DRYER	9	12.0%	1,782
WASHER/DRYER HOOK-UP	49	65.3%	6,994
PATIO/DECK/BALCONY	48	64.0%	7,096
CEILING FAN	41	54.7%	5,714
FIREPLACE	9	12.0%	2,085
BASEMENT	2	2.7%	214
INTERCOM SYSTEM	7	9.3%	826
SECURITY SYSTEM	0	0.0%	
WINDOW TREATMENTS	67	89.3%	8,306
FURNISHED UNITS	1	1.3%	280
E-CALL BUTTON	2	2.7%	167

\* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.



## PROJECT AMENITIES - YELLOW SPRINGS, OHIO

PROJECT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS
POOL	26	34.7%	5,666
ON-SITE MANAGEMENT	54	72.0%	7,841
LAUNDRY	43	57.3%	5,070
CLUB HOUSE	17	22.7%	3,771
MEETING ROOM	7	9.3%	563
FITNESS CENTER	17	22.7%	3,854
JACUZZI/SAUNA	2	2.7%	533
PLAYGROUND	10	13.3%	2,021
COMPUTER LAB	5	6.7%	1,388
SPORTS COURT	10	13.3%	2,829
STORAGE	3	4.0%	626
LAKE	8	10.7%	2,090
ELEVATOR	6	8.0%	436
SECURITY GATE	0	0.0%	
BUSINESS CENTER	1	1.3%	238
CAR WASH AREA	2	2.7%	464
PICNIC AREA	20	26.7%	3,016
CONCIERGE SERVICE	0	0.0%	
SOCIAL SERVICE PACKAGE	0	0.0%	

# DISTRIBUTION OF UTILITIES - YELLOW SPRINGS, OHIO

UTILITY (RESPONSIBILITY)	NUMBER OF PROJECTS	NUMBER OF UNITS	DISTRIBUTION OF UNITS
<b>HEAT</b>			
LANDLORD			
ELECTRIC	8	611	5.5%
GAS	20	1,650	14.8%
TENANT			
ELECTRIC	40	4,935	44.2%
GAS	36	3,965	35.5%
			100.0%
<b>COOKING FUEL</b>			
LANDLORD			
ELECTRIC	18	1,280	11.5%
GAS	3	492	4.4%
TENANT			
ELECTRIC	76	8,745	78.4%
GAS	7	644	5.8%
			100.0%
<b>HOT WATER</b>			
LANDLORD			
ELECTRIC	10	930	8.3%
GAS	18	1,331	11.9%
TENANT			
ELECTRIC	43	5,613	50.3%
GAS	33	3,287	29.5%
			100.0%
<b>ELECTRIC</b>			
LANDLORD	20	1,594	14.3%
TENANT	84	9,567	85.7%
			100.0%
<b>WATER</b>			
LANDLORD	73	5,868	52.6%
TENANT	31	5,293	47.4%
			100.0%
<b>SEWER</b>			
LANDLORD	75	6,072	54.4%
TENANT	29	5,089	45.6%
<b>TRASH PICK-UP</b>			
LANDLORD	95	9,834	88.1%
TENANT	9	1,327	11.9%
			100.0%

## ADDENDUM B. FIELD SURVEY OF SENIOR FACILITIES

### YELLOW SPRINGS, OHIO

The following section is a field survey of senior housing alternatives with services. These properties were identified through a variety of sources including senior resource guides, yellow page listings, government agencies, Chambers of Commerce, and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing market for senior housing with services, identify trends that impact future development, and identify those properties that would be considered most comparable to the subject site.

The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as independent living, congregate care (independent living with services), assisted living, and in some cases, nursing care. The field survey is organized as follows:

- A color-coded map indicating each property surveyed by project type.
- A map identification list of properties surveyed by name, profit/non-profit status, year built and/or renovated, total beds or units, vacant beds or units, and occupancy rate. Projects are listed in numeric order and color coded by project type.
- Distribution of fees or rents, entrance fees (if any), and a distribution by bed/unit type, vacancies, and occupancy rate.
- A listing of properties surveyed with photograph, address, phone number, year built or renovated, number of units/beds, occupancies, any licensure, and relevant comments, and project ratings including building appearance, ease of access, and a neighborhood rating.
- A listing of unit amenities.
- A listing of project amenities.
- Fees per unit type for each project.
- Unit size in square feet for each project.



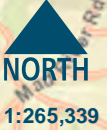
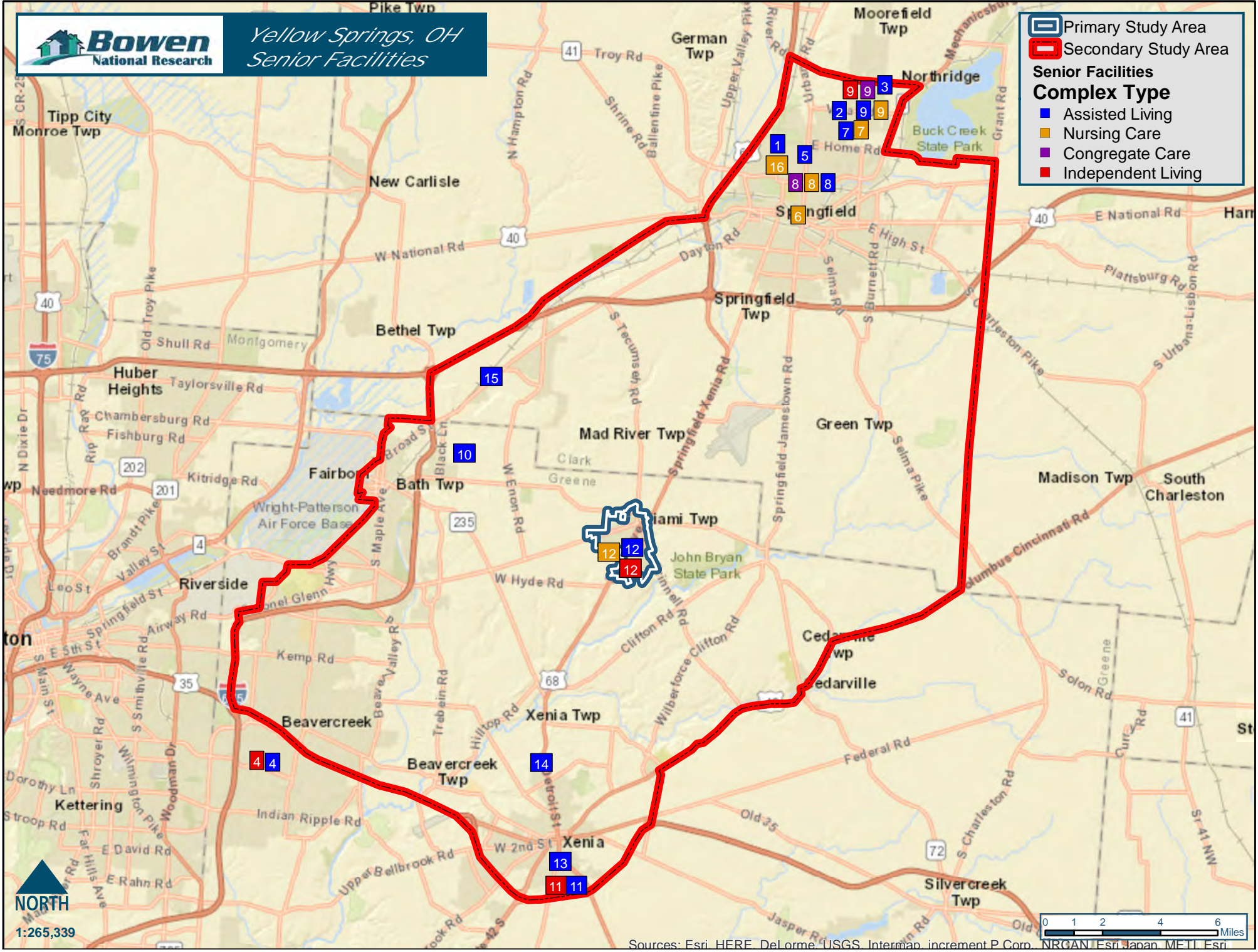
# Yellow Springs, OH Senior Facilities

**Primary Study Area** (Blue outline)

**Secondary Study Area** (Red outline)

**Senior Facilities Complex Type**

- Assisted Living (Blue square)
- Nursing Care (Yellow square)
- Congregate Care (Purple square)
- Independent Living (Red square)



# MAP IDENTIFICATION LIST - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	FOR PROFIT	YEAR BUILT	TOTAL BEDS/UNITS	VAC.	OCC. RATE
A-1	Community's Hearth & Home at Harding	YES	1996	20	0	100.0%
A-2	Community's Hearth & Home at El Camino	YES	1998	20	0	100.0%
A-3	Brookdale Buck Creek	YES	1997	36	7	80.6%
A-4	Traditions of Beaver creek	YES	2017	92	21	77.2%
I-4	Traditions of Beaver creek	YES	2017	12	0	100.0%
A-5	Clark Memorial Home	NO	1890	20	2	90.0%
A-6	Forest Glen Health Campus	YES	2007	78	2	97.4%
N-6	Forest Glen Health Campus	YES	1996	63	4	93.7%
A-7	Eaglewood Village	YES	1986	80	9	88.8%
N-7	Eaglewood Village	YES	1979	111	12	89.2%
N-8	Springfield Nursing & Independent Living	NO	1967	90	10	88.9%
C-8	Springfield Nursing & Independent Living	NO	1871	10	1	90.0%
A-9	Oakwood Village - Woodland	NO	2002	48	0	100.0%
N-9	Oakwood Village	NO	1980	86	5	94.2%
C-9	Oakwood Village	NO	1987	119	24	79.8%
I-9	Village at Oakwood Cottages	NO	2002	10	1	90.0%
A-10	Patriot Ridge Community	NO	1972	25	2	92.0%
A-11	Legacy Assisted Living	NO	2006	52	10	80.8%
I-11	Legacy Village	NO	2003	38	2	94.7%
A-12	Friends Care Center	YES	1999	20	0	100.0%
N-12	Friends Care Center	YES	1978	66	6	90.9%
I-12	Friends Care Center	YES	1999	20	3	85.0%
A-13	Hillside Assisted Living Community	YES	1985	30	2	93.3%
A-14	Elmcroft of Xenia	YES	1999	103	0	100.0%
A-15	Brookdale Fox Run	YES	1997	88	32	63.6%
N-16	Arbors at Springfield	YES	1980	50	13	74.0%

FACILITY TYPE	TOTAL PROJECTS	TOTAL UNITS/BEDS	OCCUPANCY RATE
INDEPENDENT LIVING	4	80	92.5%
CONGREGATE CARE	2	129	80.6%
ASSISTED LIVING	14	712	87.8%
NURSING CARE	6	466	89.3%

\* - In Miles

■	Assisted Living
■	Nursing Care Facility
■	Congregate Care
■	Independent Living

Survey Date: December 2017

## DISTRIBUTION OF FEES BY SERVICE LEVEL - YELLOW SPRINGS, OHIO

INDEPENDENT LIVING						
BED TYPE	MONTHLY RENT	ENTRANCE FEES	UNITS	SHARE	VACANT	% OCCUPIED
TWO BEDROOM	\$635 - \$3,200	\$105,000 - \$180,000	52	65.0%	6	88.5%
THREE BEDROOM	\$635 - \$955	\$130,000 - \$210,000	28	35.0%	0	100.0%
			80	100.0%	6	92.5%

CONGREGATE CARE						
BED TYPE	MONTHLY FEE	ENTRANCE FEES	UNITS	SHARE	VACANT	% OCCUPIED
STUDIO	\$670 - \$1,456	-	20	15.5%	1	95.0%
ONE BEDROOM	\$1,769 - \$2,273	-	69	53.5%	20	71.0%
TWO BEDROOM	\$2,335 - \$3,246	-	40	31.0%	4	90.0%
			129	100.0%	25	80.6%

ASSISTED LIVING						
BED TYPE	MONTHLY FEE	SECOND PERSON	UNITS	SHARE	VACANT	% OCCUPIED
STUDIO	\$2,098 - \$7,543	\$850 - \$2,000	369	51.8%	33	91.1%
ONE BEDROOM	\$2,452 - \$4,652	\$800 - \$2,000	135	19.0%	26	80.7%
TWO BEDROOM	\$2,749 - \$5,313	-	24	3.4%	6	75.0%
ALZ/DEM	\$4,350 - \$8,882	\$4,300 - \$8,395	184	25.8%	22	88.0%
			712	100.0%	87	87.8%

NURSING CARE						
BED TYPE	PRIVATE*	SEMI-PRIVATE*	BEDS	SHARE	VACANT	% OCCUPIED
SLEEPING ROOM	\$199 - \$288	\$187 - \$274	387	83.0%	38	90.2%
ALZ/DEM	\$255	\$220	20	4.3%	6	70.0%
SHORT-TERM	\$284 - \$443	-	59	12.7%	6	89.8%
			466	100.0%	50	89.3%

\* - Daily Fee

## COMMUNITY CONFIGURATION - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	FOR PROFIT	CCRC	INDEPENDENT LIVING	CONGREGATE CARE	ASSISTED LIVING	NURSING CARE
1	Community's Hearth & Home at Harding	YES	NO			X	
2	Community's Hearth & Home at El Camino	YES	NO			X	
3	Brookdale Buck Creek	YES	NO			X	
4	Traditions of Beavercreek	YES	NO	X		X	
5	Clark Memorial Home	NO	NO			X	
6	Forest Glen Health Campus	YES	NO			X	X
7	Eaglewood Village	YES	NO			X	X
8	Springfield Nursing & Independent Living	NO	NO		X		X
9	Oakwood Village	NO	NO	X	X	X	X
10	Patriot Ridge Community	NO	NO			X	
11	Legacy Village	NO	YES	X		X	
12	Friends Care Center	YES	NO	X		X	X
13	Hillside Assisted Living Community	YES	NO			X	
14	Elmcroft of Xenia	YES	NO			X	
15	Brookdale Fox Run	YES	NO			X	
16	Arbors at Springfield	YES	NO				X

# PROPERTY PROFILES - YELLOW SPRINGS, OHIO

<b>I-4 Traditions of Beavercreek</b>		
	<b>Location</b> 800 Grayson Ln. Beavercreek, OH 45430 <b>Phone</b> (937) 427-6220 <b>Mgmt Co.</b> <b>Comments</b> Community fee \$2,500; Offers meals \$6/ea; 20 additional homes planned	<b>Total Units</b> 12 <b>Occupancy Rate</b> 100.0% <b>Year Built</b> 2017  <b>Physical Structure</b> A <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B
	<b>I-9 Village at Oakwood Cottages</b>	
	<b>Location</b> 1498 Villa Rd. Springfield, OH 45503 <b>Phone</b> (937) 390-9000 <b>Mgmt Co.</b> Merry Health <b>Comments</b> Refundable entrance fee required	<b>Total Units</b> 10 <b>Occupancy Rate</b> 90.0% <b>Year Built</b> 2002  <b>Physical Structure</b> A <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B
	<b>I-11 Legacy Village</b>	
	<b>Location</b> 695 Wycliffe Dr. Xenia, OH 45385 <b>Phone</b> (937) 372-0359 <b>Mgmt Co.</b> National Church Residences <b>Comments</b> Entrance fees are the cost of the home; The homes are built as they are sold, up to 60 lots	<b>Total Units</b> 38 <b>Occupancy Rate</b> 94.7% <b>Year Built</b> 2003  <b>Physical Structure</b> B+ <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B
	<b>I-12 Friends Care Center</b>	
	<b>Location</b> 170 E. Herman St. Yellow Springs, OH 45387 <b>Phone</b> (937) 319-8924 <b>Mgmt Co.</b> <b>Comments</b>	<b>Total Units</b> 20 <b>Occupancy Rate</b> 85.0% <b>Year Built</b> 1999  <b>Physical Structure</b> B <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B





\* - Occupied Beds

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: December 2017



# PROPERTY PROFILES - YELLOW SPRINGS, OHIO

C-8 Springfield Nursing & Independent Living				
	<b>Location</b>	404 E. McCreight Ave. Springfield, OH 45503	<b>Total Units</b>	10
	<b>Phone</b>	(937) 533-4634	<b>Occupancy Rate</b>	90.0%
	<b>Mgmt Co.</b>	Saber Health	<b>Year Built</b>	1871
	<b>Comments</b>		<b>Physical Structure</b>	B-
			<b>Ease of Access</b>	B
			<b>Neighborhood</b>	B
			<b>Visibility</b>	B
C-9 Oakwood Village				
	<b>Location</b>	1498 Villa Rd. Springfield, OH 45503	<b>Total Units</b>	119
	<b>Phone</b>	(937) 390-9000	<b>Occupancy Rate</b>	79.8%
	<b>Mgmt Co.</b>	Merry Health	<b>Year Built</b>	1987
	<b>Comments</b>		<b>Physical Structure</b>	B+
			<b>Ease of Access</b>	B
			<b>Neighborhood</b>	B
			<b>Visibility</b>	B
A-1 Community's Hearth & Home at Harding				
	<b>Location</b>	550 W. Harding Rd. Springfield, OH 45504	<b>Total Beds</b>	20
	<b>Phone</b>	(937) 399-8622	<b>Occupancy Rate</b>	100.0%
	<b>Mgmt Co.</b>		<b>Year Built</b>	1996
	<b>Licensure</b>	Residential Care Facility	<b>Physical Structure</b>	A-
	<b>Comments</b>	Waitlist: 10 households	<b>Ease of Access</b>	B+
			<b>Neighborhood</b>	B
			<b>Visibility</b>	B+
A-2 Community's Hearth & Home at El Camino				
	<b>Location</b>	3185 El Camino Dr. Springfield, OH 45503	<b>Total Beds</b>	20
	<b>Phone</b>	(937) 399-7851	<b>Occupancy Rate</b>	100.0%
	<b>Mgmt Co.</b>		<b>Year Built</b>	1998
	<b>Licensure</b>	Residential Care Facility	<b>Physical Structure</b>	A-
	<b>Comments</b>		<b>Ease of Access</b>	B-
			<b>Neighborhood</b>	B
			<b>Visibility</b>	C+

\* - Occupied Beds

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: December 2017

# PROPERTY PROFILES - YELLOW SPRINGS, OHIO

A-3 Brookdale Buck Creek		
	<b>Location</b> 3270 Middle Urbana Rd. Springfield, OH 45502  <b>Phone</b>  <b>Mgmt Co.</b> <b>Licensure</b> Residential Care Facility <b>Comments</b> One-time community fee: \$1,500; Additional levels of care available for additional cost	<b>Total Beds</b> 36 <b>Occupancy Rate</b> 80.6% <b>Year Built</b> 1997  <b>Physical Structure</b> A <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B
A-4 Traditions of Beavercreek		
	<b>Location</b> 800 Grayson Ln. Beavercreek, OH 45430  <b>Phone</b> (937) 427-6220  <b>Mgmt Co.</b> <b>Licensure</b> Residential Care Facility <b>Comments</b> Community fee \$2,500; Top level of care fee: \$2,300	<b>Total Beds</b> 92 <b>Occupancy Rate</b> 77.2% <b>Year Built</b> 2017  <b>Physical Structure</b> A <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B
A-5 Clark Memorial Home		
	<b>Location</b> 106 Kewbury Rd. Springfield, OH 45504  <b>Phone</b> (937) 399-4262  <b>Mgmt Co.</b> <b>Licensure</b> Residential Care Facility <b>Comments</b> For women only; Funding is through large endowment by Mrs. Clark; Square footage estimated	<b>Total Beds</b> 20 <b>Occupancy Rate</b> 90.0% <b>Year Built</b> 1890  <b>Physical Structure</b> B <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> C
A-6 Forest Glen Health Campus		
	<b>Location</b> 4100 Middle Urbana Rd. Springfield, OH 45502  <b>Phone</b> (937) 390-9913  <b>Mgmt Co.</b> <b>Licensure</b> Residential Care Facility <b>Comments</b> Additional levels of care for memory care \$200/month; Rent ranges based on dementia level, mild (29 beds), progressive (23 beds); Square footage estimated	<b>Total Beds</b> 78 <b>Occupancy Rate</b> 97.4% <b>Year Built</b> 2007  <b>Physical Structure</b> B+ <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B

\* - Occupied Beds

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: December 2017

# PROPERTY PROFILES - YELLOW SPRINGS, OHIO

A-7 Eaglewood Village		
	<b>Location</b> 3001 Middle Urbana Rd. Springfield, OH 45503 <b>Phone</b> (937) 399-7009 <b>Mgmt Co.</b> Beacon Health MGMT <b>Licensure</b> Residential Care Facility <b>Comments</b> Additional levels of care based on point system; Dually certified IL/AL; One time community fee \$1,250	<b>Total Beds</b> 80 <b>Occupancy Rate</b> 88.8% <b>Year Built</b> 1986 1994 <b>Physical Structure</b> B+ <b>Ease of Access</b> N <b>Neighborhood</b> N <b>Visibility</b> N
	<b>A-9 Oakwood Village - Woodland</b>	
	<b>Location</b> 1498 Villa Rd. Springfield, OH 45503 <b>Phone</b> (937) 390-9000 <b>Mgmt Co.</b> Merry Health <b>Licensure</b> Resident Care Facility <b>Comments</b> Requires 3 years private pay before Medicaid; Heritage Point Memory Care (16 units); Studio & 1-br unit mix estimated	<b>Total Beds</b> 48 <b>Occupancy Rate</b> 100.0% <b>Year Built</b> 2002 <b>Physical Structure</b> B+ <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B <b>Medicaid Beds*</b> 5 <b>Medicare Beds*</b> 0
	<b>A-10 Patriot Ridge Community</b>	
	<b>Location</b> 789 Stoneybrook Trl. Fairborn, OH 45324 <b>Phone</b> (937) 878-0262 <b>Mgmt Co.</b> United Church <b>Licensure</b> Residential Care Facility <b>Comments</b> Offers two memory care wings, one is for patients with behavior issues; Square footage estimated	<b>Total Beds</b> 25 <b>Occupancy Rate</b> 92.0% <b>Year Built</b> 1972 <b>Physical Structure</b> B <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B
	<b>A-11 Legacy Assisted Living</b>	
	<b>Location</b> 695 Wycliffe Dr. Xenia, OH 45385 <b>Phone</b> (937) 372-0359 <b>Mgmt Co.</b> National Church Residences <b>Licensure</b> Residential Care Facility <b>Comments</b>	<b>Total Beds</b> 52 <b>Occupancy Rate</b> 80.8% <b>Year Built</b> 2006 <b>Physical Structure</b> B <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B <b>Medicaid Beds*</b> 8 <b>Medicare Beds*</b> 0

\* - Occupied Beds

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: December 2017

# PROPERTY PROFILES - YELLOW SPRINGS, OHIO





A-12 Friends Care Center		
	<b>Location</b> 170 E. Herman St. Yellow Springs, OH 45387 <b>Phone</b> (937) 767-7363 <b>Mgmt Co.</b> <b>Licensure</b> Residential Care Facility <b>Comments</b> 2nd person fee varies based on needs	<b>Total Beds</b> 20 <b>Occupancy Rate</b> 100.0% <b>Year Built</b> 1999  <b>Physical Structure</b> B <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B <b>Medicaid Beds*</b> 2 <b>Medicare Beds*</b> 0
	<b>A-13 Hillside Assisted Living Community</b>	
	<b>Location</b> 130 Rogers St. Xenia, OH 45385 <b>Phone</b> (937) 376-2691 <b>Mgmt Co.</b> N/A <b>Licensure</b> Residential Care Facility <b>Comments</b> Levels of care are all inclusive; Square footage estimated	<b>Total Beds</b> 30 <b>Occupancy Rate</b> 93.3% <b>Year Built</b> 1985 2005 <b>Physical Structure</b> C <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B <b>Medicaid Beds*</b> 16 <b>Medicare Beds*</b> 0
	<b>A-14 Elmcroft of Xenia</b>	
	<b>Location</b> 60 Paceline Cir. Xenia, OH 45385 <b>Phone</b> (937) 372-1530 <b>Mgmt Co.</b> Elmcroft <b>Licensure</b> Residential Care Facility <b>Comments</b> Levels of care are all inclusive	<b>Total Beds</b> 103 <b>Occupancy Rate</b> 100.0% <b>Year Built</b> 1999  <b>Physical Structure</b> B <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B <b>Medicaid Beds*</b> 30 <b>Medicare Beds*</b> 0
	<b>A-15 Brookdale Fox Run</b>	
	<b>Location</b> 7800 Dayton Springfield Rd. Fairborn, OH 45324 <b>Phone</b> (937) 864-1500 <b>Mgmt Co.</b> Brookdale <b>Licensure</b> Residential Care Facility <b>Comments</b> Memory care units do not have kitchen; Unit mix & square footage estimated	<b>Total Beds</b> 88 <b>Occupancy Rate</b> 63.6% <b>Year Built</b> 1997  <b>Physical Structure</b> C+ <b>Ease of Access</b> B+ <b>Neighborhood</b> B <b>Visibility</b> B+

\* - Occupied Beds

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: December 2017

# PROPERTY PROFILES - YELLOW SPRINGS, OHIO

N-6 Forest Glen Health Campus		
	<b>Location</b> 4100 Middle Urbana Rd. Springfield, OH 45502 <b>Phone</b> (937) 390-9913 <b>Mgmt Co.</b> <b>Licensure</b> Nursing Care <b>Comments</b> Square footage estimated	<b>Total Beds</b> 63 <b>Occupancy Rate</b> 93.7% <b>Year Built</b> 1996  <b>Physical Structure</b> B+ <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B <b>Medicaid Beds*</b> 29 <b>Medicare Beds*</b> 7
	<b>N-7 Eaglewood Village</b>	
	<b>Location</b> 2000 Villa Rd. Springfield, OH 45503 <b>Phone</b> (937) 399-7009 <b>Mgmt Co.</b> Beacon Health MGMT <b>Licensure</b> Nursing Care <b>Comments</b>	<b>Total Beds</b> 111 <b>Occupancy Rate</b> 89.2% <b>Year Built</b> 1979  <b>Physical Structure</b> B- <b>Ease of Access</b> N <b>Neighborhood</b> N <b>Visibility</b> N <b>Medicaid Beds*</b> 50 <b>Medicare Beds*</b> 12
	<b>N-8 Springfield Nursing &amp; Independent Living</b>	
	<b>Location</b> 404 E. McCreight Ave. Springfield, OH 45503 <b>Phone</b> (937) 533-4634 <b>Mgmt Co.</b> Saber Health <b>Licensure</b> Nursing Care <b>Comments</b>	<b>Total Beds</b> 90 <b>Occupancy Rate</b> 88.9% <b>Year Built</b> 1967  <b>Physical Structure</b> B- <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B <b>Medicaid Beds*</b> 68 <b>Medicare Beds*</b> 4
	<b>N-9 Oakwood Village</b>	
	<b>Location</b> 1498 Villa Rd. Springfield, OH 45503 <b>Phone</b> (937) 390-9000 <b>Mgmt Co.</b> Merry Health <b>Licensure</b> Nursing Care <b>Comments</b>	<b>Total Beds</b> 86 <b>Occupancy Rate</b> 94.2% <b>Year Built</b> 1980  <b>Physical Structure</b> B <b>Ease of Access</b> B <b>Neighborhood</b> B <b>Visibility</b> B <b>Medicaid Beds*</b> 48 <b>Medicare Beds*</b> 2

\* - Occupied Beds

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: December 2017

# PROPERTY PROFILES - YELLOW SPRINGS, OHIO

N-12 Friends Care Center				
	<b>Location</b>	170 E. Herman St. Yellow Springs, OH 45387	<b>Total Beds</b>	66
	<b>Phone</b>	(937) 767-7363	<b>Occupancy Rate</b>	90.9%
	<b>Mgmt Co.</b>		<b>Year Built</b>	1978
	<b>Licensure</b>	Nursing Care	<b>Physical Structure</b>	B-
	<b>Comments</b>	Square footage estimated	<b>Ease of Access</b>	B
			<b>Neighborhood</b>	B
			<b>Visibility</b>	B
			<b>Medicaid Beds*</b>	30
			<b>Medicare Beds*</b>	8
N-16 Arbors at Springfield				
	<b>Location</b>	1600 St. Paris Pike Springfield, OH 45504	<b>Total Beds</b>	50
	<b>Phone</b>	(937) 399-8131	<b>Occupancy Rate</b>	74.0%
	<b>Mgmt Co.</b>		<b>Year Built</b>	1980
	<b>Licensure</b>	Nursing Care	<b>Physical Structure</b>	B
	<b>Comments</b>	Year built estimated	<b>Ease of Access</b>	B
			<b>Neighborhood</b>	B
			<b>Visibility</b>	B
			<b>Medicaid Beds*</b>	36
			<b>Medicare Beds*</b>	1

\* - Occupied Beds

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: December 2017

## FACILITY CAPACITY - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	LICENSED CAPACITY	MARKETED BEDS	SHARE OF LIC.
A-1	Community's Hearth & Home at Harding	23	20	87.0%
A-2	Community's Hearth & Home at El Camino	30	20	66.7%
A-3	Brookdale Buck Creek	60	36	60.0%
A-4	Traditions of Beaver creek	92	92	100.0%
A-5	Clark Memorial Home	20	20	100.0%
A-6	Forest Glen Health Campus	26	78	300.0%
N-6	Forest Glen Health Campus	179	63	35.2%
A-7	Eaglewood Village	95	80	84.2%
N-7	Eaglewood Village	100	111	111.0%
N-8	Springfield Nursing & Independent Living	100	90	90.0%
A-9	Oakwood Village - Woodland	88	48	54.5%
N-9	Oakwood Village	70	86	122.9%
A-10	Patriot Ridge Community	40	25	62.5%
A-11	Legacy Assisted Living	30	52	173.3%
A-12	Friends Care Center	40	20	50.0%
N-12	Friends Care Center	66	66	100.0%
A-13	Hillside Assisted Living Community	35	30	85.7%
A-14	Elmcroft of Xenia	110	103	93.6%
A-15	Brookdale Fox Run	88	88	100.0%
N-16	Arbors at Springfield	50	50	100.0%
		<b>1,342</b>	<b>1,178</b>	<b>87.8%</b>

<span style="color: blue;">■</span> Assisted Living
<span style="color: orange;">■</span> Nursing Care Facility

Survey Date: December 2017

## INDEPENDENT LIVING FEE SCHEDULE - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	ENTRANCE FEES	STUDIO	ONE-BEDROOM	TWO-BEDROOM	THREE-BEDROOM	OTHER
4	Traditions of Beavercreek	NONE	-	-	\$3,200	-	-
9	Village at Oakwood Cottages	\$160,000	-	-	\$750 - \$950	-	-
11	Legacy Village	\$105,000 - \$130,000	-	-	\$955	\$955	-
12	Friends Care Center	\$180,000 - \$210,000	-	-	\$635	\$635	-

## CONGREGATE CARE FEE SCHEDULE - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	ENTRANCE FEES	STUDIO	ONE-BEDROOM	TWO-BEDROOM	THREE-BEDROOM	OTHER
8	Springfield Nursing & Independent Living	NONE	\$670	-	-	-	-
9	Oakwood Village	NONE	\$1,456	\$1,769 - \$2,273	\$2,335 - \$3,246	-	-



## ASSISTED LIVING FEE SCHEDULE - YELLOW SPRINGS, OHIO

STUDIO						
MAP ID	BASE RATE (PRIVATE)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4+	RANGE
A-1	\$3,695	\$0	\$0	\$0	\$0	\$3,695 - \$3,695
A-3	\$2,460	\$0	\$0	\$0	\$0	\$2,460 - \$2,460
A-4	\$3,100	\$400	\$650	\$1,000	-	\$3,100 - \$4,100
A-5	\$2,500	\$0	\$0	\$0	\$0	\$2,500 - \$2,500
A-6	\$3,802	\$400	\$700	\$1,000	\$1,300	\$3,802 - \$5,102
A-7	\$2,221	\$465	\$830	\$1,195	\$0	\$2,221 - \$3,416
A-9	\$2,098	\$548	\$973	\$1,399	\$1,855	\$2,098 - \$3,953
A-10	\$4,866 - \$7,543	-	-	-	-	\$4,866 - \$7,543
A-11	\$3,680	\$1,216	\$1,642	\$2,037	\$2,403	\$3,680 - \$6,083
A-12	\$3,979	\$315	\$630	\$945	-	\$3,979 - \$4,924
A-13	\$2,550 - \$3,000	-	-	-	-	\$2,550 - \$3,000
A-14	\$3,710 - \$4,563	-	-	-	-	\$3,710 - \$4,563
A-15	\$2,800	-	-	-	-	\$2,800 - \$2,800

ONE-BEDROOM						
MAP ID	BASE RATE (PRIVATE)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4+	RANGE
A-1	\$4,495	\$0	\$0	\$0	\$0	\$4,495 - \$4,495
A-3	\$2,820 - \$3,040	\$0	\$0	\$0	\$0	\$2,820 - \$3,040
A-4	\$3,900	\$400	\$650	\$1,000	-	\$3,900 - \$4,900
A-7	\$2,452 - \$2,518	\$465	\$830	\$1,195	\$0	\$2,452 - \$3,713
A-9	\$2,494 - \$2,889	\$548	\$973	\$1,399	\$1,855	\$2,494 - \$4,744
A-11	\$4,562	\$1,216	\$1,642	\$2,037	\$2,403	\$4,562 - \$6,965
A-12	\$4,148 - \$4,652	\$315	\$630	\$945	-	\$4,148 - \$5,597
A-15	\$4,000	-	-	-	-	\$4,000 - \$4,000

TWO-BEDROOM						
MAP ID	BASE RATE (PRIVATE)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4+	RANGE
A-4	\$4,500	\$400	\$650	\$1,000	-	\$4,500 - \$5,500
A-7	\$2,749 - \$2,936	\$465	\$830	\$1,195	\$0	\$2,749 - \$4,131
A-12	\$5,313	\$315	\$630	\$945	-	\$5,313 - \$6,258

\* - Daily Fee

## ASSISTED LIVING FEE SCHEDULE - YELLOW SPRINGS, OHIO

<b>TWO-BEDROOM</b>						
<b>MAP ID</b>	<b>BASE RATE (PRIVATE)</b>	<b>LEVEL 1</b>	<b>LEVEL 2</b>	<b>LEVEL 3</b>	<b>LEVEL 4+</b>	<b>RANGE</b>

<b>ALZHEIMER'S/DEMENTIA</b>						
<b>MAP ID</b>	<b>BASE RATE (PRIVATE)*</b>	<b>LEVEL 1</b>	<b>LEVEL 2</b>	<b>LEVEL 3</b>	<b>LEVEL 4+</b>	<b>RANGE</b>
<b>A-2</b>	\$4,350	\$0	\$0	\$0	\$0	\$4,350 - \$4,350
<b>A-4</b>	\$5,250	\$400	\$650	\$1,000	-	\$5,250 - \$6,250
<b>A-6</b>	\$5,293 - \$8,882	\$400	\$700	\$1,000	\$1,300	\$5,293 - \$10,182
<b>A-9</b>	\$4,897	\$548	\$973	\$1,399	\$1,855	\$4,897 - \$6,752
<b>A-11</b>	\$6,630 - \$6,782	\$1,216	\$1,642	\$2,037	\$2,403	\$6,630 - \$9,185
<b>A-14</b>	\$4,563 - \$5,049	-	-	-	-	\$4,563 - \$5,049
<b>A-15</b>	\$5,000	-	-	-	-	\$5,000 - \$5,000

\* - Daily Fee

## ASSISTED LIVING BED TYPES - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	MEDICAID		PRIVATE PAY	
		BEDS	PERCENT	BEDS	PERCENT
1	Community's Hearth & Home at Harding	0	0.0%	20	100.0%
2	Community's Hearth & Home at El Camino	0	0.0%	20	100.0%
3	Brookdale Buck Creek	0	0.0%	29	100.0%
4	Traditions of Beavercreek	0	0.0%	71	100.0%
5	Clark Memorial Home	0	0.0%	18	100.0%
6	Forest Glen Health Campus	0	0.0%	76	100.0%
7	Eaglewood Village	0	0.0%	71	100.0%
9	Oakwood Village - Woodland	5	10.4%	43	89.6%
10	Patriot Ridge Community	0	0.0%	23	100.0%
11	Legacy Assisted Living	8	19.0%	34	81.0%
12	Friends Care Center	2	10.0%	18	90.0%
13	Hillside Assisted Living Community	16	57.1%	12	42.9%
14	Elmcroft of Xenia	30	29.1%	73	70.9%
15	Brookdale Fox Run	0	0.0%	56	100.0%
		<b>61</b>	<b>9.8%</b>	<b>564</b>	<b>90.2%</b>

## NURSING CARE FEE SCHEDULE - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	SLEEPING ROOM		ALZ / DEM		SHORT TERM / RESPITE	
		SEMI	PRIVATE	SEMI	PRIVATE	SEMI	PRIVATE
6	Forest Glen Health Campus	\$264	\$288				\$288
7	Eaglewood Village	\$210	\$220	\$220	\$255		
8	Springfield Nursing & Independent Living	\$187	\$199				
9	Oakwood Village	\$233	\$254				\$443
12	Friends Care Center	\$274	\$284				\$284
16	Arbors at Springfield	\$235	\$265				

Reported as Daily Fees

Survey Date: December 2017

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## NURSING CARE BED TYPES - YELLOW SPRINGS, OHIO

MAP ID	PROJECT NAME	MEDICAID		MEDICARE		PRIVATE PAY	
		BEDS	PERCENT	BEDS	PERCENT	BEDS	PERCENT
6	Forest Glen Health Campus	29	49.2%	7	11.9%	23	39.0%
7	Eaglewood Village	50	50.5%	12	12.1%	37	37.4%
8	Springfield Nursing & Independent Living	68	85.0%	4	5.0%	8	10.0%
9	Oakwood Village	48	59.3%	2	2.5%	31	38.3%
12	Friends Care Center	30	50.0%	8	13.3%	22	36.7%
16	Arbors at Springfield	36	97.3%	1	2.7%	0	0.0%
		<b>261</b>	<b>62.7%</b>	<b>34</b>	<b>8.2%</b>	<b>121</b>	<b>29.1%</b>

## UNIT SIZE BY BEDROOM TYPE - YELLOW SPRINGS, OHIO

INDEPENDENT LIVING						
MAP ID		STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	THREE- BEDROOM	OTHER
I-4	Traditions of Beavercreek	-	-	1,620	-	-
I-9	Village at Oakwood Cottages	-	-	1,204 - 1,299	-	-
I-11	Legacy Village	-	-	1,124 - 1,466	2,033 - 2,500	-
I-12	Friends Care Center	-	-	1,472 - 1,480	1,716 - 1,735	-

CONGREGATE CARE						
MAP ID		STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	THREE- BEDROOM	OTHER
C-8	Springfield Nursing & Independent Living	165	-	-	-	-
C-9	Oakwood Village	414	552 - 830	828 - 1,242	-	-

ASSISTED LIVING							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	ALZ'S/ DEM	SHORT- TERM
A-1	Community's Hearth & Home at Harding	-	206 - 281	392	-	-	-
A-2	Community's Hearth & Home at El Camino	-	-	-	-	206 - 392	-
A-3	Brookdale Buck Creek	-	288	324 - 360	-	-	-
A-4	Traditions of Beavercreek	-	375	510	680	347	-
A-5	Clark Memorial Home	-	475	-	-	-	-
A-6	Forest Glen Health Campus	-	450	-	-	450	-
A-7	Eaglewood Village	-	422	500	647	-	-
A-9	Oakwood Village - Woodland	-	278	375 - 407	-	278	-
A-10	Patriot Ridge Community	-	180	-	-	280	-
A-11	Legacy Assisted Living	-	195	342	-	195 - 272	-
A-12	Friends Care Center	-	303	386 - 586	706	-	-
A-13	Hillside Assisted Living Community	-	250	-	-	-	-
A-14	Elmcroft of Xenia	-	275 - 460	-	-	275 - 460	-
A-15	Brookdale Fox Run	-	190 - 270	300	-	190	-

NURSING CARE							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	ALZ'S/ DEM	SHORT- TERM
N-6	Forest Glen Health Campus	300	-	-	-	-	300

■	Assisted Living
■	Nursing Care Facility
■	Congregate Care
■	Independent Living

Survey Date: December 2017

## UNIT SIZE BY BEDROOM TYPE - YELLOW SPRINGS, OHIO

NURSING CARE							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	ALZ'S/ DEM	SHORT-TERM
N-7	Eaglewood Village	175	-	-	-	175	-
N-8	Springfield Nursing & Independent Living	150 - 165	-	-	-	-	-
N-9	Oakwood Village	165 - 180	-	-	-	-	165 - 180
N-12	Friends Care Center	200	-	-	-	-	250
N-16	Arbors at Springfield	250	-	-	-	-	-

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: December 2017

# UNITS/(VACANCIES) BY BEDROOM TYPE - YELLOW SPRINGS, OHIO

INDEPENDENT LIVING						
MAP ID		STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	THREE- BEDROOM	OTHER
I-4	Traditions of Beavercreek	0 (0)	0 (0)	12 (0)	0 (0)	0 (0)
I-9	Village at Oakwood Cottages	0 (0)	0 (0)	10 (1)	0 (0)	0 (0)
I-11	Legacy Village	0 (0)	0 (0)	20 (2)	18 (0)	0 (0)
I-12	Friends Care Center	0 (0)	0 (0)	10 (3)	10 (0)	0 (0)
<b>TOTAL UNITS</b>		<b>0</b>	<b>0</b>	<b>52</b>	<b>28</b>	<b>0</b>
<b>TOTAL VACANT</b>		<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>

CONGREGATE CARE						
MAP ID		STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	THREE- BEDROOM	OTHER
C-8	Springfield Nursing & Independent Living	10 (1)	0 (0)	0 (0)	0 (0)	0 (0)
C-9	Oakwood Village	10 (0)	69 (20)	40 (4)	0 (0)	0 (0)
<b>TOTAL UNITS</b>		<b>20</b>	<b>69</b>	<b>40</b>	<b>0</b>	<b>0</b>
<b>TOTAL VACANT</b>		<b>1</b>	<b>20</b>	<b>4</b>	<b>0</b>	<b>0</b>

ASSISTED LIVING							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	ALZ'S/ DEM	SHORT- TERM
A-1	Community's Hearth & Home at Harding	0 (0)	12 (0)	8 (0)	0 (0)	0 (0)	0 (0)
A-2	Community's Hearth & Home at El Camino	0 (0)	0 (0)	0 (0)	0 (0)	20 (0)	0 (0)
A-3	Brookdale Buck Creek	0 (0)	20 (1)	16 (6)	0 (0)	0 (0)	0 (0)
A-4	Traditions of Beavercreek	0 (0)	21 (0)	30 (2)	10 (4)	31 (15)	0 (0)
A-5	Clark Memorial Home	0 (0)	20 (2)	0 (0)	0 (0)	0 (0)	0 (0)

<span style="color: blue;">■</span> Assisted Living
<span style="color: orange;">■</span> Nursing Care Facility
<span style="color: purple;">■</span> Congregate Care
<span style="color: red;">■</span> Independent Living

Survey Date: December 2017



## UNITS/(VACANCIES) BY BEDROOM TYPE - YELLOW SPRINGS, OHIO

ASSISTED LIVING							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	ALZ'S/ DEM	SHORT-TERM
A-6	Forest Glen Health Campus	0 (0)	26 (0)	0 (0)	0 (0)	52 (2)	0 (0)
A-7	Eaglewood Village	0 (0)	48 (4)	20 (3)	12 (2)	0 (0)	0 (0)
A-9	Oakwood Village - Woodland	0 (0)	19 (0)	13 (0)	0 (0)	16 (0)	0 (0)
A-10	Patriot Ridge Community	0 (0)	10 (1)	0 (0)	0 (0)	15 (1)	0 (0)
A-11	Legacy Assisted Living	0 (0)	26 (9)	8 (1)	0 (0)	18 (0)	0 (0)
A-12	Friends Care Center	0 (0)	14 (0)	4 (0)	2 (0)	0 (0)	0 (0)
A-13	Hillside Assisted Living Community	0 (0)	30 (2)	0 (0)	0 (0)	0 (0)	0 (0)
A-14	Elmcroft of Xenia	0 (0)	87 (0)	0 (0)	0 (0)	16 (0)	0 (0)
A-15	Brookdale Fox Run	0 (0)	36 (14)	36 (14)	0 (0)	16 (4)	0 (0)
<b>TOTAL UNITS</b>		<b>0</b>	<b>369</b>	<b>135</b>	<b>24</b>	<b>184</b>	<b>0</b>
<b>TOTAL VACANT</b>		<b>0</b>	<b>33</b>	<b>26</b>	<b>6</b>	<b>22</b>	<b>0</b>

NURSING CARE							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	ALZ'S/ DEM	SHORT-TERM
N-6	Forest Glen Health Campus	50 (4)	0 (0)	0 (0)	0 (0)	0 (0)	13 (0)
N-7	Eaglewood Village	91 (6)	0 (0)	0 (0)	0 (0)	20 (6)	0 (0)
N-8	Springfield Nursing & Independent Living	90 (10)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
N-9	Oakwood Village	56 (2)	0 (0)	0 (0)	0 (0)	0 (0)	30 (3)
N-12	Friends Care Center	50 (3)	0 (0)	0 (0)	0 (0)	0 (0)	16 (3)
N-16	Arbors at Springfield	50 (13)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)

	Assisted Living
	Nursing Care Facility
	Congregate Care
	Independent Living

Survey Date: December 2017

# UNITS/(VACANCIES) BY BEDROOM TYPE - YELLOW SPRINGS, OHIO

NURSING CARE							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	ALZ'S/ DEM	SHORT-TERM
	TOTAL UNITS	387	0	0	0	20	59
	TOTAL VACANT	38	0	0	0	6	6

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: December 2017

# UNIT AMENITIES - YELLOW SPRINGS, OHIO

MAP ID	AIR CONDITIONING	WINDOW TREATMENTS	CARPETTING	DISHWASHER	EMERGENCY CALL SYSTEM DISPOSAL	MICROWAVE	RANGE	REFRIGERATOR	PORCH/PATIO	EXTRA STORAGE	WASHER / DRYER	PARKING (A/D/C/O)	OTHER
A-1	X	B	X		X	X		S					
A-2	X	B	X		X	X		S					
A-3	X	B	X		X	X		F					
A-4	X	X		X	X	X		X				A	
A-5	X	X	X		X								
A-6	X		X		X	X		X					
A-7		B	X		X							C	
A-9	X	X	X		X		S	S		X			
A-10	X	X	X		X			S					
A-11	X	X	X		X				X				
A-12	X	X	X		X								
A-13	X	X	X		X								
A-14	X	B	X		X								
A-15	X	X	X		X	s		S				x	
C-8	X	X			X	S	S	S					
C-9	X	X	X	S	X		F	F		X			
I-4	X	X	X	X		X	X	X			X	A	
I-9	X	X	X	X	X		F	F	X		X		
I-11	X	X	X	X	X	X	F	F	X	X	X	A	
I-12	X	X		X	X	X	X	X	X		X	A	

Assisted Living
Nursing Care Facility
Congregate Care
Independent Living

X - All Units
S - Some Units
O - Optional

Window Coverings

B - Blinds
C - Curtains
D - Drapes

Parking

A - Attached
D - Detached
C - Carport
O - Optional

Refrigerator

F - Full
M - Mini/Small

# PROJECT AMENITIES - YELLOW SPRINGS, OHIO

MAP ID	BANK	BEAUTY/BARBER SHOP	BILLIARDS AREA	CHAPEL	LOUNGES	CRAFT/HOBBY ROOM	PUBLIC DINING ROOM	PRIVATE DINING ROOM	ELEVATOR	EXERCISE ROOM	CONVENIENCE STORE	WELLNESS CENTER	ICE CREAM PARLOR	LAUNDRY ROOM	BISTRO / CAFE	LIBRARY	SWIMMING POOL	WHIRLPOOL/SPA	MOVIE THEATER	SECURED ENTRANCE	OUTSIDE WALK PATH	COMMUNITY ROOM	COMPUTER LAB	PICNIC AREA	PET FRIENDLY	OTHER
A-1		X			X		X			X				F	X	X		X		X	X	X			COURTYARD	
A-2		X			X		X			X				F	X	X		X		X	X	X			COURTYARD	
A-3		X			X	X	X								X	X			X	X	X					
A-4		X		X			X			X									X							
A-5		X			X	X	X														X					
A-6		X			X	X	X	X								X					X	X		X	PUTTING GREEN	
A-7		X			X		X				X			F	X			X		X	X	X				
A-9		X		X	X	X	X			X				F		X		X		X	X					
A-10		X			X		X			X						X			X		X				COURTYARD	
A-11		X		X	X	X	X	X		X	X					X			X	X	X		X			
A-12		X			X		X		X	X						X			X		X					
A-13		X	X		X		X			X				X		X				X	X	X			PATIO	
A-14		X	X		X		X	X							X	X			X		X					
A-15		X	X	X	X	X	X			X				F		X				X					COURTYARD; POND	
C-8		X					X		X		X			F		X					X					
C-9		X		X	X	X				X				F		X		X		X	X					
I-4				X			X			X					X			X						X		
I-9		X		X	X	X				X						X		X		X	X					
I-11		X	X		X					X						X				X	X			X	CLUB HOUSE	
I-12		X					X		X		X													X		

Assisted Living
Nursing Care Facility
Congregate Care
Independent Living

Laundry
F - Free
C - Coin

Survey Date: December 2017



**Addendum C:**

**For-Sale Housing Inventory**

### Available Listings in PSA

Address	City	ST	Zip	Beds	Baths	Square Feet	Year Built	Days On Market	List Price	Price Per Square Foot
716 S High	Yellow Springs	OH	45387	5.0	4.0	4,022	1850	202	\$299,000	\$74.34
913 Xenia Ave.	Yellow Springs	OH	45387	4.0	3.0	2,224	1929	121	\$239,000	\$107.46
421 N Winter	Yellow Springs	OH	45387	2.0	1.0	1,440	1948	22	\$199,900	\$138.82
1441 Meadow	Yellow Springs	OH	45387	3.0	1.5	1,541	1956	42	\$250,000	\$162.23

### Available Listings in SSA

Address	City	ST	Zip	Beds	Baths	Square Feet	Year Built	Days On Market	List Price	Price Per Square Foot
441 E EUCLID	Springfield	OH	45505	4.0	1.0	1,772	1870	352	\$12,000	\$6.77
3255 E High ST	Springfield	OH	45505	4.0	2.0	3,031	1873	52	\$230,000	\$75.88
1030 Middle ST	Springfield	OH	45503	4.0	1.5	1,514	1879	78	\$15,000	\$9.91
425 E EUCLID	Springfield	OH	45505	4.0	1.0	2,020	1880	352	\$5,000	\$2.48
415 W MULBERRY	Springfield	OH	45506	5.0	3.0	2,500	1881	351	\$12,000	\$4.80
467 Harrison ST	Springfield	OH	45505	3.0	1.0	1,512	1881	9	\$14,900	\$9.85
1028 Cypress	Springfield	OH	45505	4.0	1.0	1,474	1881	32	\$19,900	\$13.50
105 E Madison AVE	Springfield	OH	45504	2.0	1.0	1,148	1881	7	\$35,000	\$30.49
1629 E Home RD	Springfield	OH	45503	2.0	1.0	1,230	1881	37	\$52,000	\$42.28
271 BUXTON AVE	Springfield	OH	45505	3.0	1.0	1,190	1881	9	\$54,000	\$45.38
1902 Clifton AVE	Springfield	OH	45505	3.0	2.0	1,320	1881	18	\$54,900	\$41.59
201 N Belmont AVE	Springfield	OH	45503	4.0	2.0	1,913	1883	16	\$44,500	\$23.26
1600 E HIGH	Springfield	OH	45505	4.0	2.0	4,126	1885	350	\$150,000	\$36.35
521 E LIBERTY	Springfield	OH	45505	3.0	1.0	1,648	1886	352	\$7,000	\$4.25
1621 Lagonda AVE	Springfield	OH	45503	2.0	1.0	845	1886	52	\$12,000	\$14.20
1905 Lexington AVE	Springfield	OH	45505	2.0	1.0	1,626	1889	155	\$14,900	\$9.16
433 W MULBERRY	Springfield	OH	45506	3.0	1.0	1,179	1891	352	\$7,000	\$5.94
737 SUMMER	Springfield	OH	45505	3.0	1.0	1,294	1891	352	\$9,000	\$6.96
933 Tibbetts AVE	Springfield	OH	45505	2.0	1.0	1,204	1891	5	\$9,500	\$7.89
1002 S YELLOW SPRINGS	Springfield	OH	45506	3.0	1.0	1,938	1891	354	\$9,500	\$4.90
1131 Tibbetts AVE	Springfield	OH	45505	2.0	1.0	1,148	1891	89	\$10,000	\$8.71
831 Weimers Section	Springfield	OH	45505	2.0	1.5	1,145	1891	219	\$10,000	\$8.73
664 Tibbetts AVE	Springfield	OH	45505	2.0	1.0	1,064	1891	223	\$10,000	\$9.40
5 Vananda ST	Springfield	OH	45506	2.0	1.5	1,200	1891	167	\$19,900	\$16.58
242 E GRAND AVE	Springfield	OH	45505	3.0	2.0	1,794	1892	574	\$9,900	\$5.52
1215 Mound ST	Springfield	OH	45505	2.0	1.0	1,148		77	\$7,900	\$6.88
299 W 3rd	Xenia	OH	45385	3.0	1.5	1,568	1894	95	\$67,000	\$42.73
1101 MOUND	Springfield	OH	45505	3.0	1.0	1,316	1895	352	\$7,000	\$5.32
2320 Villa RD	Springfield	OH	45503	3.0	1.0	882	1896	15	\$40,000	\$45.35
302 E Southern AVE	Springfield	OH	45505	3.0	1.5	1,480	1897	28	\$42,900	\$28.99
836 Dibert	Springfield	OH	45506	2.0	1.0	1,160	1900	229	\$7,000	\$6.03
727 W Pleasant ST	Springfield	OH	45504	4.0	1.0	1,891	1900	102	\$9,900	\$5.24
1516 Sheridan	Springfield	OH	45505	3.0	1.0	1,204	1900	68	\$22,500	\$18.69
626 Dayton AVE	Springfield	OH	45506	3.0	1.0	1,372	1900	91	\$54,500	\$39.72
30 E Euclid AVE	Springfield	OH	45506	3.0	1.0	1,320	1900	182	\$56,900	\$43.11
4024 E National RD	Springfield	OH	45505	2.0	1.0	2,000	1900	83	\$65,000	\$32.50
1454 N Limestone ST	Springfield	OH	45503	3.0	1.0	1,344	1900	98	\$65,000	\$48.36
900 Emery ST	Springfield	OH	45503	3.0	1.5	1,212	1900	133	\$69,900	\$57.67
925 E High ST	Springfield	OH	45505	6.0	3.0	4,242	1900	233	\$79,900	\$18.84
6111 Dayton Springfield	Springfield	OH	45502	2.0	1.5	1,848	1900	77	\$80,000	\$43.29
1307 Rebert	Springfield	OH	45506	4.0	2.0	2,240	1900	120	\$94,490	\$42.18
1960 S Burnett	Springfield	OH	45505	3.0	2.0	1,778	1900	52	\$109,900	\$61.81
4891 Springfield Jamestown RD	Springfield	OH	45502	3.0	1.0	1,904	1900	54	\$129,900	\$68.22
3276 E Possum RD	Springfield	OH	45502	3.0	2.0	2,048	1900	211	\$189,900	\$92.72
414 Fremont AVE	Springfield	OH	45505	4.0	2.0	1,596	1901	200	\$12,000	\$7.52
262 S Clairmont ST	Springfield	OH	45505	2.0	1.0	1,252	1901	25	\$78,500	\$62.70
734 DREXEL	Springfield	OH	45505	3.0	1.0	1,232	1906	352	\$7,000	\$5.68
205 N Florence	Springfield	OH	45503	3.0	2.0	1,678	1906	69	\$33,900	\$20.20
1623 Maryland AVE	Springfield	OH	45505	3.0	2.0	1,396	1906	193	\$69,900	\$50.07
274 S Arlington	Springfield	OH	45505	4.0	1.5	3,010	1906	114	\$114,900	\$38.17
1815 Morgan ST	Springfield	OH	45503	4.0	1.0	1,456	1907	217	\$41,500	\$28.50
125 N Florence ST	Springfield	OH	45503	4.0	2.0	1,858	1907	20	\$41,900	\$22.55
258 S Arlington	Springfield	OH	45505	4.0	2.5	4,318	1907	100	\$237,500	\$55.00
1130 N Fountain AVE	Springfield	OH	45504	5.0	1.5	2,415	1909	64	\$97,900	\$40.54
1591 Summit ST	Springfield	OH	45503	3.0	1.0	1,447	1910	42	\$12,720	\$8.79

### Available Listings in SSA

Address	City	ST	Zip	Beds	Baths	Square Feet	Year Built	Days On Market	List Price	Price Per Square Foot
412 E High	Springfield	OH	45505	3.0	1.0	2,384	1910	120	\$79,500	\$33.35
401 W Liberty ST	Springfield	OH	45506	4.0	1.0	2,056	1911	58	\$21,000	\$10.21
611 E Madison	Springfield	OH	45503	3.0	1.0	1,241	1911	129	\$51,000	\$41.10
930 N FOUNTAIN AVE	Springfield	OH	45504	6.0	4.0	7,578	1911	706	\$115,000	\$15.18
1106 Selma RD	Springfield	OH	45505	3.0	1.0	1,248	1913	8	\$32,900	\$26.36
2104 Rutland AVE	Springfield	OH	45505	2.0	1.0	970	1913	1	\$40,000	\$41.24
1721 Prospect AVE	Springfield	OH	45503	3.0	1.0	1,374	1913	56	\$54,900	\$39.96
305 W Grand AVE	Springfield	OH	45506	6.0	3.0	2,992	1913	2	\$60,000	\$20.05
1109 S Western AVE	Springfield	OH	45506	2.0	1.0	840	1914	51	\$17,900	\$21.31
1507 Kenton ST	Springfield	OH	45505	3.0	1.0	1,308	1914	169	\$54,900	\$41.97
1215 Highland AVE	Springfield	OH	45503	3.0	1.0	1,396	1915	1	\$9,900	\$7.09
2015 Irwin	Springfield	OH	45505	2.0	1.0	1,048	1915	78	\$47,400	\$45.23
2125 Rutland AVE	Springfield	OH	45505	2.0	1.0	1,142	1915	21	\$50,000	\$43.78
614 E Cassilly ST	Springfield	OH	45503	3.0	1.0	1,224	1915	100	\$55,900	\$45.67
24 E State ST	Springfield	OH	45506	2.0	1.0	1,296	1916	1	\$14,900	\$11.50
2109 Clifton AVE	Springfield	OH	45505	4.0	1.5	1,577	1916	78	\$55,000	\$34.88
310 Bellaire	Springfield	OH	45503	3.0	1.0	1,242	1916	174	\$79,900	\$64.33
1373 Darwin AVE	Springfield	OH	45504	4.0	1.0	1,104	1917	170	\$47,500	\$43.03
923 S Limestone ST	Springfield	OH	45505	5.0	3.0	2,260	1917	182	\$56,900	\$25.18
259 S Arlington AVE	Springfield	OH	45505	3.0	3.5	2,722	1917	166	\$152,900	\$56.17
1351 Saint Paris	Springfield	OH	45504	4.0	1.5	1,742	1917	79	\$168,000	\$96.44
1440 N FOUNTAIN	Springfield	OH	45504	4.0	2.0	3,000	1918	149	\$250,000	\$83.33
243 W SOUTHERN	Springfield	OH	45506	3.0	1.0	1,456	1919	352	\$9,000	\$6.18
352 W Southern AVE	Springfield	OH	45506	2.0	1.0	1,134	1919	82	\$12,900	\$11.38
2144 Beatrice ST	Springfield	OH	45503	2.0	1.0	702	1919	20	\$64,900	\$92.45
2616 Maplewood AVE	Springfield	OH	45505	2.0	1.0	992	1920	48	\$54,900	\$55.34
1712 Rutland AVE	Springfield	OH	45505	2.0	1.0	856	1920	22	\$59,900	\$69.98
1163 Selma RD	Springfield	OH	45505	4.0	2.0	1,533	1921	91	\$9,900	\$6.46
1576 KARR ST	Springfield	OH	45503	2.0	1.0	776	1921	373	\$72,000	\$92.78
306 E McCreight AVE	Springfield	OH	45503	4.0	1.0	1,673	1921	37	\$89,900	\$53.74
125 E McCreight AVE	Springfield	OH	45504	3.0	2.5	2,032	1921	56	\$185,000	\$91.04
122 Belleaire	Springfield	OH	45503	3.0	1.0	1,193	1922	26	\$59,900	\$50.21
1631 N Limestone ST	Springfield	OH	45503	3.0	1.5	1,890	1922	83	\$76,900	\$40.69
912 HOMESTEAD AVE	Springfield	OH	45503	5.0	3.0	2,272	1922	100	\$80,000	\$35.21
922 TIBBETTS	Springfield	OH	45505	2.0	1.0	1,415	1923	90	\$9,900	\$7.00
1220 Selma RD	Springfield	OH	45505	2.0	1.0	1,052	1923	14	\$43,000	\$40.87
1822 Fulton AVE	Springfield	OH	45505	2.0	1.0	864	1923	55	\$59,900	\$69.33
2217 Woodside AVE	Springfield	OH	45503	3.0	1.0	1,414	1923	75	\$73,900	\$52.26
1222 N Lowry AVE	Springfield	OH	45504	2.0	1.5	1,194	1923	49	\$84,900	\$71.11
358 Terrace DR	Springfield	OH	45503	3.0	1.5	1,544	1923	15	\$84,900	\$54.99
315 N Burnett RD	Springfield	OH	45503	4.0	1.5	2,308	1923	84	\$106,900	\$46.32
1801 Stratford PL	Springfield	OH	45504	4.0	1.5	1,531	1923	56	\$134,900	\$88.11
2111 WOODSIDE	Springfield	OH	45503	3.0	1.0	1,264	1924	131	\$58,900	\$46.60
4 Harshman	Springfield	OH	45504	4.0	1.5	2,738	1925	164	\$189,900	\$69.36
175 Willis AVE	Springfield	OH	45505	3.0	1.0	1,096	1926	1	\$34,900	\$31.84
112 Larchmont	Springfield	OH	45503	3.0	1.5	917	1926	167	\$59,900	\$65.32
2026 Hillside	Springfield	OH	45503	3.0	1.0	888	1926	130	\$68,000	\$76.58
1925 Maiden Lane	Springfield	OH	45504	3.0	1.0	1,436	1926	166	\$69,900	\$48.68
1803 Walnut Terrace	Springfield	OH	45504	3.0	2.5	2,165	1926	100	\$164,500	\$75.98
827 ELDER	Springfield	OH	45505	3.0	1.0	975	1927	352	\$7,000	\$7.18
130 Wilson AVE	Springfield	OH	45505	3.0	1.5	1,276	1927	154	\$22,900	\$17.95
1305 Selma RD	Springfield	OH	45505	2.0	1.0	1,320	1927	78	\$38,500	\$29.17
3496 E High ST	Springfield	OH	45505	3.0	1.5	1,922	1927	68	\$139,900	\$72.79
1717 Longview DR	Springfield	OH	45504	3.0	1.5	1,848	1927	10	\$169,900	\$91.94
507 N Bechtle	Springfield	OH	45504	2.0	1.0	1,113	1928	36	\$48,000	\$43.13



### Available Listings in SSA

Address	City	ST	Zip	Beds	Baths	Square Feet	Year Built	Days On Market	List Price	Price Per Square Foot
1922 Maryland AVE	Springfield	OH	45505	3.0	1.0	1,424	1928	91	\$59,900	\$42.06
860 Rodgers DR	Springfield	OH	45503	3.0	1.0	1,561	1928	39	\$79,000	\$50.61
729 RICE	Springfield	OH	45505	3.0	1.0	1,224	1929	370	\$20,000	\$16.34
3159 Columbus AVE	Springfield	OH	45503	3.0	2.5	1,762	1929	63	\$209,900	\$119.13
1122 Fox ST	Springfield	OH	45503	1.0	1.0	748	1930	96	\$14,000	\$18.72
1723 Rutland AVE	Springfield	OH	45505	2.0	1.0	704	1932	254	\$29,900	\$42.47
2319 Kenton	Springfield	OH	45505	2.0	1.0	768	1934	64	\$39,900	\$51.95
823 W Perrin	Springfield	OH	45506	2.0	1.0	826	1936	139	\$15,000	\$18.16
24 E Home RD	Springfield	OH	45504	3.0	1.5	1,728	1937	100	\$129,900	\$75.17
742 Snowhill	Springfield	OH	45504	3.0	2.0	1,256	1937	2	\$129,999	\$103.50
1535 Saint Paris	Springfield	OH	45504	3.0	2.0	1,992	1937	36	\$185,000	\$92.87
1709 Rutland AVE	Springfield	OH	45505	3.0	1.0	720	1938	9	\$59,900	\$83.19
1850 Broadway ST	Springfield	OH	45504	2.0	1.0	1,159	1938	22	\$69,900	\$60.31
2817 Dwight RD	Springfield	OH	45503	3.0	1.0	1,176	1939	197	\$54,900	\$46.68
2711 Berger AVE	Springfield	OH	45503	3.0	2.0	1,056	1939	42	\$79,900	\$75.66
18 Villa	Springfield	OH	45503	4.0	2.5	2,681	1939	65	\$275,000	\$102.57
2755 Sunset	Springfield	OH	45505	3.0	1.0	960	1940	5	\$9,900	\$10.31
2143 Hoppes AVE	Springfield	OH	45503	3.0	1.0	816	1940	78	\$69,900	\$85.66
2524 Woodside AVE	Springfield	OH	45503	3.0	1.0	1,344	1940	79	\$72,900	\$54.24
805 W SECOND ST	Springfield	OH	45504	3.0	1.0	1,042	1940	2	\$82,000	\$78.69
1418 N Plum	Springfield	OH	45504	2.0	2.0	1,066	1940	72	\$85,500	\$80.21
323 Birch RD	Springfield	OH	45503	3.0	1.0	1,523	1940	108	\$94,900	\$62.31
1545 PUMPHOUSE	Springfield	OH	45503	3.0	1.0	1,215	1940	358	\$95,000	\$78.19
101 Larchmont	Springfield	OH	45503	3.0	1.0	1,344	1940	28	\$109,000	\$81.10
945 S Bird RD	Springfield	OH	45505	3.0	2.0	1,489	1940	2	\$150,000	\$100.74
2314 Saint Paris Pike	Springfield	OH	45504	3.0	2.0	1,154	1940	116	\$154,900	\$134.23
1904 Park RD	Springfield	OH	45504	2.0	1.0	1,248	1941	282	\$49,900	\$39.98
1213 Driscoll AVE	Springfield	OH	45506	2.0	1.0	792	1941	47	\$59,900	\$75.63
4243 Quwood RD	Springfield	OH	45506	3.0	2.0	934	1941	203	\$129,900	\$139.08
115 W Possum	Springfield	OH	45506	2.0	1.5	1,266	1941	19	\$149,000	\$117.69
1931 Audubon Park	Springfield	OH	45504	3.0	1.5	2,080	1941	142	\$162,900	\$78.32
1835 Timberline DR	Springfield	OH	45504	3.0	1.5	1,880	1941	56	\$179,900	\$95.69
814 E Rose	Springfield	OH	45505	2.0	1.0	720	1945	71	\$39,900	\$55.42
730 Mayhill RD	Springfield	OH	45504	3.0	2.0	1,334	1945	83	\$74,900	\$56.15
1938 Norwood AVE	Springfield	OH	45506	3.0	1.0	1,100	1946	9	\$58,900	\$53.55
215 N Arlington AVE	Springfield	OH	45503	3.0	1.0	1,008	1947	23	\$59,900	\$59.42
152 Ebony	Fairborn	OH	45324	3.0	1.0	1,008	1947	108	\$84,450	\$83.78
706 W Harding RD	Springfield	OH	45504	3.0	1.0	1,652	1947	47	\$84,900	\$51.39
1605 N Sweetbriar LN	Springfield	OH	45505	3.0	1.0	864	1948	146	\$54,900	\$63.54
1502 Sunset AVE	Springfield	OH	45505	2.0	1.0	792	1948	4	\$59,000	\$74.49
1417 N Plum ST	Springfield	OH	45504	3.0	1.0	1,000	1948	114	\$85,500	\$85.50
812 Washington	Fairborn	OH	45324	3.0	2.0	1,008	1948	23	\$88,000	\$87.30
2754 E Leffel	Springfield	OH	45505	2.0	1.0	1,008	1948	112	\$89,500	\$88.79
1333 Crestview	Springfield	OH	45504	3.0	1.5	1,489	1948	78	\$99,900	\$67.09
3909 Enon-Xenia	Enon	OH	45324	3.0	1.0	996	1948	39	\$102,000	\$102.41
2222 Shawnee BLVD	Springfield	OH	45504	3.0	1.5	1,341	1948	125	\$119,900	\$89.41
2831 N Limestone ST	Springfield	OH	45503	3.0	1.5	1,768	1948	49	\$229,900	\$130.03
1724 Rutland	Springfield	OH	45505	2.0	1.0	1,193	1949	54	\$44,900	\$37.64
1730 N Sweetbriar LN	Springfield	OH	45505	3.0	1.0	720	1949	74	\$59,900	\$83.19
2515 Irwin	Springfield	OH	45505	3.0	1.5	1,008	1949	29	\$63,000	\$62.50
909 Eastmoor DR	Springfield	OH	45505	2.0	1.0	672	1950	54	\$48,000	\$71.43
727 Eastmoor	Springfield	OH	45505	2.0	1.0	672	1950	28	\$53,900	\$80.21
7360 Dayton Springfield RD	Enon	OH	45323	3.0	1.0	1,052	1950	42	\$109,900	\$104.47
2203 Kenton ST	Springfield	OH	45505	2.0	1.0	723	1951	135	\$37,000	\$51.18
702 E Madison	Springfield	OH	45503	3.0	1.0	1,056	1951	8	\$39,900	\$37.78

### Available Listings in SSA

Address	City	ST	Zip	Beds	Baths	Square Feet	Year Built	Days On Market	List Price	Price Per Square Foot
638 Mavor	Springfield	OH	45505	3.0	1.0	816	1951	83	\$54,900	\$67.28
2678 Allen	Springfield	OH	45505	3.0	1.0	816	1951	64	\$61,000	\$74.75
2810 Marshall RD	Springfield	OH	45503	3.0	2.0	1,504	1951	198	\$96,000	\$63.83
2734 Elmore DR	Springfield	OH	45505	2.0	1.0	1,196	1952	18	\$50,000	\$41.81
2102 N Hadley RD	Springfield	OH	45505	4.0	1.0	922	1952	112	\$64,900	\$70.39
3756 E Pitchin	Springfield	OH	45502	2.0	1.0	1,212	1952	55	\$129,900	\$107.18
2673 E Possum	Springfield	OH	45502	3.0	1.0	1,040	1952	26	\$132,900	\$127.79
2115 Oak Knoll DR	Springfield	OH	45504	5.0	3.0	3,844	1952	81	\$284,000	\$73.88
1070 Oakleaf AVE	Springfield	OH	45506	3.0	1.0	840	1953	110	\$6,500	\$7.74
1016 Heard	Springfield	OH	45506	3.0	1.0	840	1953	100	\$30,000	\$35.71
1502 Kenton ST	Springfield	OH	45505	2.0	1.0	848	1953	43	\$39,000	\$45.99
2410 Doris	Springfield	OH	45505	2.0	1.0	624	1953	110	\$41,000	\$65.71
2402 Doris DR	Springfield	OH	45505	2.0	1.0	624	1953	105	\$49,000	\$78.53
2110 Saint Paris Pk	Springfield	OH	45504	3.0	2.0	1,570	1953	43	\$165,900	\$105.67
47 N Haven DR	Fairborn	OH	45324	3.0	1.0	816	1954	67	\$71,900	\$88.11
2443 Northmoor DR	Springfield	OH	45503	3.0	1.0	1,125	1954	1	\$106,900	\$95.02
822 Tanglewood	Springfield	OH	45504	4.0	1.5	1,664	1954	42	\$169,900	\$102.10
1444 Eastgate RD	Springfield	OH	45503	2.0	1.0	975	1955	2	\$90,500	\$92.82
249 ENGLEWOOD	Springfield	OH	45503	3.0	1.0	1,008	1955	419	\$95,500	\$94.74
781 S Broadmoor BLVD	Springfield	OH	45504	3.0	2.0	1,899	1955	75	\$183,000	\$96.37
1708 Southgate AVE	Springfield	OH	45506	3.0	1.0	864	1956	48	\$56,900	\$65.86
1429 Reid AVE	Xenia	OH	45385	3.0	1.0	912	1957	23	\$84,500	\$92.65
1727 Winding TRL	Springfield	OH	45503	3.0	1.5	1,200	1957	2	\$117,000	\$97.50
1932 Elwood	Springfield	OH	45506	3.0	1.0	1,848	1957	72	\$124,900	\$67.59
3524 Landor RD	Springfield	OH	45503	3.0	1.5	1,728	1957	83	\$145,000	\$83.91
609 S Broadmoor	Springfield	OH	45504	3.0	2.0	1,703	1957	175	\$177,700	\$104.35
800 Lawnview AVE	Springfield	OH	45505	3.0	1.0	1,080	1958	41	\$126,500	\$117.13
810 Sheffield DR	Springfield	OH	45506	3.0	2.0	1,344	1958	61	\$161,900	\$120.46
1946 N Fountain BLVD	Springfield	OH	45504	4.0	3.0	3,190	1958	165	\$219,900	\$68.93
539 MEAD LANE	Springfield	OH	45506	3.0	1.0	1,616	1959	14	\$59,900	\$37.07
325 Larchmont AVE	Springfield	OH	45503	3.0	1.0	1,256	1959	35	\$109,900	\$87.50
111 Thomaston TRL	Springfield	OH	45503	4.0	2.0	2,596	1959	50	\$179,900	\$69.30
1828 Timberline DR	Springfield	OH	45504	3.0	2.5	2,060	1959	63	\$187,500	\$91.02
316 Coronado TRL	Enon	OH	45323	4.0	1.5	2,442	1960	13	\$164,900	\$67.53
806 Farnam ST	Springfield	OH	45506	3.0	1.0	925	1961	37	\$62,000	\$67.03
114 Delcourt DR	Springfield	OH	45506	3.0	1.5	1,300	1961	58	\$67,900	\$52.23
2101 Duquesne DR	Springfield	OH	45506	3.0	1.0	1,025	1961	103	\$82,900	\$80.88
3401 Cambridge DR	Springfield	OH	45503	3.0	2.0	2,101	1961	50	\$179,500	\$85.44
2227 Sunnyland BLVD	Springfield	OH	45506	3.0	1.5	1,302	1962	3	\$89,900	\$69.05
3338 Derr RD	Springfield	OH	45503	3.0	1.0	1,301	1962	174	\$117,500	\$90.32
535 Zeller DR	Springfield	OH	45503	4.0	2.5	1,674	1962	29	\$155,000	\$92.59
2484 Lindair	Springfield	OH	45502	4.0	2.5	2,592	1962	77	\$224,900	\$86.77
3290 Maplewood AVE	Springfield	OH	45505	3.0	1.0	1,040	1963	90	\$79,900	\$76.83
6662 Sterling DR	Enon	OH	45323	3.0	1.0	1,242	1963	255	\$92,900	\$74.80
6921 New Horizon AVE	Enon	OH	45323	3.0	2.0	1,300	1963	21	\$131,500	\$101.15
122 W Auburn AVE	Springfield	OH	45506	3.0	1.0	942	1964	23	\$54,900	\$58.28
3951 Raymond DR	Enon	OH	45323	3.0	1.5	1,102	1964	105	\$109,500	\$99.36
431 Geron	Springfield	OH	45505	4.0	2.0	1,483	1964	71	\$110,000	\$74.17
4315 Wildwood DR	Springfield	OH	45504	3.0	2.5	3,527	1964	48	\$229,900	\$65.18
2137 Brennan	Springfield	OH	45506	3.0	2.0	1,169	1965	125	\$64,900	\$55.52
3976 Marion DR	Enon	OH	45323	3.0	1.0	1,026	1965	20	\$104,900	\$102.24
6716 Pine Ridge AVE	Enon	OH	45323	3.0	1.5	1,102	1965	34	\$109,900	\$99.73
3115 E High ST	Springfield	OH	45505	4.0	2.0	1,653	1965	121	\$118,750	\$71.84
3158 Sherwood Park DR	Springfield	OH	45505	3.0	2.0	1,276	1965	19	\$119,900	\$93.97
594 Dorado	Fairborn	OH	45324	4.0	2.5	1,396	1965	64	\$142,900	\$102.36

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Address	City	ST	Zip	Beds	Baths	Square Feet	Year Built	Days On Market	List Price	Price Per Square Foot
2564 Erter	Springfield	OH	45503	4.0	2.5	1,887	1965	160	\$169,000	\$89.56
6871 Arnold	Enon	OH	45323	3.0	1.0	1,073	1966	115	\$109,900	\$102.42
4179 Phillips ST	Enon	OH	45323	3.0	1.5	1,245	1967	22	\$118,900	\$95.50
1290 Red Oak CIR	Springfield	OH	45506	3.0	1.5	1,100	1967	8	\$134,775	\$122.52
685 Suncrest	Springfield	OH	45503	3.0	2.0	1,715	1967	23	\$149,900	\$87.41
203 Rebert Pike	Enon	OH	45323	3.0	2.5	1,909	1968	175	\$149,900	\$78.52
765 Brunswick DR	Enon	OH	45323	4.0	2.5	1,188	1969	143	\$177,000	\$148.99
1327 Beverly AVE	Springfield	OH	45504	3.0	1.0	936	1970	50	\$53,000	\$56.62
3230 WOONSOCKET	Springfield	OH	45503	3.0	1.0	950	1970	33	\$94,900	\$99.89
3121 Nantucket ST	Springfield	OH	45503	3.0	2.0	1,275	1970	33	\$129,900	\$101.88
1425 Texas AVE	Springfield	OH	45505	3.0	1.0	936	1971	178	\$39,500	\$42.20
3148 Vineyard	Springfield	OH	45503	3.0	1.0	950	1971	69	\$98,000	\$103.16
3255 Vineyard ST	Springfield	OH	45503	3.0	1.0	950	1971	42	\$99,500	\$104.74
3193 Rocky Point	Springfield	OH	45502	4.0	1.5	1,488	1971	73	\$169,900	\$114.18
3130 Sudbury	Springfield	OH	45503	3.0	1.0	950	1972	13	\$94,500	\$99.47
3148 Sudbury	Springfield	OH	45503	3.0	1.0	1,107	1972	72	\$99,800	\$90.15
3117 Clarion DR	Springfield	OH	45503	4.0	2.5	2,516	1973	85	\$179,900	\$71.50
3766 Ronda CT	Springfield	OH	45502	3.0	2.0	1,741	1974	61	\$184,900	\$106.20
2802 Seymour LN	Springfield	OH	45503	4.0	2.0	1,703	1975	2	\$132,900	\$78.04
624 WESTCHESTER PARK DR	Springfield	OH	45504	5.0	4.5	3,563	1977	410	\$259,900	\$72.94
5095 Tanyard	Yellow Springs	OH	45387	6.0	3.5	3,762	1981	30	\$439,900	\$116.93
2990 Old Clifton	Springfield	OH	45502	3.0	1.5	1,334	1983	34	\$150,000	\$112.44
2490 Signal Hill RD	Springfield	OH	45504	4.0	4.5	3,875	1984	139	\$800,000	\$206.45
1935 W Mile RD	Springfield	OH	45503	4.0	3.5	2,080	1986	12	\$210,000	\$100.96
3289 Old Springfield	Springfield	OH	45502	3.0	2.0	1,553	1990	173	\$140,000	\$90.15
1180 Blue Jay DR	Enon	OH	45323	4.0	3.0	3,048	1990	14	\$295,000	\$96.78
2642 KILKENNY CT	Springfield	OH	45503	5.0	5.0	7,189	1990	84	\$625,000	\$86.94
2682 Ballydoyle DR	Springfield	OH	45503	4.0	4.5	6,473	1991	51	\$599,000	\$92.54
2852 Nettlewood LN	Springfield	OH	45502	4.0	2.5	1,968	1992	7	\$194,000	\$98.58
2811 Conestoga ST	Springfield	OH	45503	4.0	2.5	1,972	1992	16	\$198,700	\$100.76
2744 Ashlar	Springfield	OH	45503	4.0	2.5	1,956	1994	92	\$199,000	\$101.74
4887 Fox Run	Fairborn	OH	45324	4.0	2.5	2,422	1994	202	\$239,900	\$99.05
1352 Ryan CT	Springfield	OH	45503	4.0	2.5	2,058	1995	15	\$289,500	\$140.67
1493 S Burnett	Springfield	OH	45505	3.0	2.0	1,340	1999	79	\$110,000	\$82.09
2638 Ballydoyle DR	Springfield	OH	45503	6.0	5.5	6,163	2000	92	\$625,000	\$101.41
2025 Maryland AVE	Springfield	OH	45505	3.0	2.0	1,188	2004	258	\$65,000	\$54.71
1810 Summit	Springfield	OH	45503	2.0	2.0	1,188	2004	90	\$79,900	\$67.26
1343 Darien LN	Springfield	OH	45505	5.0	4.5	4,969	2005	58	\$465,000	\$93.58
5555 Tiffany LN	Springfield	OH	45502	3.0	3.0	2,214	2006	112	\$349,900	\$158.04
636 Riverside	Springfield	OH	45504	3.0	2.0	1,934	2008	71	\$149,900	\$77.51
2462 Green Ash DR	Beavercreek	OH	45431	3.0	3.0	2,700	2015	96	\$419,900	\$155.52
225 N JACKSON ST	Springfield	OH	45504	3.0	2.5	1,472	2017	111	\$92,000	\$62.50

### Sold Listings in PSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
517 SOUTH HIGH ST	Yellow Springs	OH	2.0	1.0	1,125	\$115,000	\$90,000	5/15/2014	336	1865	\$80.00
331 DAYTON	Yellow Springs	OH	2.0	1.0	1,028	\$91,000	\$91,000	10/14/2015	1	1900	\$88.52
219 W WHITEMAN ST	Yellow Springs	OH	2.0	1.0	1,235	\$123,900	\$124,000	2/18/2016	85	1900	\$100.40
119 W WHITEMAN ST	Yellow Springs	OH	3.0	2.0	1,325	\$199,900	\$183,500	3/4/2016	46	1900	\$138.49
1204 XENIA	Yellow Springs	OH	3.0	2.0	1,397	\$209,900	\$196,000	10/7/2016	27	1900	\$140.30
110 E WHITEMAN	Yellow Springs	OH	2.0	1.0	1,516	\$229,000	\$214,000	9/11/2015	7	1900	\$141.16
336 PHILLIPS ST	Yellow Springs	OH	3.0	2.0	2,024	\$279,000	\$265,000	11/6/2015	124	1900	\$130.93
143 E LIMESTONE	Yellow Springs	OH	3.0	2.0	2,041	\$297,500	\$280,000	4/1/2015	69	1900	\$137.19
114 Marshall ST	Yellow Springs	OH	3.0	2.0	1,802	\$210,900	\$208,000	3/31/2017	67	1907	\$115.43
917 XENIA	Yellow Springs	OH	3.0	2.5	2,387	\$345,000	\$322,500	6/14/2016	56	1931	\$135.11
324 PLEASANT ST	Yellow Springs	OH	3.0	2.0	1,408	\$179,000	\$177,000	11/30/2015	2	1942	\$125.71
301 N STAFFORD ST	Yellow Springs	OH	2.0	2.0	1,102	\$211,500	\$211,500	12/10/2015	15	1945	\$191.92
314 N WALNUT	Yellow Springs	OH	3.0	1.5	1,264	\$176,000	\$165,000	8/14/2014	30	1946	\$130.54
214 DAWSON	Yellow Springs	OH	3.0	2.0	1,809	\$189,900	\$185,000	11/6/2015	2	1948	\$102.27
1326 SPILLAN	Yellow Springs	OH	3.0	2.0	1,056	\$150,000	\$128,000	12/23/2015	50	1950	\$121.21
202 ALLEN	Yellow Springs	OH	4.0	2.0	1,892	\$193,900	\$180,000	2/10/2015	97	1955	\$95.14
720 Green ST	Yellow Springs	OH	3.0	2.0	2,644	\$154,900	\$155,000	7/31/2017	29	1956	\$58.62
517 LINCOLN DR	Yellow Springs	OH	3.0	1.5	1,140	\$137,400	\$131,700	4/10/2014	236	1958	\$115.53
950 TALUS	Yellow Springs	OH	4.0	2.5	3,732	\$385,000	\$345,500	10/30/2015	2	1958	\$92.58
335 E ENON	Yellow Springs	OH	3.0	2.0	1,735	\$185,000	\$170,855	3/27/2015	22	1959	\$98.48
603 W SOUTH COLLEGE	Yellow Springs	OH	3.0	2.5	1,864	\$239,900	\$230,000	7/27/2015	59	1959	\$123.39
110 KURT	Yellow Springs	OH	2.0	2.0	2,020	\$289,000	\$280,000	1/29/2016	134	1961	\$138.61
450 Pleasant St	Yellow Springs	OH	3.0	2.0	1,716	\$295,000	\$260,000	10/10/2017	68	1962	\$151.52
960 TALUS	Yellow Springs	OH	4.0	2.5	2,014	\$328,000	\$295,000	10/22/2014	119	1962	\$146.47
105 N HIGH	Yellow Springs	OH	3.0	1.5	1,283	\$195,000	\$187,500	10/30/2015	57	1965	\$146.14
155 MIAMI	Yellow Springs	OH	5.0	3.5	2,516	\$264,900		8/14/2015	33	1966	\$104.49
607 OMAR	Yellow Springs	OH	3.0	2.5	1,392	\$185,000	\$177,000	12/5/2014	178	1972	\$127.16
607 Omar CIR	Yellow Springs	OH	3.0	2.5	2,136	\$242,000	\$230,000	10/11/2017	57	1972	\$107.68
1405 Birch ST	Yellow Springs	OH	4.0	2.5	2,378	\$287,900	\$300,000	8/18/2017	51	1972	\$126.16
655 OMAR CIR	Yellow Springs	OH	3.0	2.0	1,573	\$119,900	\$111,000	10/23/2015	53	1978	\$70.57
112 KENNETH HAMILTON WAY	Yellow Springs	OH	3.0	2.0	1,380	\$175,000	\$175,000	7/17/2015	7	1978	\$126.81
655 OMAR CR	Yellow Springs	OH	3.0	2.0	1,573	\$189,900	\$185,000	9/20/2016	148	1978	\$117.61
965 S HIGH	Yellow Springs	OH	3.0	3.0	2,444	\$295,000	\$285,000	11/5/2015	105	1987	\$116.61
1221 XENIA	Yellow Springs	OH	2.0	1.0	1,196	\$179,900	\$160,000	1/23/2015	61	2000	\$133.78

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
200 S West	Xenia	OH	4.0	2.5	3,264	\$149,900	\$148,500	5/15/2017	71	1800	\$45.50
325 OLD COLUMBUS RD	Springfield	OH	4.0	2.0	3,146	\$238,000	\$219,000	8/11/2016	6	1828	\$69.61
4690 S TECUMSEH	Springfield	OH	3.0	2.0	2,428	\$299,900	\$282,000	6/26/2017	244	1830	\$116.14
1320 S BIRD	Springfield	OH	4.0	2.0	2,458	\$249,000	\$235,000	5/3/2016	375	1835	\$95.61
5720 SPRINGFIELD JAMESTOWN	Springfield	OH	4.0	2.0	2,810	\$107,500	\$95,000	1/24/2014	68	1840	\$33.81
734 E HYDE RD	Yellow Springs	OH	3.0	3.0	3,500	\$750,000	\$690,000	1/26/2016	238	1840	\$197.14
1515 N BELMONT AVE	Springfield	OH	5.0	2.0	4,884	\$70,000	\$72,500	1/29/2015	7	1850	\$14.84
1925 S BIRD	Springfield	OH	3.0	1.0	1,426	\$179,900	\$155,000	11/25/2016	138	1850	\$108.70
6661 Dayton Springfield RD	Enon	OH	3.0	1.0	1,492	\$50,000	\$60,000	9/29/2017	141	1853	\$40.21
173 E MAIN	Enon	OH	2.0	1.0	948	\$7,500	\$8,000	11/10/2015	71	1861	\$8.44
5439 SELMA PIKE	Springfield	OH	2.0	1.0	965	\$70,000	\$53,000	8/12/2016	430	1861	\$54.92
219 S WESTERN	Springfield	OH	4.0	2.0	2,158	\$16,500	\$9,500	10/24/2016	142	1866	\$4.40
508 S COLUMBUS	Xenia	OH	3.0	1.5	1,897	\$103,000	\$91,000	6/29/2016	7	1869	\$47.97
52 S Pleasant AVE	Fairborn	OH	4.0	1.5	1,848	\$129,900	\$112,500	2/28/2017	56	1870	\$60.88
3401 BOSART RD	Springfield	OH	3.0	2.0	1,928	\$134,900	\$136,000	9/9/2016	34	1870	\$70.54
327 S SHAFFER	Springfield	OH	2.0	1.0	818	\$6,000	\$5,500	5/22/2014	127	1871	\$6.72
737 Kenton ST	Springfield	OH	4.0	1.5	1,728	\$4,900	\$7,500	6/20/2017	113	1871	\$4.34
721 W MAIN ST	Springfield	OH	2.0	1.0	1,248	\$12,900	\$8,200	10/13/2015	167	1871	\$6.57
1555 W HIGH	Springfield	OH	4.0	2.0	1,836	\$43,000	\$35,000	8/28/2014	133	1871	\$19.06
2427 Lagonda	Springfield	OH	3.0	1.0	1,146	\$59,900	\$59,900	9/8/2017	53	1871	\$52.27
601 N FOUNTAIN AVE	Springfield	OH	7.0	4.0	4,040	\$75,000	\$62,000	3/9/2017	176	1871	\$15.35
922 S Limestone AVE	Springfield	OH	4.0	1.0	1,554	\$10,000	\$9,500	6/23/2017	56	1873	\$6.11
625 S FOUNTAIN	Springfield	OH	4.0	2.0	2,492	\$79,900	\$75,000	9/22/2014	101	1873	\$30.10
1513 Lexington	Springfield	OH	3.0	1.0	1,490	\$6,000	\$3,000	4/19/2017	103	1874	\$2.01
819 W COLUMBIA	Springfield	OH	4.0	1.0	1,388	\$9,900	\$7,777	5/29/2014	66	1876	\$5.60
408 E Grand	Springfield	OH	3.0	2.0	1,862	\$13,500		5/5/2017	17	1879	\$5.37
1215 W SELMA	Springfield	OH	4.0	1.0	2,026	\$14,900	\$19,000	3/6/2014	20	1879	\$9.38
2500 SIGNAL HILL RD	Springfield	OH	5.0	4.5	5,537	\$799,000	\$720,000	12/19/2014	266	1879	\$130.03
1240 Main ST	Springfield	OH	1.0	1.0	1,056	\$14,900	\$12,000	6/26/2017	123	1880	\$11.36
1530 SAINT PARIS RD	Springfield	OH	4.0	2.0	2,398	\$155,000	\$149,000	3/30/2017	164	1880	\$62.14
463 ELLSWORTH ST	Springfield	OH	2.0	1.0	1,248	\$6,000	\$5,100	4/10/2015	1	1881	\$4.09
1032 W MULBERRY	Springfield	OH	2.0	1.0	1,064	\$15,000	\$6,500	3/31/2014	53	1881	\$6.11
615 MASON	Springfield	OH	4.0	1.0	1,912	\$9,900	\$6,500	8/31/2017	302	1881	\$3.40
1237 W CLARK	Springfield	OH	3.0	1.0	1,292	\$6,900	\$6,900	3/4/2015	50	1881	\$5.34
431 LINDEN	Springfield	OH	3.0	2.0	1,924	\$12,000	\$12,000	8/12/2015	10	1881	\$6.24
928 E HIGH	Springfield	OH	5.0	5.0	3,014	\$20,000	\$12,000	2/28/2017	256	1881	\$3.98
1639 LAGONDA	Springfield	OH	4.0	1.0	1,770	\$12,000	\$12,100	10/23/2014	87	1881	\$6.84
937 OAK	Springfield	OH	4.0	2.0	2,032	\$14,900	\$13,900	10/30/2014	22	1881	\$6.84
1211 Tibbetts AVE	Springfield	OH	2.0	1.0	1,344	\$18,000	\$16,001	6/9/2017	24	1881	\$11.91
125 LINCOLN	Springfield	OH	4.0	2.0	2,291	\$25,000	\$25,000	8/26/2016	11	1881	\$10.91
1510 Selma RD	Springfield	OH	3.0	1.0	1,322	\$26,000	\$25,500	1/20/2017	37	1881	\$19.29
1707 LEXINGTON	Springfield	OH	4.0	2.0	3,150	\$50,000	\$27,500	9/10/2014	191	1881	\$8.73
534 N MURRAY	Springfield	OH	3.0	1.0	1,176	\$30,000	\$30,000	7/27/2015	13	1881	\$25.51
1659 WARDER	Springfield	OH	4.0	1.0	1,531	\$44,900	\$43,900	5/14/2015	11	1882	\$28.67
828 KENTON	Springfield	OH	2.0	1.0	1,248	\$6,000	\$5,250	7/20/2015	65	1883	\$4.21
217 N THOMPSON	Springfield	OH	3.0	2.0	1,444	\$16,500	\$11,025	6/27/2014	102	1885	\$7.64
1517 W PLEASANT	Springfield	OH	3.0	2.0	1,772	\$32,000	\$29,500	12/10/2014	51	1885	\$16.65
1517 W PLEASANT	Springfield	OH	3.0	2.0	1,772	\$35,900	\$32,000	1/5/2017	77	1885	\$18.06
16 E Xenia	Fairborn	OH	3.0	2.0	1,971	\$65,000	\$61,863	1/27/2017	56	1885	\$31.39
402 N BELL AVE	Springfield	OH	3.0	1.0	1,139	\$4,000	\$6,000	2/21/2014	9	1886	\$5.27
1361 PERRY	Springfield	OH	3.0	1.0	978	\$13,000	\$8,900	8/11/2016	103	1886	\$9.10
1823 W WASHINGTON	Springfield	OH	3.0	1.0	1,200	\$14,000	\$11,500	3/1/2016	2	1886	\$9.58
314 STANTON	Springfield	OH	2.0	2.0	1,358	\$25,000	\$25,000	11/19/2015	111	1886	\$18.41
416 W Southern ST	Springfield	OH	4.0	1.0	1,624	\$29,900	\$25,000	5/8/2017	54	1886	\$15.39
504 N BECHTLE	Springfield	OH	3.0	1.0	1,250	\$52,900	\$46,000	5/15/2017	197	1886	\$36.80
1424 BROADWAY	Springfield	OH	3.0	1.5	1,112	\$49,900	\$49,900	4/30/2014	105	1886	\$44.87
314 STANTON AVE	Springfield	OH	3.0	2.0	1,358	\$62,900	\$63,000	9/9/2016	81	1886	\$46.39
733 S LIMESTONE	Springfield	OH	6.0	3.0	3,737	\$72,500	\$70,000	4/13/2016	297	1886	\$18.73
211 E GRAND	Springfield	OH	5.0	1.0	2,174	\$9,900	\$8,100	12/9/2014	31	1887	\$3.73
402 CHESTNUT ST	Springfield	OH	3.0	1.5	1,460	\$12,900	\$11,000	5/30/2014	33	1887	\$7.53
1725 W WASHINGTON ST	Springfield	OH	2.0	1.0	2,576	\$550	\$550	1/11/2016	32	1889	\$0.21
1715 WARDER	Springfield	OH	3.0	1.0	1,337	\$14,900	\$14,900	6/20/2014	22	1889	\$11.14
225 STANTON AVE	Springfield	OH	4.0	1.0	2,118	\$84,900	\$84,900	1/21/2016	179	1889	\$40.08
1602 W HIGH	Springfield	OH	5.0	2.0	1,932	\$9,000	\$7,654	11/24/2015	23	1890	\$3.96
2416 Lagonda AVE	Springfield	OH	3.0	1.0	2,146	\$9,900	\$9,900	5/15/2017	81	1890	\$4.61
838 MOUND ST	Springfield	OH	3.0	1.0	1,877	\$12,500	\$12,500	1/20/2015	90	1890	\$6.66
1907 MOUND ST	Springfield	OH	2.0	1.0	920	\$15,000	\$15,000	5/20/2016	19	1890	\$16.30
327 Ludlow AVE	Springfield	OH	2.0	1.5	1,320	\$29,900	\$29,900	10/17/2017	217	1890	\$22.65

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
732 COURT	Springfield	OH	2.0	1.0	1,214	\$6,500	\$5,500	1/18/2016	2	1891	\$4.53
308 E THIRD	Springfield	OH	3.0	1.0	1,260	\$8,000	\$9,000	7/27/2015	10	1891	\$7.14
412 N RACE	Springfield	OH	3.0	1.5	1,468	\$6,000	\$10,613	5/5/2014	12	1891	\$7.23
607 S YORK	Springfield	OH	2.0	1.0	1,156	\$16,500	\$12,500	7/31/2014	29	1891	\$10.81
315 N YELLOW SPRINGS ST	Springfield	OH	3.0	1.0	1,312	\$12,500	\$12,500	3/15/2016	42	1891	\$9.53
1102 N LIMESTONE	Springfield	OH	4.0	2.0	3,534	\$19,900	\$16,250	3/21/2014	123	1891	\$4.60
651 W Jefferson ST	Springfield	OH	4.0	2.0	1,888	\$25,000	\$23,000	5/26/2017	90	1891	\$12.18
2436 MECHANICSBURG RD	Springfield	OH	2.0	1.5	1,328	\$39,900	\$25,000	4/28/2014	8	1891	\$18.83
3319 WENDOVER DR	Springfield	OH	3.0	1.0	1,428	\$29,900	\$25,000	10/21/2016	47	1891	\$17.51
227 STANTON AVE	Springfield	OH	2.0	1.0	1,456	\$57,900	\$61,100	10/7/2016	85	1891	\$41.96
1015 SUMMER ST	Springfield	OH	2.0	1.0	1,240	\$4,500	\$5,200	6/13/2016	80	1892	\$4.19
227 E SOUTHERN	Springfield	OH	2.0	1.5	1,540	\$9,900	\$6,500	9/17/2014	132	1892	\$4.22
232 RICE	Springfield	OH	2.0	1.0	1,038	\$8,900	\$7,000	7/6/2015	37	1892	\$6.74
1111 S YELLOW SPRINGS	Springfield	OH	3.0	1.0	1,831	\$9,500	\$7,000	1/13/2017	83	1892	\$3.82
906 W JOHNNY LYTLE	Springfield	OH	2.0	1.0	782	\$13,000	\$11,505	5/21/2015	52	1892	\$14.71
413 E Southern	Springfield	OH	2.0	1.0	767	\$18,900	\$18,000	5/26/2017	194	1892	\$23.47
1211 W HIGH	Springfield	OH	4.0	1.0	2,076	\$10,000	\$10,000	5/26/2016	1	1893	\$4.82
716 GRANT ST	Springfield	OH	4.0	1.0	1,560	\$19,900	\$19,900	8/19/2016	86	1893	\$12.76
1821 W HIGH ST	Springfield	OH	3.0	2.0	2,106	\$9,900	\$6,200	2/13/2014	58	1895	\$2.94
736 GRANT ST	Springfield	OH	3.0	2.0	1,350	\$29,900	\$29,000	3/28/2016	63	1895	\$21.48
1945 E LEFFEL	Springfield	OH	4.0	2.0	1,896	\$157,000	\$157,000	11/30/2015	136	1895	\$82.81
3222 MECHANICSBURG RD	Springfield	OH	4.0	2.0	2,080	\$159,900	\$161,900	3/6/2017	123	1895	\$77.84
1030 SUMMER	Springfield	OH	2.0	1.0	1,372	\$7,920	\$1,500	9/29/2014	39	1896	\$1.09
1008 TIBBETTS AVE	Springfield	OH	3.0	1.0	1,353	\$9,900	\$10,500	6/18/2015	39	1896	\$7.76
1611 EDWARDS AVE	Springfield	OH	4.0	1.5	1,486	\$11,000	\$12,025	6/1/2016	21	1896	\$8.09
618 Elm ST	Springfield	OH	3.0	1.0	1,124	\$21,000	\$15,000	12/8/2016	50	1896	\$13.35
1653 Highland AVE	Springfield	OH	3.0	1.0	1,470	\$16,600	\$17,019	7/13/2017	52	1896	\$11.58
1014 N LIMESTONE	Springfield	OH	3.0	2.0	2,482	\$35,000	\$25,000	10/4/2016	35	1896	\$10.07
401 N BELL	Springfield	OH	3.0	1.0	1,103	\$33,900	\$25,000	10/27/2016	134	1896	\$22.67
1116 W MULBERRY ST	Springfield	OH	5.0	3.0	1,904	\$61,000	\$61,000	7/30/2014	4	1896	\$32.04
1205 S FOUNTAIN AVE	Springfield	OH	4.0	1.5	1,960	\$69,900	\$68,600	7/11/2014	121	1896	\$35.00
302 E Southern AVE	Springfield	OH	3.0	1.5	1,480	\$7,900	\$6,500	4/5/2017	70	1897	\$4.39
1614 MORGAN	Springfield	OH	3.0	1.0	1,493	\$14,900	\$14,400	4/16/2014	44	1898	\$9.65
506 CHESTNUT	Springfield	OH	3.0	1.0	2,078	\$8,000	\$2,000	4/28/2017	188	1900	\$0.96
222 E ROSE	Springfield	OH	3.0	1.0	1,312	\$4,000	\$4,000	8/17/2015	11	1900	\$3.05
223 S WESTERN	Springfield	OH	3.0	1.0	1,372	\$8,900	\$4,125	8/5/2014	221	1900	\$3.01
481 E THIRD	Xenia	OH	1.0	1.0	744	\$6,900	\$5,000	7/10/2014	56	1900	\$6.72
1062 N BELMONT AVE	Springfield	OH	2.0	1.0	950	\$7,350	\$5,000	8/14/2015	80	1900	\$5.26
1123 FARLOW	Springfield	OH	3.0	1.0	1,066	\$6,500	\$6,501	2/14/2014	32	1900	\$6.10
901 W NORTH	Springfield	OH	3.0	1.0	1,364	\$12,000	\$6,600	3/11/2016	625	1900	\$4.84
489 E THIRD	Xenia	OH	2.0	1.0	912	\$7,900	\$7,000	8/5/2014	27	1900	\$7.68
1111 LAGONDA AVE	Springfield	OH	4.0	1.0	1,824	\$7,000	\$7,000	2/24/2015	226	1900	\$3.84
629 OLIVE	Springfield	OH	2.0	1.0	960	\$9,900	\$9,500	2/29/2016	145	1900	\$9.90
1611 W MAIN	Springfield	OH	3.0	1.5	1,624	\$9,900	\$9,900	9/14/2015	207	1900	\$6.10
261 S PLUM	Springfield	OH	4.0	2.0	2,040	\$11,000	\$10,000	10/21/2015	518	1900	\$4.90
808 W DIBERT	Springfield	OH	2.0	1.0	1,296	\$12,000	\$12,000	9/4/2015	70	1900	\$9.26
205 S COLUMBUS	Xenia	OH	2.0	1.0	1,056	\$11,900	\$12,100	1/6/2014	17	1900	\$11.46
40 BUXTON AVE	Springfield	OH	4.0	1.0	1,148	\$12,000	\$13,000	12/17/2014	9	1900	\$11.32
310 W CLARK ST	Springfield	OH	2.0	2.0	1,905	\$25,000	\$15,000	3/31/2014	427	1900	\$7.87
1011 OAK	Springfield	OH	2.0	1.0	1,184	\$15,000	\$15,000	8/26/2016	17	1900	\$12.67
213 W JEFFERSON	Springfield	OH	2.0	1.0	864	\$19,900	\$16,500	7/14/2015	38	1900	\$19.10
1140 LAGONDA	Springfield	OH	3.0	1.0	1,624	\$19,900	\$18,000	6/30/2016	42	1900	\$11.08
18 S WEST	Fairborn	OH	3.0	1.0	1,374	\$19,900	\$18,000	4/4/2014	114	1900	\$13.10
832 E MAIN ST	Xenia	OH	2.0	1.0	1,012	\$17,500	\$18,300	4/26/2016	14	1900	\$18.08
202 FOREST	Fairborn	OH	2.0	1.0	680	\$29,900	\$20,000	7/1/2016	142	1900	\$29.41
256 S CLAIRMONT AVE	Springfield	OH	2.0	1.0	1,936	\$28,600	\$27,469	3/14/2014	73	1900	\$14.19
278 CENTER ST	Xenia	OH	2.0	1.0	1,275	\$28,500	\$27,500	2/19/2016	384	1900	\$21.57
861 N BURNETT	Springfield	OH	3.0	1.5	1,616	\$34,000	\$31,830	8/12/2015	36	1900	\$19.70
1682 EDWARDS	Springfield	OH	3.0	1.5	1,720	\$32,000	\$32,000	8/4/2016	277	1900	\$18.60
1295 BRUSH ROW RD	Wilberforce	OH	6.0	2.0	3,422	\$36,500	\$32,500	5/16/2014	175	1900	\$9.50
2630 OLD SELMA PIKE	Springfield	OH	4.0	3.0	2,676	\$28,900	\$33,000	10/26/2016	16	1900	\$12.33
300 SPRUCE	Fairborn	OH	3.0	1.0	1,106	\$39,900	\$35,000	6/30/2016	126	1900	\$31.65
320 E XENIA DR	Fairborn	OH	4.0	2.0	1,524	\$50,000	\$35,000	12/16/2015	30	1900	\$22.97
585 S MONROE ST	Xenia	OH	3.0	1.0	1,211	\$57,500	\$54,500	4/29/2016	65	1900	\$45.00
901 PINE ST	Springfield	OH	4.0	1.5	1,840	\$59,900	\$55,000	10/2/2014	106	1900	\$29.89
134 WALNUT	Cedarville	OH	2.0	1.0	663	\$58,900	\$57,000	4/15/2016	5	1900	\$85.97
641 HIGH ST	Springfield	OH	3.0	1.5	3,074	\$70,000	\$70,000	8/1/2016	1	1900	\$22.77
1347 S BIRD	Springfield	OH	3.0	1.0	1,410	\$74,200	\$74,200	8/31/2015	21	1900	\$52.62

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
2918 HILLDALE	Springfield	OH	5.0	1.0	2,108	\$88,400	\$77,000	1/9/2015	108	1900	\$36.53
5485 S PITCHIN RD	Springfield	OH	2.0	1.0	1,212	\$79,900	\$79,900	2/28/2017	180	1900	\$65.92
536 OLD MILL	Springfield	OH	3.0	2.0	1,610	\$85,000	\$85,000	4/3/2015	2	1900	\$52.80
3016 OLD SPRINGFIELD	Springfield	OH	3.0	1.0	1,304	\$109,900	\$100,000	2/17/2017	78	1900	\$76.69
612 OLD MILL	Springfield	OH	2.0	1.0	1,024	\$115,000	\$102,500	9/21/2016	34	1900	\$100.10
1841 SAINT PARIS PIKE	Springfield	OH	4.0	2.0	2,562	\$125,000	\$103,500	12/30/2014	49	1900	\$40.40
212 E 2ND	Xenia	OH	2.0	2.0	1,513	\$114,900	\$109,000	4/30/2014	86	1900	\$72.04
2306 Villa	Springfield	OH	2.0	1.0	1,296	\$109,900	\$109,900	5/24/2017	123	1900	\$84.80
2794 SPRINGFIELD JAMESTOWN RD	Springfield	OH	5.0	3.0	3,520	\$139,500	\$136,000	7/1/2015	9	1900	\$38.64
951 OGDEN RD	Springfield	OH	4.0	3.0	2,586	\$141,000	\$141,000	11/18/2016	21	1900	\$54.52
625 OLD MILL RD	Springfield	OH	3.0	2.0	1,728	\$144,900	\$142,000	12/23/2014	58	1900	\$82.18
8 CLINTON ST	Clifton	OH	3.0	2.0	1,688	\$164,900	\$152,000	4/3/2014	20	1900	\$90.05
5218 DAYTON SPRINGFIELD RD	Springfield	OH	4.0	2.0	1,987	\$154,900	\$152,000	2/19/2015	5	1900	\$76.50
3056 HUSTEAD	Springfield	OH	3.0	1.0	1,704	\$169,900	\$157,500	6/19/2014	155	1900	\$92.43
251 S ARLINGTON	Springfield	OH	4.0	3.0	3,328	\$159,900	\$157,500	1/27/2017	171	1900	\$47.33
4828 MEREDITH	Yellow Springs	OH	3.0	1.5	1,512	\$179,000	\$177,000	5/15/2014	210	1900	\$117.06
5437 OLD CLIFTON	Springfield	OH	3.0	2.0	2,192	\$199,900	\$182,500	8/31/2016	99	1900	\$83.26
901 BRUSH ROW	Xenia	OH	4.0	2.0	3,268	\$495,000	\$484,000	11/1/2016	7	1900	\$148.10
5372 S HUNTER	Enon	OH	2.0	1.0	1,344	\$590,000	\$500,000	8/14/2015	13	1900	\$372.02
1235 HIGHLAND	Springfield	OH	2.0	2.0	1,544	\$3,000	\$2,700	1/27/2016	174	1901	\$1.75
1761 Edwards AVE	Springfield	OH	3.0	2.0	1,824	\$6,900	\$4,000	4/21/2017	19	1901	\$2.19
1625 IRWIN	Springfield	OH	2.0	1.0	1,354	\$10,000	\$6,500	12/21/2015	12	1901	\$4.80
130 FREMONT	Springfield	OH	3.0	1.5	1,760	\$8,500	\$8,000	12/3/2015	35	1901	\$4.55
1126 Burt ST	Springfield	OH	3.0	2.0	1,436	\$7,000	\$8,197	12/13/2016	37	1901	\$5.71
408 N SHAFFER ST	Springfield	OH	3.0	1.0	1,498	\$9,990	\$11,500	3/18/2016	50	1901	\$7.68
902 GOTHIC ST	Springfield	OH	2.0	1.0	1,124	\$19,900	\$15,000	10/21/2015	77	1901	\$13.35
1033 CYPRESS ST	Springfield	OH	3.0	1.5	1,542	\$18,900	\$16,500	11/16/2015	163	1901	\$10.70
224 E Euclid AVE	Springfield	OH	3.0	1.5	1,500	\$20,900	\$17,500	4/11/2017	98	1901	\$11.67
403 STANTON	Springfield	OH	3.0	1.0	1,502	\$17,600	\$17,600	6/28/2016	79	1901	\$11.72
1307 LEXINGTON	Springfield	OH	3.0	1.5	1,302	\$19,900	\$18,900	3/24/2014	23	1901	\$14.52
1417 WARDER	Springfield	OH	5.0	2.0	1,832	\$24,900	\$22,000	2/12/2015	58	1901	\$12.01
262 S CLAIRMONT AVE	Springfield	OH	2.0	1.0	1,252	\$27,240	\$26,250	10/26/2016	28	1901	\$20.97
1864 MAIDEN LN	Springfield	OH	3.0	1.0	1,873	\$32,900	\$30,000	12/30/2015	101	1901	\$16.02
1015 Maiden	Springfield	OH	2.0	1.0	1,418	\$49,900	\$32,000	7/14/2017	53	1901	\$22.57
251 RAFFENSPERGER	Springfield	OH	3.0	1.0	1,146	\$43,000	\$44,000	9/18/2015	179	1901	\$38.39
535 S Hubert	Springfield	OH	2.0	2.0	1,216	\$59,900	\$62,000	7/31/2017	114	1901	\$50.99
2041 Woodside AVE	Springfield	OH	2.0	1.0	1,260	\$69,900	\$69,000	2/13/2017	63	1901	\$54.76
1764 MAIDEN	Springfield	OH	3.0	1.0	1,212	\$79,000	\$76,000	9/5/2014	21	1901	\$62.71
133 ROOSEVELT	Springfield	OH	4.0	2.0	2,259	\$79,900	\$81,500	10/3/2016	319	1901	\$36.08
3600 S TECUMSEH	Springfield	OH	2.0	1.0	1,775	\$225,000	\$206,500	3/18/2016	21	1901	\$116.34
58 S FREEMAN ST	Springfield	OH	3.0	1.0	1,120	\$4,900	\$2,400	2/25/2015	28	1902	\$2.14
1038 LAGONDA	Springfield	OH	3.0	1.0	1,696	\$10,800	\$8,500	3/17/2014	114	1902	\$5.01
1702 MORGAN	Springfield	OH	3.0	1.0	1,296	\$9,400	\$9,400	4/29/2016	43	1902	\$7.25
920 ELDER	Springfield	OH	2.0	1.0	1,184	\$10,530	\$10,000	8/26/2016	73	1902	\$8.45
1571 HIGHLAND AVE	Springfield	OH	4.0	2.0	1,769	\$12,000	\$10,000	4/28/2016	1	1902	\$5.65
1426 WARDER	Springfield	OH	2.0	1.5	1,420	\$21,000	\$14,000	3/9/2015	276	1902	\$9.86
2479 LAGONDA AVE	Springfield	OH	2.0	1.5	1,474	\$15,900	\$15,900	3/27/2014	34	1902	\$10.79
1808 FULTON	Springfield	OH	3.0	1.5	1,792	\$19,900	\$17,000	3/19/2014	231	1902	\$9.49
32 S FLORENCE	Springfield	OH	2.0	1.0	1,488	\$25,900	\$23,900	11/16/2016	15	1902	\$16.06
1789 WARDER ST	Springfield	OH	3.0	1.0	982	\$35,000	\$30,000	6/10/2014	283	1902	\$30.55
14 N FREEMAN ST	Springfield	OH	4.0	2.0	1,292	\$30,000	\$30,000	4/13/2015	11	1902	\$23.22
2700 Merritt ST	Springfield	OH	2.0	1.0	1,184	\$39,900	\$37,900	3/14/2017	56	1902	\$32.01
1000 BURT ST	Springfield	OH	3.0	1.0	1,616	\$55,000	\$48,000	6/15/2016	21	1902	\$29.70
1808 FULTON	Springfield	OH	3.0	2.0	1,792	\$71,900	\$68,500	6/21/2016	65	1902	\$38.23
1221 PYTHIAN AVE	Springfield	OH	3.0	1.5	1,552	\$94,900	\$94,900	8/16/2016	57	1902	\$61.15
236 W EUCLID	Springfield	OH	3.0	1.0	1,722	\$9,900	\$9,900	3/26/2014	113	1903	\$5.75
1578 WARDER	Springfield	OH	3.0	2.0	1,508	\$14,900	\$11,000	10/23/2014	164	1903	\$7.29
1584 PROSPECT AVE	Springfield	OH	2.0	1.0	934	\$14,000	\$12,101	2/5/2015	14	1903	\$12.96
1727 MORGAN	Springfield	OH	2.0	1.0	1,236	\$13,000	\$13,000	4/29/2015	24	1903	\$10.52
1125 E MAIN	Springfield	OH	4.0	2.0	2,210	\$14,000	\$14,000	5/26/2015	23	1903	\$6.33
1610 S LIMESTONE ST	Springfield	OH	2.0	1.0	1,036	\$19,000	\$18,000	3/21/2016	16	1903	\$17.37
138 FREMONT AVE	Springfield	OH	2.0	1.0	1,260	\$24,500	\$21,500	8/4/2017	272	1903	\$17.06
1602 S LIMESTONE	Springfield	OH	3.0	2.0	1,682	\$26,500	\$23,500	12/21/2016	50	1903	\$13.97
727 GARFIELD AVE	Springfield	OH	3.0	1.0	1,376	\$45,000	\$46,250	6/8/2015	176	1903	\$33.61
1829 Morgan ST	Springfield	OH	4.0	1.5	1,456	\$59,900	\$57,000	10/13/2017	88	1903	\$39.15
619 Woodlawn AVE	Springfield	OH	5.0	1.0	1,776	\$67,900	\$60,000	3/3/2017	73	1903	\$33.78
2051 ONTARIO AVE	Springfield	OH	3.0	1.0	1,080	\$14,900	\$8,700	11/19/2015	21	1904	\$8.06
818 OAK	Springfield	OH	3.0	1.0	1,652	\$29,900	\$25,000	8/7/2015	69	1904	\$15.13

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1108 N FOUNTAIN AVE	Springfield	OH	4.0	1.5	2,324	\$87,900	\$80,000	5/27/2016	44	1904	\$34.42
511 Rice ST	Springfield	OH	4.0	1.0	1,158	\$10,000	\$4,200	2/23/2017	60	1905	\$3.63
1607 EDWARDS	Springfield	OH	4.0	1.0	1,446	\$27,500	\$20,000	9/12/2014	15	1905	\$13.83
921 S CENTER ST	Springfield	OH	4.0	3.0	1,990	\$26,500	\$21,850	11/24/2014	413	1905	\$10.98
717 BROADWAY	Springfield	OH	3.0	1.0	1,319	\$38,000	\$38,000	5/31/2016	240	1905	\$28.81
311 LUDLOW AVE	Springfield	OH	4.0	1.5	2,477	\$79,900	\$79,900	6/17/2016	5	1905	\$32.26
635 W EUCLID	Springfield	OH	3.0	1.5	1,494	\$14,900	\$7,000	1/13/2017	81	1906	\$4.69
1701 S Limestone ST	Springfield	OH	3.0	1.0	1,438	\$9,000	\$9,000	8/16/2017	43	1906	\$6.26
1435 S FOUNTAIN AVE	Springfield	OH	4.0	1.5	1,915	\$10,000	\$10,000	6/26/2015	8	1906	\$5.22
1019 JAMES	Springfield	OH	3.0	1.0	1,428	\$14,900	\$13,000	4/16/2014	30	1906	\$9.10
1614 HIGHLAND	Springfield	OH	3.0	1.5	1,420	\$15,000	\$14,000	2/17/2015	19	1906	\$9.86
2154 COLUMBUS AVE	Springfield	OH	3.0	1.0	1,237	\$14,000	\$15,500	10/18/2016	7	1906	\$12.53
2008 KENTON ST	Springfield	OH	2.0	1.0	912	\$29,900	\$18,000	3/29/2016	40	1906	\$19.74
700 GRANT	Springfield	OH	4.0	1.0	1,803	\$24,000	\$20,000	1/23/2015	256	1906	\$11.09
225 W Euclid ST	Springfield	OH	5.0	2.0	1,796	\$29,900	\$22,500	5/31/2017	38	1906	\$12.53
329 BELLEAIRE	Springfield	OH	3.0	1.0	1,364	\$23,000	\$23,000	12/16/2014	14	1906	\$16.86
526 LINWOOD	Springfield	OH	3.0	1.0	1,400	\$27,000	\$25,000	10/5/2015	13	1906	\$17.86
961 LAGONDA	Springfield	OH	4.0	2.0	2,250	\$26,000	\$26,000	5/29/2015	353	1906	\$11.56
1910 N Belmont AVE	Springfield	OH	2.0	1.0	1,198	\$29,900	\$40,000	5/10/2017	126	1906	\$33.39
1220 W PLEASANT	Springfield	OH	4.0	3.0	1,888	\$45,000	\$44,000	6/30/2015	109	1906	\$23.31
1039 Lagonda	Springfield	OH	4.0	1.0	1,728	\$49,900	\$49,900	8/25/2017	193	1906	\$28.88
2101 RUTLAND AVE	Springfield	OH	3.0	1.0	1,404	\$59,900	\$50,000	2/25/2016	105	1906	\$35.61
708 Broadway	Springfield	OH	3.0	1.5	1,904	\$59,900	\$57,000	8/30/2017	55	1906	\$29.94
48 E CASSILLY ST	Springfield	OH	3.0	2.0	1,697	\$69,900	\$63,800	5/13/2014	31	1906	\$37.60
1032 BURT	Springfield	OH	3.0	1.0	1,428	\$64,900	\$69,000	4/3/2014	52	1906	\$48.32
305 E MADISON AVE	Springfield	OH	5.0	3.0	2,310	\$84,900	\$78,400	3/21/2014	21	1906	\$33.94
1023 GARFIELD AVE	Springfield	OH	3.0	2.0	1,812	\$79,900	\$78,500	3/31/2017	337	1906	\$43.32
235 E Madison AVE	Springfield	OH	4.0	2.5	3,387	\$79,900	\$79,900	6/12/2017	35	1906	\$23.59
273 S ARLINGTON	Springfield	OH	3.0	1.0	2,024	\$119,000	\$114,500	3/25/2016	17	1906	\$56.57
1239 PYTHIAN	Springfield	OH	4.0	2.0	2,534	\$152,900	\$152,900	11/9/2016	65	1906	\$60.34
916 OAK	Springfield	OH	4.0	1.0	1,456	\$10,000	\$7,000	8/26/2016	20	1907	\$4.81
419 LUDLOW	Springfield	OH	1.0	1.0	832	\$15,000	\$12,000	3/10/2017	132	1907	\$14.42
522 LINWOOD AVE	Springfield	OH	3.0	1.0	1,234	\$19,900	\$13,000	6/25/2014	56	1907	\$10.53
111 LOHNES AVE	Springfield	OH	2.0	1.0	1,456	\$20,400	\$20,000	11/21/2014	74	1907	\$13.74
1106 N BURNETT	Springfield	OH	3.0	2.0	1,960	\$18,700	\$20,111	1/12/2016	20	1907	\$10.26
107 N FLORENCE AVE	Springfield	OH	4.0	1.0	1,888	\$28,500	\$22,500	12/11/2015	175	1907	\$11.92
726 N BELMONT AVE	Springfield	OH	3.0	1.5	1,454	\$39,900	\$33,000	12/16/2014	122	1907	\$22.70
1875 MAIDEN LN	Springfield	OH	3.0	1.0	1,396	\$39,900	\$44,910	12/16/2015	64	1907	\$32.17
2029 ELMWOOD	Springfield	OH	4.0	2.0	2,044	\$78,900	\$75,000	6/26/2015	69	1907	\$36.69
1415 S Belmont AVE	Springfield	OH	3.0	1.5	1,860	\$83,900	\$83,900	6/30/2017	100	1907	\$45.11
1550 E HIGH ST	Springfield	OH	4.0	2.0	2,450	\$109,900	\$108,000	9/11/2014	52	1907	\$44.08
5246 S TECUMSEH RD	Springfield	OH	3.0	2.0	2,140	\$128,500	\$127,500	7/17/2015	287	1907	\$59.58
224 N Clairmont AVE	Springfield	OH	3.0	1.0	1,268	\$24,900	\$16,500	10/3/2017	48	1908	\$13.01
2018 KENTON	Springfield	OH	3.0	1.0	1,564	\$13,000	\$16,601	6/10/2016	12	1908	\$10.61
423 S BELMONT	Springfield	OH	3.0	1.0	1,448	\$25,900	\$22,000	2/19/2015	76	1908	\$15.19
318 S ARLINGTON	Springfield	OH	3.0	1.0	1,572	\$28,000	\$28,300	4/9/2015	13	1908	\$18.00
1955 S Yellow Springs ST	Springfield	OH	3.0	2.0	2,104	\$44,900	\$30,000	9/19/2017	97	1908	\$14.26
2032 IRWIN	Springfield	OH	3.0	2.0	1,734	\$25,900	\$30,100	9/12/2014	24	1908	\$17.36
2649 MAPLEWOOD AVE	Springfield	OH	2.0	1.0	886	\$59,900	\$56,500	2/3/2017	214	1908	\$63.77
1176 LAGONDA	Springfield	OH	4.0	2.0	1,908	\$59,900	\$59,000	8/17/2016	8	1908	\$30.92
2515 SUNSET	Springfield	OH	2.0	2.0	1,442	\$120,500	\$119,250	5/25/2016	63	1908	\$82.70
327 W EUCLID AVE	Springfield	OH	2.0	1.0	1,826	\$8,000	\$3,400	3/11/2014	153	1909	\$1.86
114 N Florence ST	Springfield	OH	2.0	1.5	1,352	\$9,999	\$6,500	2/23/2017	92	1909	\$4.81
1615 CHARLES	Springfield	OH	3.0	2.0	1,358	\$27,900	\$9,450	4/14/2016	32	1909	\$6.96
1711 PROSPECT	Springfield	OH	4.0	1.5	1,466	\$17,000	\$11,000	10/10/2014	151	1909	\$7.50
1050 W COLUMBIA	Springfield	OH	3.0	1.5	1,456	\$19,900	\$13,900	5/15/2015	185	1909	\$9.55
1616 S FOUNTAIN AVE	Springfield	OH	3.0	1.5	1,710	\$17,000	\$17,100	9/12/2016	32	1909	\$10.00
1615 CHARLES ST	Springfield	OH	3.0	2.0	1,358	\$23,900	\$26,000	6/6/2016	20	1909	\$19.15
403 E Madison AVE	Springfield	OH	4.0	1.5	2,592	\$45,000	\$32,000	9/5/2017	172	1909	\$12.35
1126 N FOUNTAIN AVE	Springfield	OH	5.0	2.0	2,346	\$44,900	\$40,000	4/22/2016	80	1909	\$17.05
616 STANTON AVE	Springfield	OH	3.0	1.5	1,460	\$57,500	\$57,500	12/4/2015	235	1909	\$39.38
266 S DOUGLAS AVE	Springfield	OH	4.0	2.0	2,508	\$85,000	\$79,000	12/5/2014	214	1909	\$31.50
230 S ARLINGTON	Springfield	OH	4.0	3.5	3,660	\$129,900	\$125,000	11/26/2014	254	1909	\$34.15
4644 PEACOCK RD	Springfield	OH	3.0	2.0	2,054	\$150,000	\$150,000	6/24/2016	88	1909	\$73.03
961 PARK	Springfield	OH	2.0	1.0	1,013	\$5,900	\$3,000	11/25/2015	32	1910	\$2.96
1841 TIBBETTS	Springfield	OH	2.0	1.0	941	\$9,500	\$5,500	1/13/2017	81	1910	\$5.84
1420 INNISFALLEN AVE	Springfield	OH	2.0	1.0	1,015	\$10,000	\$6,500	12/2/2014	83	1910	\$6.40
1710 MORGAN ST	Springfield	OH	4.0	1.0	1,936	\$14,500	\$12,750	2/10/2016	75	1910	\$6.59



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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1627 S CENTER	Springfield	OH	3.0	1.0	1,358	\$13,000	\$13,000	2/20/2015	25	1910	\$9.57
223 BUXTON	Springfield	OH	3.0	1.0	1,188	\$28,500	\$14,444	6/23/2014	8	1910	\$12.16
1814 PROSPECT ST	Springfield	OH	3.0	2.0	1,417	\$12,000	\$15,000	5/26/2016	15	1910	\$10.59
1409 WOODWARD AVE	Springfield	OH	2.0	1.0	1,180	\$19,900	\$15,500	10/23/2014	104	1910	\$13.14
2041 COLUMBUS AVE	Springfield	OH	3.0	1.0	1,564	\$17,000	\$17,000	11/28/2016	41	1910	\$10.87
1016 Cypress ST	Springfield	OH	3.0	1.0	1,376	\$19,490	\$17,300	7/14/2017	44	1910	\$12.57
2049 RUTLAND AVE	Springfield	OH	2.0	1.0	676	\$35,000	\$35,000	9/3/2015	7	1910	\$51.78
410 N Clairmont AVE	Springfield	OH	3.0	1.0	1,318	\$57,900	\$57,900	7/10/2017	138	1910	\$43.93
2516 Woodside AVE	Springfield	OH	2.0	2.0	900	\$70,000	\$62,500	6/20/2017	110	1910	\$69.44
216 Bellaire AVE	Springfield	OH	3.0	2.0	1,368	\$78,900	\$76,500	3/23/2017	56	1910	\$55.92
2021 E HIGH	Springfield	OH	6.0	3.5	3,894	\$119,900	\$99,500	10/20/2015	53	1910	\$25.55
5674 Springfield Xenia RD	Springfield	OH	3.0	1.0	1,424	\$135,000	\$132,500	7/3/2017	73	1910	\$93.05
1611 KENTON	Springfield	OH	3.0	1.0	1,534	\$69,900	\$550	10/4/2016	74	1911	\$0.36
533 E GRAND	Springfield	OH	3.0	1.0	1,512	\$4,200	\$4,400	10/21/2015	12	1911	\$2.91
829 W MULBERRY	Springfield	OH	3.0	1.5	1,564	\$14,900	\$5,100	3/10/2014	22	1911	\$3.26
46 SNYDER	Springfield	OH	2.0	1.0	1,120	\$7,000	\$7,025	6/5/2015	21	1911	\$6.27
332 W CLARK	Springfield	OH	3.0	1.0	1,536	\$9,900	\$7,485	12/12/2014	43	1911	\$4.87
315 E MADISON AVE	Springfield	OH	4.0	2.0	2,116	\$7,700	\$10,075	3/13/2014	5	1911	\$4.76
2201 ONTARIO	Springfield	OH	2.0	1.0	876	\$17,000	\$12,000	10/4/2016	36	1911	\$13.70
1414 HIGHLAND	Springfield	OH	2.0	1.5	1,316	\$12,000	\$12,502	1/30/2015	11	1911	\$9.50
1836 HILLSIDE AVE	Springfield	OH	2.0	1.0	1,337	\$12,000	\$14,519	10/31/2014	10	1911	\$10.86
811 Broadway ST	Springfield	OH	3.0	1.0	1,166	\$29,900	\$24,000	12/13/2016	39	1911	\$20.58
1909 SPRINGMONT AVE	Springfield	OH	3.0	1.0	1,298	\$25,000	\$25,000	10/18/2016	26	1911	\$19.26
607 E MADISON	Springfield	OH	3.0	1.0	1,289	\$25,000	\$26,200	4/3/2015	14	1911	\$20.33
1836 HILLSIDE	Springfield	OH	2.0	1.0	1,337	\$29,900	\$29,900	1/28/2016	72	1911	\$22.36
1241 INNISFALLEN	Springfield	OH	3.0	1.0	1,162	\$31,900	\$31,900	12/16/2016	87	1911	\$27.45
1714 MORGAN ST	Springfield	OH	2.0	1.0	1,246	\$34,900	\$33,000	5/14/2014	91	1911	\$26.48
1941 MECHANICSBURG RD	Springfield	OH	2.0	2.0	1,290	\$50,000	\$45,000	8/27/2015	13	1911	\$34.88
1621 WARDER	Springfield	OH	4.0	3.0	1,744	\$55,000	\$45,000	5/22/2014	76	1911	\$25.80
1838 WOODWARD	Springfield	OH	3.0	2.0	1,984	\$43,120	\$45,131	9/11/2015	50	1911	\$22.75
1621 WARDER	Springfield	OH	4.0	3.0	1,744	\$48,500	\$47,000	7/3/2015	190	1911	\$26.95
821 W MULBERRY	Springfield	OH	4.0	2.0	1,461	\$53,000	\$53,000	2/24/2015	8	1911	\$36.28
517 E MADISON AVE	Springfield	OH	3.0	2.0	1,512	\$59,900	\$59,900	11/18/2016	34	1911	\$39.62
526 E Cassilly	Springfield	OH	3.0	1.5	1,320	\$75,000	\$72,000	8/17/2017	43	1911	\$54.55
516 E CASSILLY ST	Springfield	OH	3.0	1.5	1,275	\$79,900	\$76,900	9/22/2014	59	1911	\$60.31
118 E 1ST	Springfield	OH	3.0	1.5	1,472	\$79,900	\$79,900	4/15/2016	71	1911	\$54.28
2219 ELMWOOD AVE	Springfield	OH	3.0	1.0	1,456	\$85,000	\$84,000	7/15/2016	78	1911	\$57.69
464 E CASSILLY ST	Springfield	OH	4.0	2.0	2,780	\$87,900	\$84,000	2/5/2016	168	1911	\$30.22
535 S Belmont AVE	Springfield	OH	3.0	2.5	1,248	\$84,900	\$84,900	6/30/2017	56	1911	\$68.03
1005 W PLEASANT	Springfield	OH	3.0	2.0	1,416	\$9,900	\$7,100	10/20/2014	39	1912	\$5.01
1802 WARDER	Springfield	OH	2.0	1.0	914	\$14,000	\$12,500	9/28/2015	13	1912	\$13.68
920 INNISFALLEN	Springfield	OH	3.0	1.0	1,354	\$14,900	\$13,000	2/29/2016	82	1912	\$9.60
415 N CLAIRMONT AVE	Springfield	OH	2.0	2.0	1,351	\$18,900	\$14,000	10/30/2014	7	1912	\$10.36
1112 E MAIN	Springfield	OH	3.0	2.0	1,468	\$15,000	\$14,050	8/26/2015	12	1912	\$9.57
810 BELLEVUE AVE	Springfield	OH	3.0	1.0	1,440	\$22,900	\$19,700	10/4/2016	114	1912	\$13.68
68 W PERRIN AVE	Springfield	OH	3.0	1.0	1,644	\$29,500	\$25,750	11/9/2015	339	1912	\$15.66
359 S BELMONT AVE	Springfield	OH	3.0	1.5	1,584	\$24,900	\$26,001	5/18/2015	6	1912	\$16.41
2127 COLUMBUS AVE	Springfield	OH	4.0	1.0	1,592	\$48,900	\$48,900	8/26/2016	10	1912	\$30.72
2026 WOODSIDE	Springfield	OH	3.0	2.0	1,206	\$62,900	\$62,900	8/10/2016	70	1912	\$52.16
1133 N FOUNTAIN AVE	Springfield	OH	4.0	2.0	2,700	\$79,900	\$65,000	5/25/2017	72	1912	\$24.07
2037 Woodside	Springfield	OH	2.0	1.5	1,344	\$72,900	\$65,900	7/28/2017	63	1912	\$49.03
733 E MADISON	Springfield	OH	3.0	1.0	1,260	\$73,000	\$70,000	6/2/2015	77	1912	\$55.56
270 S DOUGLAS AVE	Springfield	OH	3.0	2.0	1,862	\$84,900	\$84,900	2/28/2014	428	1912	\$45.60
2740 DWIGHT RD	Springfield	OH	2.0	1.5	1,450	\$109,900	\$110,500	12/16/2016	65	1912	\$76.21
1200 TIBBETTS	Springfield	OH	3.0	1.0	1,120	\$9,995	\$7,579	11/24/2014	51	1913	\$6.77
1217 W MULBERRY ST	Springfield	OH	2.0	1.0	1,318	\$20,000	\$15,000	10/28/2014	48	1913	\$11.38
612 S HUBERT	Springfield	OH	2.0	1.0	768	\$19,900	\$18,900	9/16/2015	41	1913	\$24.61
816 N MURRAY ST	Springfield	OH	3.0	1.5	1,224	\$28,000	\$21,000	6/8/2015	64	1913	\$17.16
1223 JEFFERSON	Springfield	OH	2.0	2.0	1,544	\$24,900	\$25,501	12/4/2015	13	1913	\$16.52
716 E CASSILLY	Springfield	OH	3.0	1.0	1,312	\$43,000	\$30,604	10/11/2016	58	1913	\$23.33
319 W CLARK	Springfield	OH	3.0	2.0	1,736	\$34,900	\$37,100	9/2/2016	14	1913	\$21.37
322 S CLAIRMONT AVE	Springfield	OH	2.0	1.0	1,036	\$48,500	\$43,000	6/17/2015	82	1913	\$41.51
1015 W Columbia ST	Springfield	OH	2.0	1.5	1,113	\$57,000	\$55,000	9/7/2017	43	1913	\$49.42
315 HOWARD	Springfield	OH	2.0	1.0	1,096	\$62,000	\$62,000	9/8/2016	2	1913	\$56.57
730 STANTON	Springfield	OH	3.0	2.0	1,400	\$64,900	\$62,500	5/20/2016	83	1913	\$44.64
2221 RUTLAND	Springfield	OH	3.0	1.0	1,130	\$65,900	\$64,000	8/20/2015	346	1913	\$56.64
401 S Western AVE	Springfield	OH	3.0	1.5	1,448	\$66,900	\$66,900	9/12/2017	143	1913	\$46.20
201 BELLEAIRE	Springfield	OH	3.0	1.0	1,442	\$74,999	\$74,500	6/17/2016	231	1913	\$51.66

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
114 ROOSEVELT	Springfield	OH	3.0	1.0	1,540	\$72,000	\$78,000	8/8/2017	346	1913	\$50.65
180 S Fostoria AVE	Springfield	OH	3.0	2.0	1,740	\$87,500	\$87,500	5/15/2017	39	1913	\$50.29
2227 E High	Springfield	OH	5.0	1.5	1,962	\$119,900	\$115,000	5/5/2017	142	1913	\$58.61
660 W HOME RD	Springfield	OH	5.0	5.0	5,803	\$495,000	\$465,000	4/20/2017	213	1913	\$80.13
1305 W Mulberry ST	Springfield	OH	3.0	1.0	1,024	\$19,900	\$14,000	1/15/2017	78	1914	\$13.67
720 N MURRAY	Springfield	OH	3.0	2.0	1,634	\$21,000	\$20,100	10/9/2015	23	1914	\$12.30
1587 CHARLES	Springfield	OH	3.0	1.0	1,220	\$25,000	\$21,300	7/24/2014	55	1914	\$17.46
1100 BROADWAY	Springfield	OH	3.0	1.5	1,536	\$27,000	\$22,000	9/21/2015	70	1914	\$14.32
504 E MADISON	Springfield	OH	3.0	1.0	1,520	\$51,700	\$26,500	5/21/2015	161	1914	\$17.43
500 W JOHNNY LYTLE AVE	Springfield	OH	3.0	1.0	876	\$27,900	\$26,500	2/7/2017	97	1914	\$30.25
720 N MURRAY	Springfield	OH	3.0	2.0	1,634	\$64,999	\$65,000	6/8/2016	102	1914	\$39.78
328 S ARLINGTON AVE	Springfield	OH	3.0	1.5	1,562	\$80,000	\$76,500	5/20/2016	75	1914	\$48.98
120 S Fostoria	Springfield	OH	3.0	1.5	1,342	\$77,000	\$77,000	6/16/2017	71	1914	\$57.38
724 N FOUNTAIN	Springfield	OH	5.0	2.5	3,154	\$85,000	\$79,000	2/11/2016	193	1914	\$25.05
3205 COLUMBUS AVE	Springfield	OH	3.0	2.0	1,237	\$94,000	\$88,000	9/17/2014	90	1914	\$71.14
228 S DOUGLAS	Springfield	OH	4.0	1.5	2,760	\$93,900	\$95,000	10/28/2014	130	1914	\$34.42
504 E Cassilly ST	Springfield	OH	3.0	1.5	1,344	\$99,000	\$97,600	6/26/2017	62	1914	\$72.62
1823 KENTUCKY	Springfield	OH	3.0	2.0	1,092	\$12,000	\$4,000	5/20/2014	41	1915	\$3.66
1719 HILLSIDE	Springfield	OH	2.0	1.0	984	\$11,900	\$7,000	11/9/2015	135	1915	\$7.11
2013 CLIFTON	Springfield	OH	3.0	2.0	1,680	\$5,200	\$12,502	3/12/2015	10	1915	\$7.44
604 STANTON AVE	Springfield	OH	2.0	1.0	1,280	\$24,900	\$25,501	11/9/2015	70	1915	\$19.92
1315 W MULBERRY ST	Springfield	OH	3.0	2.0	1,822	\$48,900	\$33,000	10/23/2014	95	1915	\$18.11
1853 SPRINGMONT AVE	Springfield	OH	3.0	1.0	1,591	\$45,000	\$43,000	6/22/2016	106	1915	\$27.03
563 E Cassilly ST	Springfield	OH	3.0	1.0	1,344	\$49,900	\$45,000	8/2/2017	41	1915	\$33.48
1118 FOX	Springfield	OH	2.0	1.0	1,131	\$46,900	\$46,900	12/29/2016	256	1915	\$41.47
1133 Mason ST	Springfield	OH	5.0	2.0	1,773	\$54,900	\$52,000	7/15/2017	40	1915	\$29.33
404 N BECHTLE	Springfield	OH	2.0	1.0	1,246	\$59,900	\$59,900	4/30/2014	37	1915	\$48.07
240 S CLAIRMONT	Springfield	OH	2.0	1.0	1,266	\$58,000	\$61,500	2/27/2014	61	1915	\$48.58
1129 ELM ST	Springfield	OH	2.0	1.0	1,170	\$69,000	\$69,000	6/13/2014	57	1915	\$58.97
7357 STINE	Enon	OH	4.0	2.5	2,685	\$125,800	\$105,000	12/15/2015	312	1915	\$39.11
2015 CLIFTON AVE	Springfield	OH	3.0	2.0	1,120	\$7,500	\$12,000	5/2/2014	9	1916	\$10.71
2217 CLIFTON AVE	Springfield	OH	3.0	1.5	1,376	\$26,900	\$13,500	1/15/2015	143	1916	\$9.81
351 W SOUTHERN AVE	Springfield	OH	3.0	1.0	1,344	\$29,900	\$15,000	11/20/2015	97	1916	\$11.16
336-338 W Euclid AVE	Springfield	OH	4.0	2.0	2,550	\$17,900	\$16,500	7/20/2017	218	1916	\$6.47
377 E MADISON	Springfield	OH	3.0	1.0	1,896	\$24,900	\$17,500	7/6/2015	24	1916	\$9.23
563 E MC CREIGHT	Springfield	OH	3.0	1.0	1,886	\$22,500	\$18,000	4/16/2014	62	1916	\$9.54
1660 SUMMIT	Springfield	OH	2.0	1.5	1,042	\$29,900	\$22,000	9/7/2016	58	1916	\$21.11
1715 Kenton ST	Springfield	OH	3.0	1.0	1,144	\$29,900	\$23,500	7/11/2017	145	1916	\$20.54
732 E Cecil ST	Springfield	OH	3.0	2.0	1,416	\$42,700	\$30,000	8/23/2017	154	1916	\$21.19
352 E MADISON	Springfield	OH	4.0	2.0	2,308	\$35,000	\$36,050	6/30/2015	11	1916	\$15.62
1022 JASPER ST	Springfield	OH	3.0	1.0	960	\$40,000	\$39,700	2/26/2014	9	1916	\$41.35
128 Bellevue AVE	Springfield	OH	2.0	1.0	1,312	\$49,900	\$47,500	5/12/2017	149	1916	\$36.20
624 ELM	Springfield	OH	3.0	1.0	1,624	\$47,500	\$47,500	3/30/2016	137	1916	\$29.25
2654 SPRINGFIELD XENIA RD	Springfield	OH	3.0	1.5	1,076	\$52,900	\$51,900	11/4/2014	310	1916	\$48.23
615 STANTON	Springfield	OH	3.0	1.5	1,498	\$59,900	\$59,000	11/29/2016	195	1916	\$39.39
607 E CECIL ST	Springfield	OH	3.0	1.5	1,463	\$69,900	\$65,000	9/25/2015	72	1916	\$44.43
615 E CECIL ST	Springfield	OH	3.0	1.0	1,482	\$69,900	\$66,500	3/31/2015	165	1916	\$44.87
551 E CECIL ST	Springfield	OH	3.0	1.5	1,765	\$69,000	\$68,000	6/7/2016	255	1916	\$38.53
207 FOURTH AVE	Springfield	OH	3.0	2.0	1,543	\$65,000	\$68,000	5/22/2015	51	1916	\$44.07
555 E CECIL ST	Springfield	OH	3.0	1.5	1,372	\$69,900	\$68,000	4/22/2016	154	1916	\$49.56
1771 S FOUNTAIN AVE	Springfield	OH	4.0	1.0	2,141	\$67,000	\$68,000	2/26/2016	29	1916	\$31.76
563 E MCCREIGHT	Springfield	OH	3.0	2.0	1,886	\$73,900	\$70,000	10/23/2015	182	1916	\$37.12
2219 E HIGH ST	Springfield	OH	5.0	2.5	3,300	\$79,900	\$71,200	9/2/2015	95	1916	\$21.58
811 E CECIL ST	Springfield	OH	3.0	1.5	1,447	\$78,000	\$78,000	12/23/2014	83	1916	\$53.90
275 S ARLINGTON AVE	Springfield	OH	4.0	1.5	2,120	\$98,500	\$84,000	1/28/2014	205	1916	\$39.62
825 E CECIL ST	Springfield	OH	3.0	2.5	1,728	\$90,000	\$90,000	1/13/2015	104	1916	\$52.08
2715 SPRINGFIELD XENIA	Springfield	OH	3.0	1.0	1,631	\$123,500	\$123,500	6/10/2014	56	1916	\$75.72
3266 E HIGH ST	Springfield	OH	4.0	2.0	2,734	\$169,900	\$167,500	6/26/2017	73	1916	\$61.27
2707 Springfield Xenia RD	Springfield	OH	4.0	2.0	2,024	\$179,900	\$185,400	8/28/2017	33	1916	\$91.60
358 E MCCREIGHT	Springfield	OH	3.0	1.0	1,482	\$14,000	\$15,000	7/1/2016	7	1917	\$10.12
314 N LIGHT	Springfield	OH	4.0	1.0	984	\$16,800	\$15,500	1/17/2017	1	1917	\$15.75
116 N BURNETT RD	Springfield	OH	2.0	1.0	1,089	\$19,900	\$16,000	8/27/2015	27	1917	\$14.69
1801 WARDER	Springfield	OH	4.0	1.0	1,628	\$19,000	\$20,253	6/30/2015	18	1917	\$12.44
137 WILLIS	Springfield	OH	2.0	1.0	962	\$26,950	\$23,333	4/22/2014	78	1917	\$24.25
524 S BELMONT	Springfield	OH	3.0	1.5	1,494	\$24,000	\$24,000	9/20/2016	2	1917	\$16.06
4217 LOWER VALLEY	Springfield	OH	2.0	1.0	906	\$34,900	\$26,000	2/1/2014	58	1917	\$28.70
1202 WISCONSIN	Springfield	OH	2.0	1.0	833	\$26,900	\$26,900	10/12/2016	93	1917	\$32.29
272 W MC CREIGHT AVE	Springfield	OH	2.0	1.0	1,144	\$49,900	\$32,500	3/11/2016	345	1917	\$28.41

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
837 MONTGOMERY AVE	Springfield	OH	2.0	1.0	984	\$32,500	\$32,500	11/2/2015	17	1917	\$33.03
715 E CECIL	Springfield	OH	3.0	1.0	1,353	\$36,000	\$33,000	5/14/2015	19	1917	\$24.39
228 S CLAIRMONT	Springfield	OH	3.0	1.5	1,365	\$33,900	\$33,900	3/31/2014	1	1917	\$24.84
473 E CECIL ST	Springfield	OH	4.0	1.5	1,522	\$39,000	\$34,000	7/19/2016	7	1917	\$22.34
457 E NORTHERN	Springfield	OH	3.0	2.0	1,480	\$39,900	\$45,357	6/6/2014	57	1917	\$30.65
132 HAMPTON	Springfield	OH	2.0	1.0	1,320	\$49,900	\$47,500	2/25/2015	53	1917	\$35.98
1012 MASON ST	Springfield	OH	3.0	1.0	1,344	\$49,900	\$49,900	2/25/2015	505	1917	\$37.13
619 E CASSILLY	Springfield	OH	3.0	1.0	1,314	\$50,000	\$50,000	11/10/2015	376	1917	\$38.05
708 E CECIL	Springfield	OH	3.0	2.0	1,732	\$59,900	\$55,900	4/23/2015	415	1917	\$32.27
505 N BELMONT AVE	Springfield	OH	3.0	1.5	1,212	\$68,900	\$65,000	4/7/2017	241	1917	\$53.63
2770 E HIGH ST	Springfield	OH	4.0	2.0	1,714	\$70,000	\$69,000	9/9/2014	9	1917	\$40.26
115 N KENSINGTON	Springfield	OH	3.0	1.5	1,736	\$80,000	\$76,010	8/30/2016	17	1917	\$43.78
1329 PYTHIAN	Springfield	OH	3.0	1.0	1,470	\$88,500	\$87,700	8/21/2015	1	1917	\$59.66
355 E Cassilly	Springfield	OH	3.0	2.0	2,104	\$89,900	\$89,097	10/13/2017	82	1917	\$42.35
2901 SELMA	Springfield	OH	3.0	2.0	1,512	\$120,000	\$110,000	1/15/2015	97	1917	\$72.75
1834 STRATFORD PL	Springfield	OH	3.0	3.0	1,632	\$125,000	\$122,000	4/10/2015	45	1917	\$74.75
26 N KENSINGTON PL	Springfield	OH	3.0	1.5	2,806	\$152,900	\$152,900	5/18/2014	11	1917	\$54.49
1724 PROSPECT ST	Springfield	OH	3.0	1.0	1,488	\$12,000	\$9,000	2/11/2016	2	1918	\$6.05
1828 MORGAN ST	Springfield	OH	3.0	2.0	1,580	\$12,500	\$9,750	2/9/2015	56	1918	\$6.17
2432 LEXINGTON	Springfield	OH	2.0	1.0	912	\$15,048	\$10,500	8/15/2014	56	1918	\$11.51
312 ROSELAND	Springfield	OH	2.0	1.0	810	\$22,900	\$27,256	7/30/2015	84	1918	\$33.65
2509 WOODSIDE AVE	Springfield	OH	2.0	1.0	826	\$35,000	\$35,011	10/17/2014	24	1918	\$42.39
1724 PROSPECT	Springfield	OH	3.0	1.0	1,488	\$42,900	\$40,000	5/17/2016	32	1918	\$26.88
570 E NORTHERN	Springfield	OH	2.0	2.0	1,462	\$52,000	\$42,000	5/22/2015	474	1918	\$28.73
2023 COLUMBUS	Springfield	OH	2.0	1.0	1,092	\$59,900	\$55,000	3/31/2017	201	1918	\$50.37
229 N CLAIRMONT AVE	Springfield	OH	5.0	2.0	2,128	\$64,900	\$57,500	11/14/2016	48	1918	\$27.02
702 E NORTHERN AVE	Springfield	OH	4.0	1.5	1,305	\$64,900	\$60,000	12/30/2016	166	1918	\$45.98
1217 TERRACE DR	Springfield	OH	3.0	1.0	1,262	\$63,900	\$63,000	8/5/2016	126	1918	\$49.92
309 BELLAIRE	Springfield	OH	3.0	1.0	1,120	\$65,000	\$68,000	4/3/2015	54	1918	\$60.71
2800 E High ST	Springfield	OH	3.0	1.0	1,336	\$72,900	\$69,750	4/12/2017	98	1918	\$52.21
1440 N FOUNTAIN	Springfield	OH	3.0	2.0	3,000	\$125,000	\$132,501	12/29/2016	58	1918	\$44.17
1804 STRATFORD PL	Springfield	OH	4.0	2.0	2,026	\$137,900	\$135,000	2/2/2015	99	1918	\$66.63
112 N KENSINGTON	Springfield	OH	3.0	1.5	1,908	\$145,000	\$145,000	1/27/2017	145	1918	\$76.00
303 E JOHNSON	Springfield	OH	3.0	1.0	968	\$6,000	\$5,800	1/22/2016	169	1919	\$5.99
306 CATHERINE ST	Springfield	OH	2.0	1.0	1,008	\$20,000	\$13,000	9/28/2017	665	1919	\$12.90
1038 Jasper	Springfield	OH	2.0	1.0	960	\$23,200	\$15,000	9/14/2017	125	1919	\$15.63
1414 MAIDEN LN	Springfield	OH	3.0	1.0	1,188	\$23,000	\$15,000	8/26/2016	55	1919	\$12.63
2037 BEATRICE	Springfield	OH	3.0	1.0	1,152	\$19,900	\$20,255	12/3/2014	12	1919	\$17.58
745 STANTON	Springfield	OH	3.0	1.5	1,512	\$28,000	\$21,000	9/18/2015	37	1919	\$13.89
201 MONTGOMERY	Springfield	OH	2.0	1.0	997	\$21,000	\$21,346	6/4/2015	134	1919	\$21.41
1915 RUTLAND	Springfield	OH	3.0	1.0	1,001	\$22,000	\$22,000	11/18/2014	130	1919	\$21.98
503 E MCCREIGHT	Springfield	OH	3.0	1.0	1,442	\$23,000	\$23,000	11/12/2015	15	1919	\$15.95
4206 E NATIONAL RD	Springfield	OH	5.0	1.0	1,882	\$28,620	\$31,649	10/6/2015	9	1919	\$16.82
366 E MCCREIGHT	Springfield	OH	3.0	1.5	1,326	\$59,900	\$50,000	12/4/2014	212	1919	\$37.71
1023 BURT	Springfield	OH	3.0	1.0	1,119	\$56,500	\$52,470	9/10/2015	223	1919	\$46.89
364 E NORTHERN AVE	Springfield	OH	3.0	1.5	1,524	\$69,500	\$65,000	10/20/2015	77	1919	\$42.65
2149 WOODSIDE AVE	Springfield	OH	3.0	1.0	1,266	\$64,000	\$65,000	12/30/2014	75	1919	\$51.34
305 E NORTHERN	Springfield	OH	3.0	1.0	1,804	\$8,500	\$9,000	11/24/2015	142	1920	\$4.99
1760 DELAWARE	Springfield	OH	3.0	1.0	660	\$14,900	\$9,000	1/6/2015	239	1920	\$13.64
1009 W HIGH	Springfield	OH	4.0	2.0	2,800	\$12,500	\$9,950	4/27/2015	113	1920	\$3.55
430 BELLEVUE	Springfield	OH	1.0	1.0	1,110	\$7,000	\$10,000	10/30/2015	13	1920	\$9.01
473 E MCCREIGHT	Springfield	OH	3.0	1.0	1,454	\$25,000	\$20,300	10/10/2014	80	1920	\$13.96
414 BELLAIRE AVE	Springfield	OH	2.0	2.0	1,278	\$32,500	\$28,000	1/15/2016	129	1920	\$21.91
1664 HIGHLAND	Springfield	OH	4.0	2.0	1,609	\$55,000	\$29,000	10/16/2015	14	1920	\$18.02
1327 PYTHIAN	Springfield	OH	2.0	1.0	1,533	\$2,500	\$41,000	10/28/2015	17	1920	\$26.74
1363 S LIMESTONE	Springfield	OH	3.0	1.5	1,758	\$49,900	\$45,000	5/31/2016	65	1920	\$25.60
25 N DOUGLAS	Springfield	OH	2.0	1.5	1,079	\$49,900	\$48,000	1/29/2016	80	1920	\$44.49
2616 MAPLEWOOD AVE	Springfield	OH	2.0	1.0	992	\$49,900	\$49,900	4/10/2015	167	1920	\$50.30
150 ENGLEWOOD	Springfield	OH	3.0	2.0	2,191	\$49,900	\$49,900	9/3/2014	133	1920	\$22.77
1914 LEXINGTON AVE	Springfield	OH	2.0	1.5	1,338	\$52,000	\$50,000	5/14/2015	89	1920	\$37.37
767 James ST	Springfield	OH	3.0	1.0	1,407	\$58,500	\$55,500	10/13/2017	56	1920	\$39.45
1221 TERRACE DR	Springfield	OH	3.0	1.0	1,206	\$59,900	\$58,500	6/9/2016	46	1920	\$48.51
29 N Douglas	Springfield	OH	2.0	1.0	1,260	\$59,900	\$61,400	4/6/2017	151	1920	\$48.73
2036 WOODSIDE	Springfield	OH	3.0	1.0	1,452	\$61,900	\$61,900	1/25/2017	133	1920	\$42.63
367 E NORTHERN	Springfield	OH	3.0	1.0	1,066	\$68,000	\$66,300	1/10/2014	215	1920	\$62.20
133 E FIRST	Springfield	OH	3.0	1.0	1,612	\$79,000	\$68,000	9/16/2016	212	1920	\$42.18
835 E CECIL	Springfield	OH	3.0	1.0	1,357	\$68,000	\$68,000	12/4/2016	200	1920	\$50.11
111 BELLEVUE	Springfield	OH	3.0	1.0	1,192	\$69,900	\$69,900	3/15/2016	112	1920	\$58.64

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1414 KENWOOD	Springfield	OH	3.0	2.0	1,520	\$84,900	\$82,000	11/7/2016	164	1920	\$53.95
267 W 1ST	Springfield	OH	3.0	2.0	1,547	\$99,600	\$98,000	11/23/2016	30	1920	\$63.35
102 N KENSINGTON PL	Springfield	OH	4.0	3.0	2,740	\$189,900	\$181,000	11/21/2016	132	1920	\$66.06
3139 COLUMBUS AVE	Springfield	OH	3.0	1.5	1,648	\$219,900	\$223,900	7/21/2017	281	1920	\$135.86
1601 W CLARK	Springfield	OH	3.0	2.0	1,520	\$3,500	\$5,423	12/18/2015	14	1921	\$3.57
900 W COLUMBIA	Springfield	OH	4.0	2.0	2,432	\$16,000	\$10,000	4/21/2015	320	1921	\$4.11
344 W STATE ST	Springfield	OH	2.0	1.0	932	\$10,000	\$10,501	3/11/2016	8	1921	\$11.27
1601 S YELLOW SPRINGS ST	Springfield	OH	2.0	1.0	816	\$15,000	\$12,500	12/11/2015	7	1921	\$15.32
838 E CECIL ST	Springfield	OH	2.0	1.0	865	\$15,000	\$15,000	11/7/2014	77	1921	\$17.34
107 ROOSEVELT	Springfield	OH	3.0	1.0	1,562	\$70,000	\$18,500	2/29/2016	138	1921	\$11.84
1318 Terrace	Springfield	OH	3.0	1.0	1,083	\$18,000	\$19,000	12/21/2016	44	1921	\$17.54
221 RIDGE	Springfield	OH	2.0	1.0	1,076	\$22,400	\$21,200	7/20/2015	52	1921	\$19.70
721 E Northern AVE	Springfield	OH	2.0	1.0	1,038	\$25,000	\$21,500	9/28/2017	143	1921	\$20.71
1324 TERRACE	Springfield	OH	3.0	1.0	1,230	\$24,000	\$26,000	9/15/2016	20	1921	\$21.14
1810 N Limestone	Springfield	OH	3.0	1.5	1,344	\$65,900	\$33,500	6/30/2017	14	1921	\$24.93
1572 SUNSET AVE	Springfield	OH	2.0	1.0	806	\$39,900	\$36,500	2/14/2017	284	1921	\$45.29
302 W PERRIN AVE	Springfield	OH	4.0	1.5	1,677	\$59,000	\$50,000	11/10/2014	89	1921	\$29.82
3030 CLIFTON	Springfield	OH	4.0	3.0	2,056	\$59,900	\$59,000	12/16/2016	100	1921	\$28.70
117 N CLAIRMONT	Springfield	OH	3.0	1.0	1,488	\$65,500	\$59,900	2/6/2015	179	1921	\$40.26
1670 WARDER ST	Springfield	OH	3.0	2.0	1,508	\$62,900	\$62,000	1/28/2015	163	1921	\$41.11
601 E Northern AVE	Springfield	OH	3.0	1.0	1,152	\$60,000	\$63,000	6/20/2017	61	1921	\$54.69
171 Lawnview AVE	Springfield	OH	2.0	1.0	1,014	\$67,500	\$63,500	5/12/2017	77	1921	\$62.62
605 E NORTHERN AVE	Springfield	OH	3.0	1.0	1,178	\$64,900	\$64,900	7/17/2015	34	1921	\$55.09
110 BELLAIRE	Springfield	OH	3.0	1.0	1,344	\$69,900	\$68,500	5/9/2014	53	1921	\$50.97
453 E MADISON AVE	Springfield	OH	5.0	2.0	2,410	\$69,900	\$71,000	1/30/2015	4	1921	\$29.46
301 BELLAIRE	Springfield	OH	2.0	1.0	1,158	\$74,500	\$74,500	6/17/2016	56	1921	\$64.34
453 E MADISON	Springfield	OH	5.0	3.5	2,410	\$75,000	\$75,000	4/5/2017	158	1921	\$31.12
266 RIDGE RD	Springfield	OH	3.0	1.5	1,274	\$79,900	\$77,900	4/1/2015	38	1921	\$61.15
509 E CECIL ST	Springfield	OH	3.0	2.0	1,582	\$79,900	\$79,900	2/28/2014	674	1921	\$50.51
1516 PARKER ST	Springfield	OH	4.0	2.0	1,508	\$85,000	\$80,000	4/23/2014	141	1921	\$53.05
400 E Northern AVE	Springfield	OH	3.0	2.0	1,480	\$89,900	\$84,000	1/13/2017	107	1921	\$56.76
132 Englewood RD	Springfield	OH	2.0	1.0	1,120	\$95,000	\$93,000	10/13/2017	32	1921	\$83.04
215 S CLAIRMONT AVE	Springfield	OH	3.0	1.0	2,256	\$99,900	\$95,000	6/12/2015	21	1921	\$42.11
121 N KENSINGTON	Springfield	OH	4.0	2.0	1,781	\$125,900	\$123,000	10/18/2016	77	1921	\$69.06
264 S BROADMOOR BLVD	Springfield	OH	3.0	1.0	1,586	\$129,900	\$128,000	7/1/2015	207	1921	\$80.71
1744 STRATFORD PL	Springfield	OH	3.0	2.0	2,134	\$139,900	\$137,500	8/26/2015	23	1921	\$64.43
222 SUNNYSIDE PL	Springfield	OH	5.0	1.5	2,357	\$167,500	\$167,500	12/20/2016	64	1921	\$71.06
516 E SOUTHERN	Springfield	OH	2.0	1.0	876	\$9,900	\$8,000	2/21/2014	8	1922	\$9.13
153 Willis AVE	Springfield	OH	3.0	1.0	1,371	\$18,000	\$11,000	4/26/2017	128	1922	\$8.02
2111 CLIFTON AVE	Springfield	OH	2.0	2.0	1,540	\$13,000	\$13,000	2/17/2014	15	1922	\$8.44
1608 Morgan ST	Springfield	OH	3.0	1.0	916	\$14,900	\$13,500	2/23/2017	44	1922	\$14.74
1815 Hillside AVE	Springfield	OH	3.0	1.0	1,251	\$16,900	\$14,000	5/31/2017	41	1922	\$11.19
106 COTTAGE PL	Springfield	OH	2.0	1.0	1,096	\$19,900	\$15,400	2/1/2016	59	1922	\$14.05
1181 GONDER ST	Springfield	OH	3.0	1.0	1,200	\$19,800	\$18,000	2/20/2015	9	1922	\$15.00
311 Belleaire AVE	Springfield	OH	3.0	1.0	1,360	\$22,600	\$22,244	5/4/2017	108	1922	\$16.36
8 N FLORENCE	Springfield	OH	2.0	1.5	1,366	\$49,900	\$49,000	9/8/2016	737	1922	\$35.87
32 E MADISON	Springfield	OH	4.0	2.0	1,372	\$57,000	\$52,445	4/1/2016	66	1922	\$38.23
201 ZISCHLER ST	Springfield	OH	4.0	2.0	1,958	\$59,900	\$55,000	9/27/2016	54	1922	\$28.09
712 E Cecil ST	Springfield	OH	3.0	2.0	1,526	\$59,900	\$59,900	10/4/2017	33	1922	\$39.25
104 BELLEVUE	Springfield	OH	3.0	1.0	1,176	\$80,000	\$73,000	6/24/2016	78	1922	\$62.07
613 E MCCREIGHT AVE	Springfield	OH	2.0	1.5	1,290	\$74,900	\$73,900	3/3/2014	132	1922	\$57.29
724 E CECIL	Springfield	OH	2.0	1.0	1,248	\$75,000	\$75,000	8/27/2015	71	1922	\$60.10
404 CLOVER	Fairborn	OH	3.0	1.5	1,045	\$82,800	\$78,000	5/5/2015	24	1922	\$74.64
142 S Kensington	Springfield	OH	3.0	2.0	1,876	\$147,500	\$146,500	8/11/2017	59	1922	\$78.09
2215 N FOUNTAIN BLVD	Springfield	OH	4.0	2.5	1,956	\$154,900	\$147,400	2/24/2015	96	1922	\$75.36
1800 LONGVIEW	Springfield	OH	3.0	2.0	2,050	\$210,000	\$200,000	10/21/2016	58	1922	\$97.56
133 BRIGHTON	Springfield	OH	4.0	3.5	3,034	\$286,000	\$250,000	8/22/2014	108	1922	\$82.40
3774 URBANA RD	Springfield	OH	4.0	4.5	7,529	\$549,900	\$510,000	8/15/2017	648	1922	\$67.74
702 E EUCLID	Springfield	OH	3.0	1.0	1,212	\$7,500	\$3,675	2/21/2014	97	1923	\$3.03
922 TIBBETTS	Springfield	OH	3.0	1.0	1,415	\$15,000	\$15,000	11/18/2016	54	1923	\$10.60
2115 CLIFTON AVE	Springfield	OH	3.0	2.0	1,546	\$14,800	\$15,101	10/8/2015	18	1923	\$9.77
1822 FULTON	Springfield	OH	2.0	1.0	864	\$15,900	\$15,900	8/9/2016	14	1923	\$18.40
1775 S CENTER	Springfield	OH	3.0	1.0	1,629	\$17,450	\$18,000	5/10/2016	6	1923	\$11.05
2323 Kenilworth AVE	Springfield	OH	2.0	1.0	840	\$24,500	\$19,000	9/29/2017	81	1923	\$22.62
2 OAKLAND CT	Springfield	OH	3.0	1.0	1,296	\$28,900	\$19,500	10/28/2016	368	1923	\$15.05
2327 KENILWORTH	Springfield	OH	3.0	2.0	1,142	\$20,000	\$21,000	5/15/2014	11	1923	\$18.39
1921 LEXINGTON	Springfield	OH	2.0	1.0	1,154	\$30,000	\$25,016	7/3/2014	49	1923	\$21.68
1802 W WASHINGTON	Springfield	OH	2.0	1.0	1,016	\$29,900	\$29,900	5/19/2015	178	1923	\$29.43

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1035 BROADWAY	Springfield	OH	3.0	1.0	1,692	\$20,000	\$30,505	8/3/2015	10	1923	\$18.03
1923 Sunset AVE	Springfield	OH	2.0	1.0	1,420	\$34,900	\$31,500	4/20/2017	73	1923	\$22.18
811 S Isabella ST	Springfield	OH	2.0	1.0	864	\$39,900	\$33,000	9/25/2017	116	1923	\$38.19
380 S DOUGLAS	Springfield	OH	3.0	1.0	1,245	\$38,000	\$33,000	7/1/2015	13	1923	\$26.51
1921 LEXINGTON	Springfield	OH	2.0	1.0	1,154	\$39,900	\$35,000	4/29/2016	71	1923	\$30.33
380 S DOUGLAS	Springfield	OH	3.0	1.0	1,245	\$40,000	\$35,000	10/9/2015	83	1923	\$28.11
1766 MAGNOLIA	Springfield	OH	2.0	1.0	768	\$36,900	\$36,500	6/23/2015	7	1923	\$47.53
2225 WOODSIDE	Springfield	OH	3.0	1.0	1,152	\$2,500	\$42,250	11/6/2015	23	1923	\$36.68
2127 Woodside AVE	Springfield	OH	3.0	1.0	1,264	\$49,400	\$47,900	8/28/2017	87	1923	\$37.90
737 E MADISON	Springfield	OH	3.0	1.5	1,252	\$50,000	\$50,500	3/3/2016	102	1923	\$40.34
1123 BROADWAY ST	Springfield	OH	3.0	1.0	1,182	\$54,900	\$52,000	11/10/2016	70	1923	\$43.99
416 N CLAIRMONT AVE	Springfield	OH	2.0	1.0	1,123	\$54,900	\$54,000	12/26/2014	82	1923	\$48.09
1555 S LIMESTONE	Springfield	OH	3.0	2.0	1,568	\$55,000	\$55,000	9/22/2017	324	1923	\$35.08
315 N CLAIRMONT	Springfield	OH	3.0	1.5	1,486	\$69,900	\$67,000	9/24/2015	25	1923	\$45.09
411 CLOVER	Fairborn	OH	2.0	1.0	920	\$71,000	\$69,000	2/20/2015	176	1923	\$75.00
2227 WOODSIDE	Springfield	OH	3.0	1.5	1,152	\$69,900	\$69,900	3/21/2014	141	1923	\$60.68
25 Ardmore	Springfield	OH	3.0	1.5	2,196	\$89,900	\$75,000	1/1/2017	118	1923	\$34.15
270 RIDGE RD	Springfield	OH	3.0	1.0	1,374	\$79,900	\$77,250	10/1/2015	134	1923	\$56.22
25 ROOSEVELT	Springfield	OH	3.0	1.5	1,928	\$79,900	\$78,000	3/13/2017	134	1923	\$40.46
1825 STRATFORD PL	Springfield	OH	3.0	1.0	1,568	\$86,900	\$82,500	6/23/2016	32	1923	\$52.61
918 N FOUNTAIN AVE	Springfield	OH	5.0	2.5	3,222	\$89,900	\$84,000	11/29/2016	86	1923	\$26.07
109 E FIRST ST	Springfield	OH	3.0	1.5	1,826	\$100,000	\$98,000	10/20/2016	120	1923	\$53.67
1925 HARSHMAN	Springfield	OH	3.0	1.0	1,509	\$104,900	\$102,000	9/6/2016	238	1923	\$67.59
21 Roosevelt DR	Springfield	OH	3.0	1.5	1,576	\$123,500	\$120,000	9/19/2017	66	1923	\$76.14
142 N Kensington PL	Springfield	OH	4.0	1.5	2,025	\$124,900	\$122,500	1/20/2017	67	1923	\$60.49
15 ENGLEWOOD	Springfield	OH	3.0	1.5	1,964	\$123,900	\$123,900	1/27/2017	92	1923	\$63.09
5040 S Springfield Xenia RD	Springfield	OH	4.0	2.0	2,056	\$149,900	\$143,300	6/12/2017	113	1923	\$69.70
111 BERKLEY	Springfield	OH	3.0	1.5	1,609	\$149,900	\$149,000	6/6/2014	6	1923	\$92.60
1926 N FOUNTAIN	Springfield	OH	4.0	2.5	2,942	\$258,500	\$258,500	11/18/2016	34	1923	\$87.87
1704 HIGHLAND	Springfield	OH	2.0	1.0	884	\$10,000	\$13,000	7/1/2016	15	1924	\$14.71
1416 LINDEN AVE	Springfield	OH	3.0	1.5	1,292	\$29,900	\$17,400	12/2/2015	101	1924	\$13.47
254 RIDGE	Springfield	OH	3.0	2.0	1,313	\$27,000	\$22,000	9/11/2015	24	1924	\$16.76
315 E NORTHERN AVE	Springfield	OH	2.0	1.0	1,256	\$39,690	\$28,000	3/1/2017	120	1924	\$22.29
638 SNOWHILL	Springfield	OH	2.0	1.0	1,258	\$35,500	\$35,000	1/16/2015	48	1924	\$27.82
320 3RD ST	Xenia	OH	2.0	1.0	1,070	\$39,900	\$36,000	12/23/2014	374	1924	\$33.64
2547 Springfield Jamestown	Springfield	OH	4.0	2.0	1,288	\$55,000	\$49,414	5/26/2017	77	1924	\$38.36
816 E NORTHERN	Springfield	OH	3.0	1.0	1,254	\$55,000	\$50,000	7/29/2016	293	1924	\$39.87
1331 TERRACE DR	Springfield	OH	2.0	1.0	1,077	\$59,900	\$59,900	1/27/2017	150	1924	\$55.62
170 WILLIS AVE	Springfield	OH	3.0	1.5	1,456	\$59,900	\$61,700	9/25/2014	38	1924	\$42.38
1328 N LIMESTONE ST	Springfield	OH	3.0	2.0	2,027	\$64,900	\$64,900	7/17/2017	319	1924	\$32.02
429 S CLAIRMONT AVE	Springfield	OH	2.0	1.5	1,264	\$69,900	\$69,900	12/9/2016	73	1924	\$55.30
1232 N LOWRY	Springfield	OH	2.0	2.0	1,374	\$74,900	\$72,500	6/30/2014	48	1924	\$52.77
609 OLD MILL RD	Springfield	OH	3.0	1.0	994	\$99,900	\$99,900	7/31/2014	304	1924	\$100.50
33 FIFTH ST	Springfield	OH	3.0	1.0	1,416	\$109,900	\$109,900	9/23/2015	170	1924	\$77.61
1723 MIDVALE RD	Springfield	OH	3.0	1.5	1,752	\$124,900	\$121,000	11/1/2016	161	1924	\$69.06
1837 LONGVIEW DR	Springfield	OH	3.0	1.5	1,526	\$127,500	\$127,000	1/6/2016	129	1924	\$83.22
105 Spring	Xenia	OH	4.0	1.5	2,128	\$142,000	\$135,000	8/4/2017	95	1924	\$63.44
1815 LONGVIEW	Springfield	OH	4.0	1.5	1,820	\$163,900	\$154,000	2/11/2014	41	1924	\$84.62
1525 PYTHIAN	Springfield	OH	3.0	2.0	1,736	\$166,500	\$158,000	6/11/2014	71	1924	\$91.01
829 SELMA	Springfield	OH	3.0	1.0	1,144	\$9,900	\$2,000	9/30/2014	41	1925	\$1.75
624 E EUCLID AVE	Springfield	OH	3.0	1.0	1,373	\$4,900	\$4,000	3/3/2014	111	1925	\$2.91
1715 RUTLAND AVE	Springfield	OH	3.0	1.0	1,258	\$100	\$7,000	4/4/2014	134	1925	\$5.56
415 BELLEVUE	Springfield	OH	2.0	1.0	923	\$14,900	\$10,000	7/2/2015	21	1925	\$10.83
2210 ONTARIO	Springfield	OH	2.0	1.0	1,144	\$13,500	\$13,500	10/5/2016	51	1925	\$11.80
605 N LIGHT ST	Springfield	OH	3.0	2.0	1,360	\$14,900	\$14,000	8/27/2014	27	1925	\$10.29
629 E EUCLID	Springfield	OH	3.0	1.0	1,144	\$14,900	\$14,000	8/6/2014	48	1925	\$12.24
130 LAWNVIEW AVE	Springfield	OH	2.0	1.0	880	\$16,500	\$15,000	8/16/2016	95	1925	\$17.05
575 CATHERINE	Springfield	OH	3.0	1.0	1,012	\$21,000	\$16,000	9/4/2014	52	1925	\$15.81
37 S BURNETT	Springfield	OH	3.0	1.0	1,248	\$19,900	\$20,000	3/24/2015	43	1925	\$16.03
2716 MAPLEWOOD	Springfield	OH	2.0	1.0	904	\$19,950	\$21,000	3/4/2014	116	1925	\$23.23
51 SNYDER ST	Springfield	OH	3.0	1.0	1,041	\$24,900	\$24,900	2/26/2016	92	1925	\$23.92
828 E NORTHERN AVE	Springfield	OH	3.0	2.0	1,201	\$30,000	\$32,001	4/22/2014	20	1925	\$26.65
201 W SOUTHERN AVE	Springfield	OH	3.0	1.0	1,344	\$32,900	\$32,900	6/7/2016	159	1925	\$24.48
1607 KENTON ST	Springfield	OH	3.0	2.0	1,690	\$34,900	\$33,000	2/25/2015	67	1925	\$19.53
625 E EUCLID	Springfield	OH	3.0	1.5	1,144	\$39,900	\$39,900	5/30/2014	135	1925	\$34.88
920 Broadway ST	Springfield	OH	3.0	1.0	1,168	\$54,900	\$53,900	7/11/2017	204	1925	\$46.15
32 OAKLAND CT	Springfield	OH	2.0	1.5	1,424	\$58,500	\$54,000	3/6/2015	156	1925	\$37.92
1711 MAIDEN LN	Springfield	OH	3.0	1.5	1,497	\$86,900	\$82,500	12/29/2016	62	1925	\$55.11

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
124 FIFTH ST	Springfield	OH	3.0	2.0	1,424	\$116,900	\$113,000	5/5/2015	5	1925	\$79.35
1842 LONGVIEW DR	Springfield	OH	3.0	1.5	1,914	\$144,900	\$144,900	10/30/2015	6	1925	\$75.71
100 S BROADMOOR BLVD	Springfield	OH	4.0	1.5	1,724	\$169,900	\$150,000	7/21/2015	47	1925	\$87.01
140 S Broadmoor	Springfield	OH	4.0	2.0	2,014	\$179,900	\$175,450	5/16/2017	127	1925	\$87.12
1715 PROSPECT	Springfield	OH	3.0	2.0	1,538	\$23,710	\$4,350	6/23/2014	151	1926	\$2.83
1702 SUMMIT ST	Springfield	OH	3.0	1.0	1,112	\$11,900	\$11,275	1/24/2014	62	1926	\$10.14
1936 CLIFTON AVE	Springfield	OH	3.0	1.0	1,228	\$16,900	\$11,500	10/13/2016	420	1926	\$9.36
324 W PERRIN	Springfield	OH	3.0	1.0	1,530	\$12,000	\$12,000	9/24/2014	7	1926	\$7.84
1432 WOODWARD AVE	Springfield	OH	3.0	2.0	1,638	\$17,500	\$15,500	3/20/2015	152	1926	\$9.46
724 Olive ST	Springfield	OH	3.0	2.0	1,128	\$14,900	\$16,000	7/27/2017	112	1926	\$14.18
234 ROSEWOOD AVE	Springfield	OH	3.0	2.0	1,266	\$17,600	\$18,500	1/6/2016	21	1926	\$14.61
3209 E National	Springfield	OH	3.0	1.0	1,024	\$15,000	\$25,000	5/3/2017	38	1926	\$24.41
111 W SNYDER ST	Springfield	OH	2.0	1.0	524	\$39,900	\$35,000	12/18/2015	114	1926	\$66.79
845 E NORTHERN	Springfield	OH	3.0	1.0	1,358	\$44,900	\$38,750	4/25/2014	266	1926	\$28.53
737 E NORTHERN AVE	Springfield	OH	2.0	1.0	1,152	\$55,000	\$53,500	7/20/2015	239	1926	\$46.44
316 W Parkwood AVE	Springfield	OH	3.0	1.0	1,433	\$59,900	\$55,000	3/17/2017	88	1926	\$38.38
800 MONTGOMERY	Springfield	OH	3.0	2.0	1,784	\$64,900	\$64,900	8/19/2016	46	1926	\$36.38
204 WILLIS	Springfield	OH	2.0	1.5	1,042	\$65,000	\$65,000	3/2/2015	132	1926	\$62.38
1770 MAIDEN LN	Springfield	OH	3.0	1.5	1,424	\$65,900	\$65,900	3/25/2015	30	1926	\$46.28
1200 BURT ST	Springfield	OH	3.0	1.5	1,344	\$66,900	\$66,900	3/16/2017	316	1926	\$49.78
738 SNOWHILL BLVD	Springfield	OH	2.0	1.0	1,048	\$72,900	\$71,400	4/22/2016	5	1926	\$68.13
1715 Prospect ST	Springfield	OH	3.0	2.0	1,538	\$79,900	\$78,000	6/30/2017	125	1926	\$50.72
1224 Circle	Springfield	OH	3.0	2.5	1,482	\$89,900	\$85,500	3/7/2017	99	1926	\$57.69
113 FIFTH ST	Springfield	OH	3.0	3.0	1,742	\$85,000	\$86,000	7/11/2016	5	1926	\$49.37
1911 MAIDEN LN	Springfield	OH	3.0	1.0	1,372	\$89,900	\$86,500	5/6/2016	74	1926	\$63.05
111 ENGLEWOOD	Springfield	OH	3.0	1.5	1,672	\$94,900	\$90,000	1/19/2016	120	1926	\$53.83
1225 GLENMORE DR	Springfield	OH	3.0	1.5	2,053	\$99,900	\$99,000	7/10/2014	123	1926	\$48.22
1938 Maiden LN	Springfield	OH	3.0	1.0	1,338	\$99,900	\$99,900	4/21/2017	165	1926	\$74.66
1707 LONGVIEW	Springfield	OH	3.0	1.5	1,864	\$119,000	\$112,000	3/15/2017	239	1926	\$60.09
153 S KENSINGTON	Springfield	OH	3.0	2.0	1,528	\$119,900	\$116,500	2/20/2015	2	1926	\$76.24
286 RIDGE MALL DR	Springfield	OH	3.0	2.0	1,664	\$144,900	\$128,000	3/17/2014	281	1926	\$76.92
206 W HARDING RD	Springfield	OH	4.0	2.5	2,174	\$135,000	\$135,000	4/30/2015	86	1926	\$62.10
128 ARDMORE RD	Springfield	OH	3.0	1.5	1,746	\$138,900	\$137,000	10/27/2015	233	1926	\$78.47
1920 N FOUNTAIN	Springfield	OH	3.0	1.5	1,700	\$145,000	\$137,000	12/18/2014	201	1926	\$80.59
286 RIDGE MALL	Springfield	OH	3.0	1.5	1,664	\$143,000	\$138,000	9/1/2015	126	1926	\$82.93
135 S KENSINGTON PL	Springfield	OH	3.0	1.5	1,718	\$145,000	\$140,000	11/22/2016	122	1926	\$81.49
3429 E High ST	Springfield	OH	4.0	2.0	1,792	\$152,900	\$151,000	3/13/2017	137	1926	\$84.26
125 ARDMORE RD	Springfield	OH	3.0	1.5	2,329	\$164,900	\$162,000	9/25/2015	127	1926	\$69.56
2101 Harshman	Springfield	OH	5.0	2.5	3,329	\$169,900	\$171,500	2/28/2017	42	1926	\$51.52
2279 COLUMBUS	Springfield	OH	3.0	1.5	1,612	\$9,900	\$8,500	10/3/2014	109	1927	\$5.27
1593 S YELLOW SPRINGS	Springfield	OH	3.0	1.0	1,192	\$13,000	\$13,200	2/19/2016	71	1927	\$11.07
343 ROSEWOOD AVE	Springfield	OH	3.0	1.5	1,216	\$23,900	\$13,500	2/13/2015	41	1927	\$11.10
1918 VAN BUREN AVE	Springfield	OH	4.0	1.0	832	\$16,500	\$13,500	5/22/2015	8	1927	\$16.23
829 E Southern AVE	Springfield	OH	3.0	1.0	1,248	\$17,900	\$14,500	3/13/2017	88	1927	\$11.62
202 W Parkwood AVE	Springfield	OH	3.0	2.0	1,608	\$18,000	\$17,840	7/14/2017	75	1927	\$11.09
1106 BURT ST	Springfield	OH	3.0	2.0	1,484	\$19,900	\$19,900	2/16/2017	106	1927	\$13.41
1217 BURT	Springfield	OH	4.0	3.0	1,274	\$28,900	\$22,500	12/7/2015	98	1927	\$17.66
1620 BROADWAY	Springfield	OH	2.0	1.0	938	\$35,000	\$26,000	3/9/2015	288	1927	\$27.72
1366 Bellefair AVE	Springfield	OH	3.0	1.0	1,091	\$35,000	\$30,000	7/31/2017	189	1927	\$27.50
207 E ROSELAND	Springfield	OH	3.0	1.5	1,442	\$20,000	\$36,700	2/11/2015	9	1927	\$25.45
1311 W PLEASANT	Springfield	OH	3.0	1.0	1,040	\$39,900	\$38,250	4/15/2014	6	1927	\$36.78
219 BIRCH	Springfield	OH	3.0	1.5	1,248	\$40,000	\$44,000	2/27/2017	226	1927	\$35.26
1514 GREENWOOD	Springfield	OH	3.0	1.0	1,147	\$45,000	\$44,000	3/11/2014	128	1927	\$38.36
1620 Broadway ST	Springfield	OH	2.0	1.0	938	\$59,900	\$57,000	4/18/2017	124	1927	\$60.77
1704 BROADWAY	Springfield	OH	2.0	1.0	1,224	\$67,000	\$63,000	12/17/2014	175	1927	\$51.47
201 BELLEVUE AVE	Springfield	OH	3.0	1.5	1,354	\$64,900	\$64,900	2/27/2015	35	1927	\$47.93
116 E HARDING	Springfield	OH	3.0	1.5	1,630	\$69,900	\$68,000	4/19/2016	91	1927	\$41.72
2270 HILLSIDE	Springfield	OH	2.0	1.0	816	\$69,900	\$69,900	12/21/2016	140	1927	\$85.66
409 N Clairmont AVE	Springfield	OH	3.0	2.0	1,250	\$74,900	\$74,000	3/13/2017	45	1927	\$59.20
152 KEWBURY RD	Springfield	OH	3.0	1.0	1,200	\$77,000	\$75,000	9/14/2015	428	1927	\$62.50
2132 Hoppes AVE	Springfield	OH	3.0	1.0	1,310	\$82,900	\$80,000	3/15/2017	57	1927	\$61.07
1423 N LOWRY AVE	Springfield	OH	3.0	2.0	1,834	\$105,000	\$95,000	3/6/2014	155	1927	\$51.80
1315 VALLEY VIEW DR	Springfield	OH	3.0	1.5	1,600	\$99,000	\$97,750	6/15/2015	255	1927	\$61.09
148 Kewbury RD	Springfield	OH	3.0	2.0	1,692	\$113,900	\$108,000	7/31/2017	171	1927	\$63.83
1404 GARFIELD AVE	Springfield	OH	3.0	1.5	1,612	\$117,000	\$112,000	4/7/2015	116	1927	\$69.48
151 KEWBURY RD	Springfield	OH	4.0	3.0	2,376	\$138,000	\$135,000	4/17/2015	8	1927	\$56.82
1901 Pembroke RD	Springfield	OH	3.0	1.5	1,808	\$149,900	\$149,900	9/25/2017	63	1927	\$82.91
642 W SECOND ST	Springfield	OH	4.0	2.5	2,486	\$159,500	\$157,000	1/2/2015	27	1927	\$63.15

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
137 S Broadmoor BLVD	Springfield	OH	3.0	1.5	1,892	\$179,900	\$175,000	5/31/2017	36	1927	\$92.49
124 S KENSINGTON	Springfield	OH	4.0	2.0	2,219	\$179,900	\$176,000	9/23/2016	70	1927	\$79.32
120 S BROADMOOR BLVD	Springfield	OH	3.0	2.5	2,132	\$207,900	\$203,000	6/7/2016	4	1927	\$95.22
203 TUTTLE	Springfield	OH	4.0	2.0	2,971	\$265,000	\$265,000	10/8/2014	25	1927	\$89.20
30 Dover RD	Springfield	OH	4.0	3.0	3,160	\$279,900	\$268,650	5/26/2017	155	1927	\$85.02
2 N Broadmoor BLVD	Springfield	OH	4.0	2.5	3,109	\$279,900	\$269,000	6/16/2017	46	1927	\$86.52
221 S Broadmoor BLVD	Springfield	OH	4.0	2.5	2,346	\$289,900	\$275,000	5/4/2017	30	1927	\$117.22
939 PINE	Springfield	OH	4.0	1.5	1,700	\$14,500	\$12,000	8/28/2014	17	1928	\$7.06
906 Rice ST	Springfield	OH	3.0	1.0	1,248	\$14,500	\$14,000	5/9/2017	145	1928	\$11.22
3239 E HIGH	Springfield	OH	3.0	1.0	1,418	\$25,000	\$24,000	11/24/2014	167	1928	\$16.93
1326 TERRACE	Springfield	OH	2.0	1.0	1,520	\$22,000	\$24,256	5/11/2016	5	1928	\$15.96
201 E ROSELAND	Springfield	OH	2.0	1.0	1,618	\$25,000	\$25,000	12/9/2014	149	1928	\$15.45
2122 HILLSIDE	Springfield	OH	2.0	2.0	892	\$34,500	\$27,000	5/15/2015	87	1928	\$30.27
45 SNYDER	Springfield	OH	2.0	1.0	886	\$25,900	\$27,000	11/7/2014	11	1928	\$30.47
616 E SOUTHERN AVE	Springfield	OH	2.0	1.0	1,216	\$32,000	\$27,500	11/24/2014	57	1928	\$22.62
725 E Rice	Springfield	OH	2.0	1.5	1,008	\$29,900	\$29,033	6/1/2017	195	1928	\$28.80
217 BELLEAIRE	Springfield	OH	3.0	1.0	1,344	\$22,000	\$29,887	5/27/2015	12	1928	\$22.24
150 S Fostoria AVE	Springfield	OH	2.0	1.0	686	\$44,900	\$39,500	5/30/2017	49	1928	\$57.58
2509 Gladden ST	Springfield	OH	3.0	1.5	1,065	\$46,000	\$42,000	2/9/2017	11	1928	\$39.44
910 RICE ST	Springfield	OH	3.0	1.0	1,248	\$46,000	\$43,000	8/28/2014	129	1928	\$34.46
1705 KENWOOD	Springfield	OH	3.0	1.5	1,464	\$50,000	\$47,000	12/1/2016	73	1928	\$32.10
121 ROSELAND AVE WEST	Springfield	OH	4.0	1.0	1,554	\$60,000	\$50,000	12/21/2016	51	1928	\$32.18
1030 W NORTH ST	Springfield	OH	2.0	1.5	1,092	\$52,900	\$52,500	6/15/2015	222	1928	\$48.08
1767 S CENTER ST	Springfield	OH	3.0	1.5	1,536	\$65,000	\$60,000	3/7/2014	195	1928	\$39.06
1014 PINE ST	Springfield	OH	3.0	1.0	968	\$62,500	\$60,000	4/21/2016	11	1928	\$61.98
154 KEWBURY	Springfield	OH	3.0	2.0	1,320	\$65,000	\$62,000	2/25/2015	262	1928	\$46.97
700 N BELMONT	Springfield	OH	3.0	1.5	1,456	\$68,900	\$67,000	10/22/2015	51	1928	\$46.02
2325 HOPPES AVE	Springfield	OH	4.0	2.0	1,584	\$69,900	\$67,000	6/12/2015	721	1928	\$42.30
1520 FULTON	Springfield	OH	3.0	1.0	1,087	\$69,900	\$68,000	12/17/2015	51	1928	\$62.56
1455 ANNA ST	Fairborn	OH	4.0	2.5	2,100	\$86,500	\$80,000	12/2/2016	40	1928	\$38.10
210 W Roseland AVE	Springfield	OH	2.0	1.0	1,260	\$82,900	\$82,900	6/12/2017	90	1928	\$65.79
1636 Broadway ST	Springfield	OH	3.0	2.0	1,364	\$83,000	\$83,000	4/20/2017	49	1928	\$60.85
121 W ROSELAND AVE	Springfield	OH	4.0	1.0	1,554	\$89,900	\$88,900	9/14/2017	151	1928	\$57.21
1418 N Lowry AVE	Springfield	OH	3.0	1.5	1,466	\$89,500	\$89,500	7/28/2017	115	1928	\$61.05
2046 BROADWAY	Springfield	OH	3.0	1.0	1,666	\$99,500	\$95,000	3/5/2014	243	1928	\$57.02
2150 BROADWAY	Springfield	OH	4.0	1.5	1,576	\$94,900	\$97,000	10/15/2015	55	1928	\$61.55
2000 MAIDEN LN	Springfield	OH	3.0	1.5	1,448	\$102,000	\$102,000	4/20/2016	14	1928	\$70.44
146 S KENSINGTON PL	Springfield	OH	3.0	1.0	1,528	\$116,900	\$111,550	10/15/2015	30	1928	\$73.00
125 BERKLEY RD	Springfield	OH	3.0	1.5	1,456	\$124,000	\$123,000	2/27/2015	70	1928	\$84.48
1818 STRATFORD	Springfield	OH	3.0	2.0	1,984	\$129,900	\$130,900	9/14/2016	18	1928	\$65.98
1936 Broadway	Springfield	OH	4.0	3.0	2,184	\$176,900	\$176,000	6/28/2017	68	1928	\$80.59
1750 Crescent	Springfield	OH	3.0	2.5	2,538	\$239,000	\$231,500	2/28/2017	91	1928	\$91.21
1617 WOODEDGE RD	Springfield	OH	4.0	3.5	3,380	\$410,000	\$390,000	5/10/2016	283	1928	\$115.38
1617 WOODEDGE RD	Springfield	OH	4.0	3.5	3,380	\$435,000	\$400,000	4/28/2014	14	1928	\$118.34
1321 ALBERMARLE	Springfield	OH	2.0	1.0	852	\$18,000	\$13,000	9/16/2016	79	1929	\$15.26
145 WILLIS AVE	Springfield	OH	2.0	1.0	1,066	\$34,900	\$13,700	12/30/2016	97	1929	\$12.85
145 Willis AVE	Springfield	OH	2.0	1.0	1,066	\$19,900	\$21,500	4/13/2017	79	1929	\$20.17
1816 S Center BLVD	Springfield	OH	3.0	1.5	1,320	\$39,100	\$33,700	3/23/2017	84	1929	\$25.53
361 RIDGE RD	Springfield	OH	2.0	1.0	1,011	\$39,900	\$35,000	3/14/2016	200	1929	\$34.62
1373 EDGAR	Springfield	OH	2.0	1.5	848	\$38,900	\$35,000	1/12/2017	201	1929	\$41.27
880 E MCCREIGHT AVE	Springfield	OH	3.0	1.5	1,607	\$36,000	\$37,000	5/12/2014	16	1929	\$23.02
780 BELLEVUE	Springfield	OH	2.0	1.5	1,364	\$38,500	\$39,000	10/30/2015	60	1929	\$28.59
1517 Edgewood AVE	Springfield	OH	2.0	1.0	768	\$47,900	\$40,000	9/26/2017	40	1929	\$52.08
429 S ARLINGTON AVE	Springfield	OH	3.0	1.0	1,270	\$58,000	\$51,600	10/21/2014	65	1929	\$40.63
1412 SELMA	Springfield	OH	3.0	1.0	1,212	\$49,900	\$52,400	2/13/2015	288	1929	\$43.23
505 S CLAIRMONT	Springfield	OH	2.0	1.0	1,056	\$64,900	\$58,000	3/19/2014	174	1929	\$54.92
809 HOMESTEAD AVE	Springfield	OH	3.0	1.0	898	\$69,900	\$68,000	5/13/2016	56	1929	\$75.72
1431 PYTHIAN	Springfield	OH	3.0	1.0	1,569	\$79,900	\$75,000	3/29/2017	156	1929	\$47.80
1526 SAINT PARIS RD	Springfield	OH	3.0	1.0	1,248	\$82,900	\$78,000	4/15/2014	236	1929	\$62.50
700 SNOWHILL BLVD	Springfield	OH	3.0	2.0	1,398	\$82,900	\$82,900	2/12/2014	27	1929	\$59.30
637 W SECOND ST	Springfield	OH	2.0	1.0	1,100	\$84,900	\$83,000	5/26/2016	34	1929	\$75.45
902 Mitchell BLVD	Springfield	OH	3.0	1.5	1,570	\$89,900	\$86,900	3/31/2017	39	1929	\$55.35
2001 BROADWAY ST	Springfield	OH	3.0	1.0	1,332	\$89,900	\$87,000	11/17/2016	56	1929	\$65.32
803 SNOWHILL BLVD	Springfield	OH	2.0	2.0	844	\$89,900	\$91,900	10/14/2016	3	1929	\$108.89
3098 E High ST	Springfield	OH	3.0	1.5	1,920	\$105,000	\$97,500	3/30/2017	115	1929	\$50.78
3098 E HIGH	Springfield	OH	3.0	1.5	1,920	\$100,000	\$100,000	2/20/2014	3	1929	\$52.08
1502 N LOWRY	Springfield	OH	3.0	1.5	1,858	\$129,900	\$122,000	7/30/2015	340	1929	\$65.66
210 SUNNYSIDE PL	Springfield	OH	4.0	2.5	2,413	\$167,500	\$167,500	5/6/2016	28	1929	\$69.42

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
2525 FAIRVIEW	Springfield	OH	4.0	1.5	1,120	\$21,000	\$13,000	12/23/2016	94	1930	\$11.61
967 James ST	Springfield	OH	3.0	2.0	1,484	\$19,500	\$16,000	7/25/2017	77	1930	\$10.78
1230 TIBBETTS AVE	Springfield	OH	3.0	1.0	1,204	\$22,500	\$16,000	7/25/2014	18	1930	\$13.29
1108 W NORTH ST	Springfield	OH	3.0	1.0	1,272	\$19,900	\$17,500	5/6/2016	41	1930	\$13.76
2311 HOPPES	Springfield	OH	2.0	2.0	1,012	\$29,800	\$18,000	10/15/2014	112	1930	\$17.79
1565 Rutland AVE	Springfield	OH	2.0	1.5	864	\$18,000	\$18,000	4/7/2017	31	1930	\$20.83
1218 RICE	Springfield	OH	2.0	1.0	1,044	\$39,000	\$20,000	8/11/2014	153	1930	\$19.16
1727 Rutland	Springfield	OH	2.0	1.0	1,100	\$20,000	\$20,011	6/12/2017	37	1930	\$18.19
57 W JOHN ST	Springfield	OH	3.0	1.5	1,980	\$49,000	\$32,500	6/11/2015	27	1930	\$16.41
2125 HOPPES	Springfield	OH	2.0	1.0	826	\$60,000	\$57,000	4/22/2014	197	1930	\$69.01
2125 HOPPES AVE	Springfield	OH	2.0	1.0	826	\$62,500	\$60,000	8/22/2016	45	1930	\$72.64
2211 SEMINOLE AVE	Springfield	OH	3.0	1.5	1,216	\$63,000	\$63,500	7/2/2015	34	1930	\$52.22
1433 W POSSUM	Springfield	OH	2.0	1.0	1,320	\$76,000	\$68,224	9/30/2014	25	1930	\$51.68
218 DOVER	Springfield	OH	5.0	2.0	2,699	\$79,000	\$70,000	8/18/2015	282	1930	\$25.94
2155 Beatrice ST	Springfield	OH	2.0	1.0	1,000	\$74,000	\$72,000	10/11/2017	105	1930	\$72.00
206 AVENUE A	Springfield	OH	2.0	1.5	1,330	\$96,500	\$93,900	7/30/2015	137	1930	\$70.60
124 ENGLEWOOD	Springfield	OH	4.0	1.0	1,668	\$99,900	\$94,900	3/24/2017	315	1930	\$56.89
1433 W POSSUM	Springfield	OH	3.0	1.0	1,320	\$106,500	\$99,000	6/15/2015	57	1930	\$75.00
308 DOVER	Springfield	OH	3.0	1.5	1,828	\$118,900	\$118,900	12/28/2016	90	1930	\$65.04
4623 SPRINGFIELD-XENIA	Springfield	OH	3.0	2.0	1,296	\$119,900	\$119,900	8/4/2016	52	1930	\$92.52
220 S BROADMOOR DR	Springfield	OH	4.0	2.5	1,688	\$169,900	\$163,000	11/12/2015	127	1930	\$96.56
1375 W POSSUM	Springfield	OH	3.0	2.5	2,323	\$179,900	\$179,900	5/13/2016	105	1930	\$77.44
1917 W WASHINGTON	Springfield	OH	2.0	1.0	930	\$29,000	\$22,000	3/10/2014	157	1931	\$23.66
700 W 2nd ST	Springfield	OH	4.0	1.5	1,692	\$74,900	\$65,000	5/19/2017	72	1931	\$38.42
1640 S BURNETT RD	Springfield	OH	3.0	2.0	1,306	\$94,000	\$93,500	3/29/2016	213	1931	\$71.59
630 RIVERSIDE	Springfield	OH	3.0	2.0	1,526	\$109,900	\$98,500	6/18/2015	256	1931	\$64.55
1841 PEMBROOK RD	Springfield	OH	4.0	2.5	2,368	\$199,900	\$193,000	8/26/2016	16	1931	\$81.50
1652 WOODROW DR	Springfield	OH	4.0	2.5	2,642	\$214,900	\$212,500	9/2/2016	512	1931	\$80.43
344 W Parkwood AVE	Springfield	OH	3.0	1.0	1,092	\$27,500	\$17,000	5/31/2017	74	1932	\$15.57
170 S FOSTORIA	Springfield	OH	2.0	1.0	1,368	\$19,900	\$18,500	8/12/2015	64	1932	\$13.52
2221 BEATRICE AVE	Springfield	OH	3.0	1.0	1,544	\$25,000	\$32,000	1/15/2016	16	1932	\$20.73
344 W PARKWOOD	Springfield	OH	3.0	1.0	1,092	\$43,900	\$40,000	10/17/2014	130	1932	\$36.63
312 CENTRAL AVE	Fairborn	OH	3.0	2.0	1,115	\$69,900	\$63,000	6/27/2014	58	1932	\$56.50
124 W HARDING RD	Springfield	OH	3.0	2.0	2,117	\$124,900	\$123,000	6/12/2015	23	1932	\$58.10
1909 CROFT	Springfield	OH	3.0	1.0	1,352	\$70,000	\$430,000	6/6/2014	218	1932	\$318.05
126 DOVER RD	Springfield	OH	4.0	1.5	2,245	\$124,900	\$100,000	10/14/2016	153	1933	\$44.54
126 Dover RD	Springfield	OH	3.0	1.5	1,845	\$169,900	\$169,900	7/14/2017	141	1933	\$92.09
1903 N LIMESTONE ST	Springfield	OH	3.0	1.5	1,914	\$59,900	\$61,000	2/12/2016	164	1934	\$31.87
419 BELLEVUE AVE	Springfield	OH	2.0	1.0	936	\$16,960	\$15,974	10/26/2016	11	1935	\$17.07
1224 TEXAS AVE	Springfield	OH	2.0	1.0	812	\$19,400	\$17,000	9/25/2015	91	1935	\$20.94
2323 SUNSET	Springfield	OH	2.0	2.0	1,263	\$21,900	\$19,000	8/31/2015	1	1935	\$15.04
302 BELLEVUE AVE	Springfield	OH	2.0	1.0	1,026	\$44,900	\$30,000	5/12/2016	112	1935	\$29.24
1801 RUTLAND	Springfield	OH	2.0	1.0	744	\$52,000	\$50,000	6/2/2015	150	1935	\$67.20
2323 SUNSET	Springfield	OH	3.0	2.0	1,263	\$74,900	\$72,500	2/4/2016	13	1935	\$57.40
4237 SPRINGFIELD-XENIA RD	Springfield	OH	2.0	1.0	1,136	\$89,900	\$91,400	6/3/2014	49	1935	\$80.46
3701 OLD CLIFTON RD	Springfield	OH	3.0	2.0	1,698	\$109,900	\$104,000	10/16/2015	39	1935	\$61.25
2566 Springfield Xenia	Springfield	OH	3.0	1.5	1,568	\$115,000	\$115,000	6/2/2017	102	1935	\$73.34
1805 CROFT RD	Springfield	OH	2.0	2.0	780	\$115,000	\$118,500	12/8/2016	65	1935	\$151.92
1430 SELMA	Springfield	OH	2.0	1.0	848	\$17,415	\$14,126	9/9/2016	101	1936	\$16.66
2435 TAVENNER	Springfield	OH	3.0	1.0	1,400	\$26,900	\$23,000	10/16/2014	10	1936	\$16.43
1724 BROADWAY	Springfield	OH	3.0	1.0	1,049	\$42,000	\$30,000	10/16/2015	97	1936	\$28.60
2400 E HIGH	Springfield	OH	2.0	2.0	1,265	\$40,000	\$32,000	10/7/2016	208	1936	\$25.30
1724 BROADWAY	Springfield	OH	3.0	1.0	1,049	\$59,900	\$54,900	2/19/2016	50	1936	\$52.34
2501 Old Selma	Springfield	OH	3.0	1.0	1,344	\$41,000	\$55,000	2/10/2017	27	1936	\$40.92
320 GLENDALE DR	Springfield	OH	2.0	1.5	864	\$63,900	\$63,900	5/2/2016	186	1936	\$73.96
213 N Bird RD	Springfield	OH	3.0	1.5	1,700	\$127,900	\$123,900	5/25/2017	123	1936	\$72.88
160 W Possum RD	Springfield	OH	3.0	2.0	1,444	\$134,900	\$127,500	8/18/2017	94	1936	\$88.30
124 HAWTHORNE RD	Springfield	OH	5.0	2.5	3,140	\$270,000	\$260,000	6/14/2016	339	1936	\$82.80
2691 TECUMSEH	Springfield	OH	2.0	1.0	922	\$19,900	\$18,900	6/25/2014	113	1937	\$20.50
1330 SELMA RD	Springfield	OH	3.0	1.0	1,462	\$26,000	\$25,800	4/17/2015	21	1937	\$17.65
1752 S YORK ST	Springfield	OH	3.0	2.0	1,417	\$49,700	\$48,700	1/22/2016	88	1937	\$34.37
2225 Kenton ST	Springfield	OH	2.0	1.0	876	\$54,900	\$54,900	5/19/2017	137	1937	\$62.67
815 Bellevue RD	Springfield	OH	2.0	1.0	1,131	\$59,900	\$57,000	2/7/2017	72	1937	\$50.40
1502 SAINT PARIS	Springfield	OH	3.0	1.0	2,023	\$81,500	\$78,000	6/10/2016	16	1937	\$38.56
102 E HOME	Springfield	OH	2.0	1.0	1,725	\$84,900	\$79,000	5/31/2016	235	1937	\$45.80
3061 SPRINGFIELD-JAMESTOWN RD	Springfield	OH	3.0	1.0	934	\$99,900	\$97,000	6/29/2015	49	1937	\$103.85
2457 DAYTON	Springfield	OH	4.0	2.0	1,794	\$109,900	\$109,250	10/29/2014	30	1937	\$60.90
742 SNOWHILL BLVD	Springfield	OH	3.0	2.0	1,256	\$129,900	\$123,000	6/29/2015	19	1937	\$97.93



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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
607 N Tanglewood	Springfield	OH	3.0	1.5	1,550	\$139,900	\$135,000	6/19/2017	62	1937	\$87.10
1371 WARDER	Springfield	OH	3.0	1.0	1,582	\$9,900	\$14,501	5/21/2015	17	1938	\$9.17
2343 LEXINGTON	Springfield	OH	2.0	1.0	952	\$37,900	\$20,000	7/29/2016	233	1938	\$21.01
621 S Arlington AVE	Springfield	OH	2.0	1.5	1,103	\$29,900	\$26,000	2/10/2017	35	1938	\$23.57
1701 SUNSET AVE	Springfield	OH	2.0	1.0	904	\$39,700	\$39,700	6/5/2014	77	1938	\$43.92
813 HOMESTEAD AVE	Springfield	OH	3.0	1.0	1,401	\$59,900	\$59,900	10/7/2015	72	1938	\$42.76
2645 SUNSET AVE	Springfield	OH	5.0	2.0	2,083	\$85,000	\$60,000	1/15/2016	88	1938	\$28.80
1017 SKINNER	Springfield	OH	2.0	1.0	1,470	\$65,100	\$63,000	11/6/2015	132	1938	\$42.86
1615 Sunset AVE	Springfield	OH	3.0	1.0	1,040	\$67,500	\$63,450	9/25/2017	80	1938	\$61.01
1415 Garfield	Springfield	OH	3.0	1.0	996	\$75,000	\$72,000	9/1/2017	101	1938	\$72.29
720 W SECOND	Springfield	OH	3.0	1.0	1,232	\$79,900	\$76,500	8/10/2017	338	1938	\$62.09
2345 IRWIN	Springfield	OH	4.0	1.5	1,660	\$82,000	\$82,000	7/24/2015	133	1938	\$49.40
123 E THIRD ST	Springfield	OH	4.0	2.0	1,731	\$92,600	\$86,000	3/21/2014	390	1938	\$49.68
1747 PEMBROOK RD	Springfield	OH	3.0	1.5	1,458	\$110,000	\$105,000	10/29/2014	176	1938	\$72.02
610 S TANGLEWOOD	Springfield	OH	3.0	1.0	1,344	\$133,500	\$129,000	7/25/2016	29	1938	\$95.98
3303 E HIGH	Springfield	OH	4.0	2.0	1,469	\$139,900	\$138,000	4/25/2017	224	1938	\$93.94
303 DOVER RD	Springfield	OH	3.0	1.5	1,580	\$148,900	\$145,000	11/14/2016	103	1938	\$91.77
1830 N FOUNTAIN	Springfield	OH	4.0	2.5	3,144	\$189,900	\$182,900	7/28/2016	48	1938	\$58.17
330 N Broadmoor BLVD	Springfield	OH	4.0	2.0	2,573	\$252,900	\$250,000	8/18/2017	38	1938	\$97.16
307 ARDMORE RD	Springfield	OH	5.0	3.5	3,366	\$269,900	\$260,000	4/10/2015	51	1938	\$77.24
2242 SEMINOLE AVE	Springfield	OH	3.0	1.0	894	\$29,900	\$23,500	7/30/2015	19	1939	\$26.29
935 RICE	Springfield	OH	2.0	1.0	983	\$42,500	\$39,000	6/29/2015	50	1939	\$39.67
1303 N LOWRY AVE	Springfield	OH	3.0	1.0	1,743	\$38,000	\$41,000	12/21/2016	51	1939	\$23.52
779 N BURNETT RD	Springfield	OH	2.0	1.0	1,038	\$54,900	\$45,000	10/21/2015	28	1939	\$43.35
145 Fourth AVE	Springfield	OH	3.0	1.0	1,453	\$49,900	\$47,000	5/2/2017	86	1939	\$32.35
2144 HILLSIDE	Springfield	OH	2.0	1.0	850	\$59,900	\$59,900	10/29/2014	125	1939	\$70.47
3005 E High ST	Springfield	OH	3.0	1.0	1,758	\$69,900	\$69,900	4/21/2017	95	1939	\$39.76
201 LARCHMONT	Springfield	OH	3.0	1.0	1,525	\$79,900	\$70,000	8/11/2014	53	1939	\$45.90
556 E MADISON	Springfield	OH	3.0	1.5	1,367	\$72,700	\$72,000	4/29/2016	58	1939	\$52.67
33 TRENTON PL	Springfield	OH	3.0	2.0	1,324	\$79,900	\$75,000	5/14/2015	1	1939	\$56.65
117 LARCHMONT	Springfield	OH	3.0	1.0	1,248	\$80,000	\$78,000	9/23/2016	47	1939	\$62.50
2252 SEMINOLE	Springfield	OH	3.0	1.0	1,086	\$85,000	\$79,000	8/14/2015	1	1939	\$72.74
624 S CLAIRMONT	Springfield	OH	4.0	1.5	1,895	\$81,900	\$79,000	9/30/2016	428	1939	\$41.69
135 KEWBURY	Springfield	OH	3.0	2.0	1,372	\$82,900	\$82,900	4/17/2015	5	1939	\$60.42
135 Kewbury	Springfield	OH	3.0	2.0	1,372	\$89,900	\$90,900	8/31/2017	52	1939	\$66.25
2151 HARSHMAN	Springfield	OH	3.0	2.0	1,596	\$94,500	\$93,900	3/3/2014	44	1939	\$58.83
2106 BROADWAY	Springfield	OH	3.0	2.0	2,040	\$100,000	\$95,000	9/5/2014	77	1939	\$46.57
440 NORTHWOOD DR	Springfield	OH	3.0	1.5	1,314	\$94,900	\$97,000	10/24/2014	147	1939	\$73.82
1706 S WITTENBERG BLVD E.	Springfield	OH	4.0	1.5	2,448	\$109,900	\$98,000	11/18/2014	55	1939	\$40.03
33 TRENTON PL	Springfield	OH	3.0	2.0	1,324	\$124,900	\$124,400	5/22/2017	56	1939	\$93.96
270 Dover RD	Springfield	OH	3.0	1.5	1,200	\$134,900	\$131,900	6/30/2017	50	1939	\$109.92
1917 AUDUBON PARK	Springfield	OH	3.0	1.5	2,180	\$155,000	\$148,500	3/5/2015	58	1939	\$68.12
2231 Shawnee BLVD	Springfield	OH	3.0	2.0	1,945	\$149,900	\$149,900	5/25/2017	41	1939	\$77.07
284 S BROADMOOR	Springfield	OH	3.0	1.5	1,526	\$158,000	\$150,000	8/22/2014	57	1939	\$98.30
640 Riverside DR	Springfield	OH	3.0	1.5	1,716	\$158,900	\$155,900	8/11/2017	35	1939	\$90.85
514 LAWNVIEW	Springfield	OH	3.0	1.0	870	\$14,900	\$15,000	9/30/2016	41	1940	\$17.24
716 N BELMONT	Springfield	OH	3.0	1.0	1,216	\$25,000	\$17,500	3/25/2015	487	1940	\$14.39
2717 Dale AVE	Springfield	OH	2.0	1.0	660	\$22,000	\$22,100	1/23/2017	52	1940	\$33.48
916 ALTA RD	Springfield	OH	2.0	1.0	594	\$24,900	\$22,500	10/7/2016	81	1940	\$37.88
2016 CENTRALIA	Fairborn	OH	3.0	1.0	936	\$22,900	\$22,900	5/30/2014	10	1940	\$24.47
136 E HOME	Springfield	OH	3.0	1.5	1,540	\$39,900	\$30,500	9/18/2015	73	1940	\$19.81
1324 S BELMONT	Springfield	OH	3.0	2.0	960	\$31,000	\$31,000	8/7/2015	28	1940	\$32.29
2510 GLADDEN	Springfield	OH	3.0	1.0	768	\$32,000	\$32,000	1/7/2014	16	1940	\$41.67
865 EMERY	Springfield	OH	2.0	1.0	979	\$38,900	\$40,000	6/12/2015	156	1940	\$40.86
1731 CRESTVIEW DR	Springfield	OH	2.0	1.5	898	\$40,000	\$40,000	8/24/2016	20	1940	\$44.54
2842 COLUMBUS	Springfield	OH	2.0	1.0	950	\$55,000	\$44,000	3/5/2014	126	1940	\$46.32
1418 N PLUM ST	Springfield	OH	2.0	1.0	904	\$50,000	\$50,100	3/19/2015	19	1940	\$55.42
1715 CRESTVIEW DR	Springfield	OH	3.0	1.5	2,296	\$54,900	\$54,000	5/12/2016	68	1940	\$23.52
4660 Lower Valley	Springfield	OH	3.0	2.0	1,298	\$54,000	\$56,500	7/21/2017	37	1940	\$43.53
1817 Montgomery	Fairborn	OH	3.0	1.0	1,326	\$65,000	\$65,000	9/11/2017	97	1940	\$49.02
432 Lawnview AVE	Springfield	OH	2.0	1.0	891	\$69,900	\$69,900	5/17/2017	66	1940	\$78.45
1875 OVERLOOK DR	Springfield	OH	3.0	1.5	1,186	\$79,900	\$76,500	4/1/2016	72	1940	\$64.50
2345 N LIMESTONE	Springfield	OH	3.0	2.5	1,866	\$89,900	\$80,000	6/16/2016	126	1940	\$42.87
1332 MAIDEN LN	Springfield	OH	4.0	1.5	2,035	\$91,500	\$80,000	1/8/2014	197	1940	\$39.31
114 KEWBURY	Springfield	OH	3.0	1.0	1,302	\$84,900	\$84,900	4/15/2015	25	1940	\$65.21
1731 Crestview	Springfield	OH	2.0	1.5	908	\$90,000	\$85,000	10/6/2017	287	1940	\$93.61
2012 BROADWAY	Springfield	OH	3.0	1.0	1,232	\$90,500	\$90,500	10/31/2016	7	1940	\$73.46
825 W SECOND	Springfield	OH	3.0	1.0	1,407	\$94,000	\$93,000	3/11/2016	339	1940	\$66.10

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
825 W SECOND	Springfield	OH	3.0	1.0	1,407	\$94,000	\$93,000	3/11/2016	203	1940	\$66.10
134 KEWBURY	Springfield	OH	3.0	1.0	1,301	\$103,500	\$108,000	8/17/2016	11	1940	\$83.01
129 E 3RD	Springfield	OH	3.0	1.5	1,540	\$123,900	\$119,500	11/29/2016	75	1940	\$77.60
833 W SECOND ST	Springfield	OH	3.0	2.0	1,407	\$125,000	\$120,000	1/19/2016	49	1940	\$85.29
1524 Sheaff	Springfield	OH	4.0	1.5	1,755	\$126,500	\$128,500	9/29/2017	59	1940	\$73.22
3141 HEIDE RD	Springfield	OH	4.0	1.5	1,472	\$139,900	\$135,000	12/29/2015	28	1940	\$91.71
1520 Crestview DR	Springfield	OH	4.0	3.0	2,095	\$139,900	\$140,057	3/15/2017	38	1940	\$66.85
4329 SPRINGFIELD-XENIA	Springfield	OH	3.0	1.0	1,513	\$149,000	\$145,000	7/28/2016	91	1940	\$95.84
130 W POSSUM RD	Springfield	OH	3.0	1.5	1,568	\$153,500	\$155,000	6/24/2016	3	1940	\$98.85
1800 Pembroke DR	Springfield	OH	3.0	2.5	1,856	\$164,900	\$160,000	8/31/2017	31	1940	\$86.21
1950 AUDUBON PARK	Springfield	OH	3.0	3.5	2,750	\$229,900	\$210,000	1/29/2014	134	1940	\$76.36
3096 OLD SPRINGFIELD	Springfield	OH	3.0	2.0	1,962	\$239,900	\$224,500	1/29/2016	12	1940	\$114.42
273 DOVER RD	Springfield	OH	4.0	2.5	3,016	\$269,900	\$259,000	6/26/2015	97	1940	\$85.88
730 RIVERSIDE DR	Springfield	OH	4.0	3.5	2,489	\$279,900	\$275,000	12/19/2014	74	1940	\$110.49
2322 KENTON	Springfield	OH	2.0	1.5	1,291	\$14,900	\$8,500	1/28/2014	35	1941	\$6.58
2710 DALE AVE	Springfield	OH	2.0	1.0	660	\$20,000	\$10,000	11/18/2016	33	1941	\$15.15
2210 ERIE	Springfield	OH	3.0	1.0	1,191	\$12,400	\$13,206	12/10/2014	12	1941	\$11.09
2505 Roberts AVE	Springfield	OH	3.0	1.0	1,019	\$13,500	\$14,300	9/29/2017	42	1941	\$14.03
2523 HILLSIDE AVE	Springfield	OH	2.0	1.0	952	\$25,000	\$18,000	10/8/2014	50	1941	\$18.91
2639 ZIMMERMAN	Springfield	OH	3.0	1.0	1,235	\$20,500	\$19,109	9/7/2016	47	1941	\$15.47
1783 W WITTENBERG	Springfield	OH	2.0	2.0	1,720	\$27,900	\$25,000	5/23/2014	147	1941	\$14.53
1213 Driscoll AVE	Springfield	OH	2.0	1.0	792	\$1	\$26,000	7/13/2017	169	1941	\$32.83
3243 MAPLEWOOD AVE	Springfield	OH	2.0	1.0	768	\$26,000	\$26,424	7/10/2014	241	1941	\$34.41
2350 IRWIN AVE	Springfield	OH	3.0	1.0	1,273	\$34,900	\$29,700	3/26/2014	35	1941	\$23.33
44 S Bird RD	Springfield	OH	3.0	2.0	1,415	\$46,900	\$35,000	8/3/2017	218	1941	\$24.73
1280 KENWOOD	Springfield	OH	3.0	2.0	1,481	\$34,000	\$35,042	3/25/2016	10	1941	\$23.66
2524 Hillside AVE	Springfield	OH	3.0	1.0	912	\$44,100	\$38,500	2/13/2017	70	1941	\$42.21
1537 GREENWOOD AVE	Springfield	OH	2.0	2.0	1,234	\$38,900	\$40,500	9/18/2015	69	1941	\$32.82
1803 Overlook DR	Springfield	OH	2.0	1.0	1,318	\$44,999	\$44,999	5/19/2017	161	1941	\$34.14
460 SNYDER ST	Springfield	OH	2.0	1.0	864	\$49,900	\$47,000	5/22/2015	3	1941	\$54.40
650 W 1ST	Springfield	OH	2.0	1.0	902	\$52,900	\$50,000	8/21/2014	47	1941	\$55.43
610 S ARLINGTON AVE	Springfield	OH	3.0	1.0	1,134	\$59,900	\$50,000	10/13/2015	60	1941	\$44.09
1729 CROFT RD	Springfield	OH	3.0	1.0	1,042	\$60,000	\$50,000	7/27/2015	57	1941	\$47.98
2517 HILLSIDE	Springfield	OH	2.0	1.0	746	\$56,000	\$52,000	6/23/2016	52	1941	\$69.71
115 W POSSUM	Springfield	OH	2.0	1.0	1,266	\$75,000	\$53,000	2/9/2016	126	1941	\$41.86
1865 OVERLOOK DR	Springfield	OH	3.0	2.0	1,627	\$64,900	\$59,000	5/22/2015	5	1941	\$36.26
2915 E HIGH	Springfield	OH	2.0	1.0	834	\$59,900	\$59,150	5/21/2014	145	1941	\$70.92
2523 HILLSIDE AVE	Springfield	OH	3.0	1.0	952	\$59,900	\$61,000	3/18/2016	114	1941	\$64.08
2433 SHAWNEE	Springfield	OH	3.0	1.0	1,200	\$59,900	\$61,500	1/23/2015	200	1941	\$51.25
357 Buxton AVE	Springfield	OH	3.0	2.0	1,300	\$61,900	\$61,900	8/18/2017	54	1941	\$47.62
327 LAWNVIEW AVE	Springfield	OH	2.0	1.0	986	\$67,500	\$67,500	6/27/2014	51	1941	\$68.46
490 DOVER RD	Springfield	OH	2.0	2.0	2,010	\$66,000	\$73,000	11/25/2015	124	1941	\$36.32
540 S DOUGLAS AVE	Springfield	OH	3.0	1.0	1,120	\$74,900	\$73,000	7/20/2015	126	1941	\$65.18
327 Lawnview AVE	Springfield	OH	2.0	1.0	986	\$74,900	\$74,900	7/7/2017	56	1941	\$75.96
1535 CRESTVIEW	Springfield	OH	2.0	1.0	1,312	\$79,900	\$79,900	5/27/2016	2	1941	\$60.90
1707 CRESTVIEW	Springfield	OH	3.0	1.5	1,406	\$88,000	\$88,000	10/14/2016	67	1941	\$62.59
2116 MAIDEN LN	Springfield	OH	3.0	2.0	1,572	\$99,500	\$92,500	10/20/2015	105	1941	\$58.84
315 GLENDALE AVE	Springfield	OH	3.0	2.0	1,445	\$104,900	\$98,000	6/28/2016	5	1941	\$67.82
641 W HARDING RD	Springfield	OH	3.0	1.0	1,293	\$109,000	\$105,000	4/15/2015	53	1941	\$81.21
451 LAWNVIEW	Springfield	OH	3.0	2.0	1,226	\$109,000	\$105,000	1/13/2017	61	1941	\$85.64
2433 SHAWNEE BLVD	Springfield	OH	3.0	2.0	1,200	\$105,000	\$105,000	9/22/2015	2	1941	\$87.50
115 W Possum	Springfield	OH	2.0	1.0	1,266	\$127,500	\$125,000	3/31/2017	52	1941	\$98.74
816 W 2ND	Springfield	OH	3.0	2.0	1,536	\$135,400	\$128,900	9/14/2017	319	1941	\$83.92
2601 MECHANICSBURG	Springfield	OH	3.0	1.5	1,670	\$133,900	\$131,000	10/13/2016	343	1941	\$78.44
295 W HARDING RD	Springfield	OH	3.0	1.5	1,728	\$164,900	\$157,500	4/29/2014	77	1941	\$91.15
261 W HARDING RD	Springfield	OH	3.0	1.5	1,968	\$166,800	\$162,000	7/18/2014	67	1941	\$82.32
1920 AUDUBON PARK	Springfield	OH	3.0	2.5	2,723	\$189,900	\$189,900	10/28/2016	30	1941	\$69.74
3336 Columbus	Springfield	OH	3.0	1.0	1,335	\$259,900	\$250,000	9/6/2017	137	1941	\$187.27
433 NEOSHA AVE	Springfield	OH	3.0	1.0	917	\$9,999	\$6,000	4/23/2015	2	1942	\$6.54
2421 TAVENNER	Springfield	OH	3.0	1.0	1,008	\$7,000	\$7,000	4/29/2016	65	1942	\$6.94
1616 W MULBERRY	Springfield	OH	2.0	1.0	676	\$10,000	\$8,500	10/20/2014	63	1942	\$12.57
836 ELDER	Springfield	OH	2.0	1.0	672	\$13,900	\$10,000	10/28/2015	20	1942	\$14.88
925 Mansfield	Springfield	OH	3.0	1.0	1,035	\$10,000	\$11,000	3/28/2017	52	1942	\$10.63
1530 EAST	Springfield	OH	4.0	1.0	1,425	\$23,900	\$20,000	2/24/2015	48	1942	\$14.04
1567 Rutland AVE	Springfield	OH	3.0	1.0	1,092	\$24,900	\$20,120	9/22/2017	47	1942	\$18.42
221 N DOUGLAS AVE	Springfield	OH	2.0	1.0	672	\$24,900	\$27,500	4/28/2015	49	1942	\$40.92
236 N DOUGLAS AVE	Springfield	OH	2.0	1.0	803	\$39,900	\$28,000	3/5/2014	71	1942	\$34.87
108 N DOUGLAS	Springfield	OH	2.0	1.0	727	\$39,990	\$39,000	6/28/2016	74	1942	\$53.65

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232 N Douglas AVE	Springfield	OH	2.0	1.0	672	\$49,900	\$49,900	7/28/2017	217	1942	\$74.26
1530 EAST ST	Springfield	OH	3.0	2.0	1,425	\$53,000	\$53,000	4/5/2016	10	1942	\$37.19
1424 N Plum ST	Springfield	OH	3.0	1.0	1,304	\$57,600	\$54,639	1/18/2017	66	1942	\$41.90
2149 SEMINOLE	Springfield	OH	3.0	2.0	1,250	\$51,000	\$55,000	3/26/2014	193	1942	\$44.00
624 S DOUGLAS AVE	Springfield	OH	3.0	1.5	882	\$64,900	\$61,500	11/10/2016	43	1942	\$69.73
1319 HICKORY	Dayton	OH	3.0	2.0	1,333	\$50,000	\$65,100	3/18/2016	8	1942	\$48.84
210 BELLEVUE	Springfield	OH	3.0	1.0	1,110	\$68,900	\$67,000	4/15/2016	207	1942	\$60.36
355 BIRCH	Springfield	OH	3.0	1.5	970	\$69,000	\$69,000	8/15/2014	346	1942	\$71.13
1417 SAINT PARIS RD	Springfield	OH	3.0	1.0	1,119	\$74,900	\$75,000	7/27/2016	8	1942	\$67.02
810 W FIRST ST	Springfield	OH	4.0	1.0	1,496	\$75,000	\$75,000	7/11/2016	2	1942	\$50.13
1320 N Plum ST	Springfield	OH	3.0	1.0	1,011	\$83,000	\$83,000	7/28/2017	134	1942	\$82.10
4676 LOWER VALLEY PK	Springfield	OH	3.0	1.0	1,075	\$94,900	\$85,000	2/7/2014	152	1942	\$79.07
1401 CRESTVIEW	Springfield	OH	3.0	2.0	1,158	\$94,000	\$94,000	10/13/2016	186	1942	\$81.17
117 MEADOW DR	Fairborn	OH	3.0	1.0	1,260	\$99,900	\$99,900	5/27/2015	41	1942	\$79.29
615 N Tanglewood DR	Springfield	OH	3.0	2.0	1,572	\$159,900	\$158,000	8/31/2017	39	1942	\$100.51
2727 SUNSET	Springfield	OH	2.0	1.0	1,050	\$29,900	\$25,500	3/28/2016	60	1943	\$24.29
6240 SPRINGFIELD-XENIA	Springfield	OH	3.0	1.0	1,240	\$25,500	\$25,500	11/12/2015	40	1943	\$20.56
1829 RUSSELL AVE	Springfield	OH	2.0	1.0	999	\$30,000	\$27,000	4/11/2014	252	1943	\$27.03
2177 SCIOTO DR	Springfield	OH	4.0	1.5	2,004	\$37,500	\$28,399	4/3/2015	120	1943	\$14.17
1818 CHARLES	Springfield	OH	2.0	1.0	744	\$42,500	\$41,000	8/24/2015	8	1943	\$55.11
318 ARCHER	Fairborn	OH	3.0	1.0	1,080	\$56,000	\$56,000	3/29/2017	153	1943	\$51.85
2135 SCIOTO	Springfield	OH	3.0	1.5	1,361	\$114,900	\$115,000	6/25/2015	72	1943	\$84.50
22 TRENTON	Springfield	OH	3.0	1.5	1,507	\$119,900	\$119,000	5/23/2014	3	1943	\$78.96
1363 ALBEMARLE RD	Springfield	OH	2.0	1.0	704	\$17,250	\$13,993	8/21/2015	155	1944	\$19.88
919 Alta RD	Springfield	OH	3.0	1.0	1,086	\$9,900	\$17,125	9/22/2017	50	1944	\$15.77
300 N ELM	Fairborn	OH	3.0	2.0	1,860	\$45,000	\$37,399	2/7/2017	186	1944	\$20.11
315 HOLMES	Fairborn	OH	3.0	1.5	1,075	\$48,300	\$46,279	2/6/2015	131	1944	\$43.05
2167 SCIOTO DR	Springfield	OH	2.0	1.0	900	\$49,900	\$50,500	4/28/2016	177	1944	\$56.11
2205 SEMINOLE	Springfield	OH	3.0	1.0	1,070	\$57,900	\$53,000	8/22/2016	353	1944	\$49.53
2682 BROADVIEW DR	Springfield	OH	3.0	1.0	1,110	\$104,900	\$102,000	5/29/2015	279	1944	\$91.89
50 HAWTHORNE	Fairborn	OH	3.0	1.5	1,240	\$119,900	\$119,900	9/14/2016	61	1944	\$96.69
931 E ROSE	Springfield	OH	2.0	1.0	720	\$14,900	\$9,500	2/24/2016	60	1945	\$13.19
831 E ROSE ST	Springfield	OH	3.0	1.0	1,008	\$14,900	\$14,900	2/27/2017	97	1945	\$14.78
907 E ROSE	Springfield	OH	2.0	1.0	720	\$16,900	\$16,000	6/27/2014	65	1945	\$22.22
807 E ROSE	Springfield	OH	2.0	1.0	720	\$29,900	\$22,000	10/17/2014	115	1945	\$30.56
311 VINE ST	Fairborn	OH	3.0	1.0	1,438	\$22,000	\$23,025	1/15/2015	22	1945	\$16.01
711 E ROSE	Springfield	OH	2.0	1.0	720	\$30,000	\$27,000	4/14/2014	153	1945	\$37.50
970 Lagonda AVE	Springfield	OH	2.0	1.0	1,014	\$33,100	\$30,000	9/19/2017	56	1945	\$29.59
930 E ROSE ST	Springfield	OH	2.0	1.0	720	\$35,900	\$32,000	12/30/2015	286	1945	\$44.44
302 BUXTON AVE	Springfield	OH	2.0	1.0	1,008	\$32,900	\$34,033	4/21/2017	175	1945	\$33.76
906 E ROSE	Springfield	OH	3.0	1.0	1,248	\$39,500	\$35,000	10/16/2015	42	1945	\$28.04
914 E ROSE	Springfield	OH	3.0	1.0	1,008	\$42,900	\$41,000	5/26/2016	71	1945	\$40.67
931 E Rose	Springfield	OH	3.0	1.0	720	\$44,900	\$42,000	5/22/2017	61	1945	\$58.33
845 S MAPLE AVE	Fairborn	OH	3.0	1.0	922	\$57,900	\$57,900	6/15/2017	226	1945	\$62.80
1764 W Wittenberg BLVD	Springfield	OH	3.0	2.0	1,560	\$65,000	\$65,000	4/21/2017	153	1945	\$41.67
320 W SECOND ST	Springfield	OH	3.0	1.0	1,270	\$79,900	\$75,000	5/15/2015	223	1945	\$59.06
1328 GARFIELD	Springfield	OH	3.0	1.0	1,644	\$79,900	\$79,900	2/26/2016	29	1945	\$48.60
3542 BOSART RD	Springfield	OH	3.0	1.0	1,142	\$85,000	\$85,000	10/2/2014	87	1945	\$74.43
111 W Possum RD	Springfield	OH	3.0	1.0	1,255	\$94,900	\$89,900	5/22/2017	45	1945	\$71.63
1834 SAINT PARIS	Springfield	OH	3.0	2.0	1,296	\$99,900	\$95,000	3/24/2014	66	1945	\$73.30
415 W POSSUM	Springfield	OH	3.0	1.5	1,344	\$153,500	\$153,200	5/31/2016	5	1945	\$113.99
1710 FULTON	Springfield	OH	2.0	1.0	752	\$20,000	\$18,085	10/7/2016	60	1946	\$24.05
1575 VICTORY DR	Springfield	OH	2.0	1.0	864	\$32,000	\$27,000	3/5/2015	32	1946	\$31.25
2327 LEXINGTON AVE	Springfield	OH	3.0	2.0	1,056	\$37,000	\$37,000	10/16/2015	340	1946	\$35.04
319 BUXTON AVE	Springfield	OH	3.0	1.5	1,232	\$39,900	\$39,200	3/19/2015	54	1946	\$31.82
39 OAKSMERE	Springfield	OH	3.0	2.0	1,157	\$48,000	\$41,054	3/31/2015	118	1946	\$35.48
1327 KENWOOD	Springfield	OH	3.0	2.0	1,295	\$59,900	\$52,900	4/10/2015	177	1946	\$40.85
2137 Beatrice	Springfield	OH	3.0	2.0	973	\$69,900	\$68,500	2/7/2017	62	1946	\$70.40
1952 BROADWAY	Springfield	OH	2.0	1.0	1,115	\$79,900	\$79,900	5/18/2016	30	1946	\$71.66
1959 CRABILL RD	Springfield	OH	2.0	1.5	1,442	\$87,400	\$87,500	1/27/2016	97	1946	\$60.68
1928 Fairway DR	Springfield	OH	3.0	1.0	2,112	\$119,000	\$119,000	9/7/2017	42	1946	\$56.34
114 MEADOW DR	Fairborn	OH	3.0	2.5	1,712	\$120,000	\$119,000	9/6/2015	141	1946	\$69.51
1724 Midvale	Springfield	OH	4.0	2.0	1,573	\$119,900	\$123,000	7/21/2017	79	1946	\$78.19
6305 SPRINGFIELD JAMESTOWN	Springfield	OH	2.0	1.0	1,347	\$149,900	\$142,000	11/24/2015	15	1946	\$105.42
809 W JEFFERSON	Springfield	OH	2.0	1.0	1,008	\$9,500	\$6,000	12/13/2016	64	1947	\$5.95
2017 ERIE	Springfield	OH	2.0	1.0	768	\$19,000	\$12,000	3/28/2014	190	1947	\$15.63
126 4th	Springfield	OH	3.0	1.0	792	\$20,900	\$12,000	2/2/2017	92	1947	\$15.15
2644 HILLTOP	Springfield	OH	3.0	1.0	896	\$29,900	\$24,000	3/29/2016	83	1947	\$26.79

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1824 KENWOOD AVE	Springfield	OH	3.0	1.0	896	\$23,500	\$24,900	10/22/2015	83	1947	\$27.79
2441 IRWIN	Springfield	OH	2.0	1.0	720	\$32,000	\$30,000	10/3/2014	22	1947	\$41.67
1733 KENWOOD AVE	Springfield	OH	3.0	1.0	1,414	\$33,000	\$33,000	9/11/2015	25	1947	\$23.34
329 ROOSEVELT DR	Springfield	OH	2.0	1.0	1,159	\$36,000	\$35,000	10/5/2016	21	1947	\$30.20
1238 N YELLOW SPRINGS	Springfield	OH	2.0	1.5	1,020	\$30,000	\$35,000	9/16/2016	11	1947	\$34.31
1629 W HIGH ST	Springfield	OH	2.0	1.0	866	\$37,500	\$37,500	11/23/2016	229	1947	\$43.30
1590 KENTON	Springfield	OH	5.0	2.0	1,636	\$49,000	\$42,000	1/29/2014	132	1947	\$25.67
1325 AMHERST RD	Springfield	OH	2.0	1.0	768	\$49,900	\$49,500	3/18/2016	59	1947	\$64.45
2644 HILLTOP	Springfield	OH	3.0	1.0	896	\$49,900	\$50,000	5/28/2014	60	1947	\$55.80
606 S CLAIRMONT AVE	Springfield	OH	2.0	1.5	1,068	\$59,500	\$54,000	3/4/2016	47	1947	\$50.56
1325 MARYLAND	Springfield	OH	3.0	1.5	1,128	\$57,000	\$56,000	7/24/2015	66	1947	\$49.65
2216 KENTON	Springfield	OH	3.0	1.5	1,206	\$59,900	\$59,000	9/27/2016	51	1947	\$48.92
178 Lawnview AVE	Springfield	OH	2.0	1.0	1,138	\$64,900	\$62,000	5/1/2017	26	1947	\$54.48
1407 AMHERST	Springfield	OH	2.0	1.0	768	\$65,000	\$65,000	9/30/2014	1	1947	\$84.64
133 N Arlington AVE	Springfield	OH	3.0	1.0	1,008	\$74,500	\$68,500	4/21/2017	10	1947	\$67.96
1425 AMHERST	Springfield	OH	2.0	1.0	768	\$79,900	\$74,000	7/14/2015	35	1947	\$96.35
276 W HARDING RD	Springfield	OH	3.0	1.0	1,112	\$83,500	\$82,000	10/27/2015	2	1947	\$73.74
3540 Redwood	Springfield	OH	4.0	1.0	1,036	\$89,900	\$84,000	4/11/2017	81	1947	\$81.08
1232 N YELLOW SPRINGS ST	Springfield	OH	4.0	1.5	1,008	\$85,900	\$85,900	6/23/2017	297	1947	\$85.22
4241 LOWER VALLEY	Springfield	OH	2.0	2.0	968	\$99,900	\$99,000	5/5/2017	209	1947	\$102.27
2178 SUNNYLAND BLVD	Springfield	OH	3.0	1.0	1,767	\$104,000	\$100,000	7/31/2015	40	1947	\$56.59
2144 Maiden LN	Springfield	OH	5.0	3.0	3,321	\$119,000	\$115,000	5/15/2017	88	1947	\$34.63
661 Chick	Springfield	OH	4.0	3.0	1,626	\$119,900	\$119,900	4/27/2017	95	1947	\$73.74
2116 N FOUNTAIN BLVD	Springfield	OH	2.0	2.5	1,710	\$130,000	\$122,500	12/23/2016	88	1947	\$71.64
2850 ARTHUR RD	Springfield	OH	3.0	2.0	1,568	\$139,900	\$134,900	5/24/2017	234	1947	\$86.03
436 NORTHWOOD AVE	Springfield	OH	3.0	2.5	1,554	\$157,900	\$150,000	2/28/2014	101	1947	\$96.53
1540 Woodland	Springfield	OH	2.0	2.0	2,046	\$175,000	\$165,000	6/30/2017	9	1947	\$80.65
515 Dover RD	Springfield	OH	3.0	2.5	1,929	\$159,900	\$168,000	6/16/2017	77	1947	\$87.09
314 S Western	Springfield	OH	4.0	1.0	1,490	\$29,900	\$19,000	2/8/2017	40	1948	\$12.75
1927 RUTLAND	Springfield	OH	2.0	1.0	912	\$19,900	\$21,050	11/18/2015	7	1948	\$23.08
647 ARLINGTON, SOUTH	Springfield	OH	2.0	1.0	824	\$19,900	\$22,000	5/15/2015	12	1948	\$26.70
2434 Irwin AVE	Springfield	OH	3.0	1.0	1,008	\$34,300	\$26,424	6/23/2017	102	1948	\$26.21
1207 BURT	Springfield	OH	3.0	1.0	1,096	\$29,900	\$26,500	10/31/2014	45	1948	\$24.18
2699 Tecumseh AVE	Springfield	OH	2.0	1.0	752	\$35,000	\$28,000	3/21/2017	40	1948	\$37.23
1834 KENWOOD	Springfield	OH	3.0	1.5	1,008	\$22,000	\$28,500	3/12/2014	1	1948	\$28.27
124 E LINDBERG	Fairborn	OH	4.0	1.0	1,075	\$39,900	\$32,000	3/24/2016	1	1948	\$29.77
1224 N YELLOW SPRINGS	Springfield	OH	2.0	1.0	1,353	\$39,900	\$32,500	2/4/2016	104	1948	\$24.02
2699 TECUMSEH AVE	Springfield	OH	2.0	1.0	752	\$34,900	\$33,000	7/9/2014	65	1948	\$43.88
916 ALLEN	Springfield	OH	3.0	2.0	892	\$39,900	\$34,000	12/11/2015	91	1948	\$38.12
1413 N PLUM	Springfield	OH	3.0	1.0	1,008	\$39,900	\$35,000	4/9/2014	122	1948	\$34.72
507 S Arlington AVE	Springfield	OH	3.0	1.0	900	\$26,000	\$36,150	4/13/2017	48	1948	\$40.17
5319 SPRINGFIELD XENIA RD	Springfield	OH	3.0	1.0	1,253	\$44,900	\$43,000	1/25/2017	78	1948	\$34.32
2346 COTTINGHAM	Springfield	OH	1.0	1.0	898	\$44,999	\$44,000	12/22/2016	60	1948	\$49.00
1213 CHEROKEE DR	Springfield	OH	3.0	1.0	1,266	\$45,000	\$45,000	5/27/2016	92	1948	\$35.55
2050 Hillside	Springfield	OH	2.0	1.5	806	\$45,900	\$45,400	8/23/2017	108	1948	\$56.33
603 JUNE DR	Fairborn	OH	5.0	2.0	1,848	\$45,900	\$47,800	4/28/2015	10	1948	\$25.87
637 S ARLINGTON	Springfield	OH	2.0	1.0	798	\$55,000	\$52,000	5/22/2014	206	1948	\$65.16
404 LAWNVIEW	Springfield	OH	2.0	1.0	834	\$53,600	\$53,600	6/28/2015	35	1948	\$64.27
2725 Dwight RD	Springfield	OH	3.0	1.0	1,176	\$53,500	\$55,000	6/26/2017	66	1948	\$46.77
1600 N SWEETBRIAR	Springfield	OH	3.0	1.0	1,008	\$57,900	\$59,750	9/4/2014	216	1948	\$59.28
1628 N SWEETBRIAR LN	Springfield	OH	3.0	1.0	1,008	\$59,900	\$59,900	9/4/2014	189	1948	\$59.42
1039 BURT ST	Springfield	OH	3.0	1.0	1,139	\$69,900	\$60,000	10/2/2014	110	1948	\$52.68
316 GLENDALE	Springfield	OH	3.0	1.0	1,008	\$60,000	\$60,000	10/26/2015	7	1948	\$59.52
1612 KENWOOD	Springfield	OH	2.0	1.0	1,165	\$64,900	\$61,000	8/19/2015	41	1948	\$52.36
611 S Clairmont AVE	Springfield	OH	2.0	1.0	898	\$62,900	\$62,000	7/13/2017	52	1948	\$69.04
1313 Arlington DR	Fairborn	OH	3.0	1.0	968	\$64,900	\$63,800	5/19/2017	126	1948	\$65.91
1850 QUINCY RD	Springfield	OH	4.0	1.0	1,134	\$64,900	\$64,900	8/29/2014	137	1948	\$57.23
1715 N SWEETBRIAR	Springfield	OH	4.0	1.0	1,008	\$65,000	\$65,000	3/31/2015	127	1948	\$64.48
2815 MIDDLE URBANA	Springfield	OH	3.0	1.0	1,191	\$50,000	\$65,207	7/29/2014	14	1948	\$54.75
222 N ARLINGTON AVE	Springfield	OH	4.0	2.5	1,353	\$64,900	\$65,750	3/27/2015	45	1948	\$48.60
600 N BURNETT	Springfield	OH	3.0	1.0	1,388	\$69,900	\$69,900	8/28/2014	335	1948	\$50.36
2123 Hillside	Springfield	OH	4.0	1.0	1,075	\$72,900	\$70,000	7/28/2017	90	1948	\$65.12
828 RIVERSIDE	Springfield	OH	3.0	1.5	1,134	\$74,000	\$72,000	4/10/2014	198	1948	\$63.49
1122 RODGERS	Springfield	OH	4.0	1.0	1,572	\$72,900	\$73,400	12/14/2016	44	1948	\$46.69
1703 WITTENBERG	Springfield	OH	3.0	2.0	1,476	\$74,900	\$73,500	8/6/2014	89	1948	\$49.80
1832 LONGVIEW	Springfield	OH	3.0	1.5	1,008	\$75,000	\$75,000	9/25/2015	5	1948	\$74.40
124 W Roseland AVE	Springfield	OH	2.0	2.0	892	\$79,500	\$79,500	7/20/2017	48	1948	\$89.13
1617 S WITTENBERG BLVD E.	Springfield	OH	4.0	1.0	1,579	\$89,900	\$82,000	8/19/2016	41	1948	\$51.93

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
281 Glendale DR	Springfield	OH	3.0	1.0	924	\$87,900	\$84,000	7/25/2017	113	1948	\$90.91
2310 E HOME	Springfield	OH	2.0	2.0	1,345	\$95,000	\$85,000	7/13/2016	52	1948	\$63.20
1723 N Sweetbriar LN	Springfield	OH	3.0	2.0	1,544	\$89,900	\$87,000	10/4/2017	61	1948	\$56.35
1303 WOODLAND RD	Springfield	OH	3.0	1.5	1,838	\$89,900	\$87,500	3/18/2016	184	1948	\$47.61
316 GLENDALE	Springfield	OH	3.0	1.0	1,008	\$88,000	\$88,000	8/15/2016	157	1948	\$87.30
3147 Mechanicsburg RD	Springfield	OH	3.0	1.0	1,104	\$99,900	\$97,000	6/9/2017	111	1948	\$87.86
2415 SHAWNEE BLVD	Springfield	OH	4.0	2.0	1,698	\$102,900	\$99,900	2/16/2016	65	1948	\$58.83
2141 Harshman BLVD	Springfield	OH	3.0	1.5	1,455	\$105,000	\$102,000	1/18/2017	49	1948	\$70.10
1800 FAIRWAY DR	Springfield	OH	3.0	1.0	1,142	\$109,900	\$106,000	5/12/2014	34	1948	\$92.82
175 Oaksmere DR	Springfield	OH	3.0	2.0	1,380	\$110,000	\$108,000	9/27/2017	114	1948	\$78.26
1800 Fairway DR	Springfield	OH	3.0	1.0	1,142	\$112,000	\$108,000	5/25/2017	75	1948	\$94.57
8 Forestdale AVE	Fairborn	OH	4.0	1.5	2,005	\$109,900	\$109,900	5/22/2017	35	1948	\$54.81
648 Mayhill	Springfield	OH	2.0	1.0	924	\$110,000	\$110,000	9/8/2017	39	1948	\$119.05
5319 S Springfield-Xenia RD	Springfield	OH	4.0	1.5	1,253	\$119,900	\$114,000	10/10/2017	154	1948	\$90.98
3080 SELMA	Springfield	OH	3.0	1.0	1,142	\$116,500	\$116,900	3/7/2014	2	1948	\$102.36
1422 WOODLAND RD	Springfield	OH	3.0	2.0	1,585	\$121,900	\$119,900	6/24/2014	137	1948	\$75.65
1511 Crestview DR	Springfield	OH	3.0	3.0	1,674	\$119,900	\$121,000	6/2/2017	67	1948	\$72.28
1533 Woodland DR	Springfield	OH	3.0	1.5	1,753	\$135,000	\$125,000	9/22/2017	37	1948	\$71.31
3301 HEIDE RD	Springfield	OH	3.0	1.5	1,320	\$135,000	\$127,000	6/3/2016	72	1948	\$96.21
318 DOVER RD	Springfield	OH	3.0	2.0	1,536	\$129,900	\$127,900	7/5/2016	6	1948	\$83.27
158 MEADOW	Springfield	OH	3.0	2.0	2,199	\$164,900	\$159,000	8/26/2016	32	1948	\$72.31
3279 REBERT PIKE	Enon	OH	3.0	1.5	2,691	\$170,000	\$170,000	6/29/2015	4	1948	\$63.17
1019 Harvard AVE	Fairborn	OH	2.0	1.0	1,408	\$13,900	\$10,000	3/23/2017	63	1949	\$7.10
1724 RUTLAND AVE	Springfield	OH	2.0	1.0	1,193	\$21,400	\$15,974	3/16/2016	56	1949	\$13.39
2129 HILLSIDE	Springfield	OH	4.0	1.0	750	\$16,000	\$17,000	11/10/2014	42	1949	\$22.67
2101 KENTON ST	Springfield	OH	3.0	1.0	1,071	\$18,000	\$19,033	2/7/2014	10	1949	\$17.77
2220 RUTLAND	Springfield	OH	3.0	1.0	1,248	\$21,000	\$20,000	5/23/2016	10	1949	\$16.03
820 S ISABELLA	Springfield	OH	2.0	1.0	768	\$23,500	\$21,500	3/3/2014	48	1949	\$27.99
1402 Kenwood AVE	Springfield	OH	2.0	1.0	768	\$21,600	\$21,600	9/8/2017	52	1949	\$28.13
2526 SUNSET	Springfield	OH	3.0	1.0	1,280	\$34,900	\$30,000	3/27/2014	137	1949	\$23.44
1828 N Sweetbriar	Springfield	OH	3.0	2.0	1,008	\$31,000	\$35,000	6/26/2017	26	1949	\$34.72
2226 KENTON ST	Springfield	OH	2.0	1.0	672	\$35,500	\$35,500	4/29/2015	325	1949	\$52.83
2526 SUNSET	Springfield	OH	2.0	1.0	1,510	\$39,000	\$36,000	5/8/2014	17	1949	\$23.84
520 N RACE	Springfield	OH	2.0	1.0	875	\$36,900	\$36,900	5/29/2014	248	1949	\$42.17
1268 KENWOOD	Springfield	OH	3.0	2.0	1,875	\$40,000	\$38,000	10/6/2016	22	1949	\$20.27
1740 N Sweetbriar	Springfield	OH	3.0	1.0	1,128	\$36,000	\$38,000	6/29/2017	56	1949	\$33.69
1134 RODGERS DR	Springfield	OH	2.0	1.0	768	\$55,500	\$46,120	10/14/2016	401	1949	\$60.05
702 READING DR	Springfield	OH	3.0	1.0	816	\$51,900	\$50,300	1/31/2014	11	1949	\$61.64
648 S Douglas AVE	Springfield	OH	2.0	1.0	768	\$62,500	\$51,000	8/23/2017	287	1949	\$66.41
124 E HOME RD	Springfield	OH	3.0	1.5	1,137	\$59,900	\$59,000	6/8/2016	313	1949	\$51.89
1316 SAINT PARIS RD	Springfield	OH	3.0	1.0	1,255	\$64,900	\$60,000	4/29/2016	305	1949	\$47.81
1007 N BURNETT RD	Springfield	OH	2.0	1.0	768	\$69,900	\$65,000	5/20/2015	163	1949	\$84.64
2220 RUTLAND	Springfield	OH	3.0	1.0	1,248	\$67,000	\$65,000	8/11/2016	22	1949	\$52.08
813 WASHINGTON	Fairborn	OH	3.0	2.0	1,075	\$67,000	\$65,000	11/17/2016	25	1949	\$60.47
2716 E LEFFEL	Springfield	OH	2.0	1.0	1,500	\$69,900	\$69,900	3/12/2014	96	1949	\$46.60
2142 Seminole AVE	Springfield	OH	2.0	1.0	776	\$69,000	\$69,900	9/26/2017	162	1949	\$90.08
303 N POSTORIA AVE	Springfield	OH	3.0	1.0	1,267	\$72,900	\$69,900	7/3/2015	37	1949	\$55.17
1913 WESTGATE RD	Springfield	OH	2.0	1.0	808	\$76,900	\$72,500	5/29/2015	83	1949	\$89.73
817 W 2ND	Springfield	OH	2.0	1.0	832	\$74,900	\$73,000	12/18/2015	123	1949	\$87.74
2120 W PARK RD	Springfield	OH	2.0	1.0	1,734	\$79,900	\$75,000	5/12/2017	332	1949	\$43.25
3336 HEIDE	Springfield	OH	1.0	1.0	624	\$82,900	\$79,000	3/2/2016	162	1949	\$126.60
2322 SHAWNEE BLVD	Springfield	OH	2.0	1.0	1,232	\$80,000	\$79,100	9/14/2017	200	1949	\$64.20
624 W FIRST	Springfield	OH	2.0	1.0	1,140	\$79,900	\$79,900	6/28/2016	76	1949	\$70.09
813 Washington	Fairborn	OH	3.0	2.0	1,075	\$79,000	\$80,000	7/20/2017	86	1949	\$74.42
214 Birch	Springfield	OH	3.0	1.0	896	\$84,900	\$82,000	6/29/2017	49	1949	\$91.52
2230 SHAWNEE BLVD	Springfield	OH	2.0	1.0	1,532	\$85,900	\$82,900	1/22/2016	151	1949	\$54.11
1100 Lafayette	Springfield	OH	3.0	2.0	1,280	\$84,500	\$84,500	6/12/2017	82	1949	\$66.02
303 ROSELAND AVE W	Springfield	OH	3.0	3.0	1,802	\$95,900	\$88,000	8/1/2016	92	1949	\$48.83
505 S BROADMOOR	Springfield	OH	3.0	2.5	1,606	\$129,900	\$115,000	7/21/2016	8	1949	\$71.61
125 W POSSUM RD	Springfield	OH	3.0	1.5	1,490	\$124,900	\$121,000	8/28/2014	73	1949	\$81.21
300 FOREST	Springfield	OH	3.0	2.5	2,084	\$132,500	\$126,000	10/9/2014	69	1949	\$60.46
843 TANGLEWOOD DR	Springfield	OH	4.0	2.0	2,448	\$128,400	\$126,900	2/24/2017	291	1949	\$51.84
133 N BROADMOOR BLVD	Springfield	OH	3.0	2.0	1,879	\$149,900	\$142,000	7/25/2014	59	1949	\$75.57
2925 Springfield Jamestown RD	Springfield	OH	3.0	2.0	1,891	\$154,900	\$150,000	9/29/2017	34	1949	\$79.32
504 S BROADMOOR	Springfield	OH	3.0	3.0	3,047	\$165,000	\$165,000	6/23/2014	307	1949	\$54.15
2269 N Fountain BLVD	Springfield	OH	4.0	3.0	2,412	\$176,900	\$170,000	8/31/2017	137	1949	\$70.48
510 NORTHWOOD DR	Springfield	OH	4.0	1.5	1,916	\$174,900	\$170,000	3/4/2016	150	1949	\$88.73
3843 SPRINGFIELD JAMESTOWN	Springfield	OH	5.0	2.0	3,271	\$199,999	\$180,000	5/19/2015	132	1949	\$55.03

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
327 ARDMORE RD	Springfield	OH	4.0	1.5	2,278	\$196,500	\$185,500	5/23/2016	30	1949	\$81.43
133 N Broadmoor	Springfield	OH	3.0	2.5	1,879	\$189,900	\$187,000	11/28/2016	19	1949	\$99.52
1203 Eden	Springfield	OH	2.0	1.0	728	\$11,300	\$7,924	2/17/2017	103	1950	\$10.88
915 ALTA	Springfield	OH	2.0	1.0	788	\$10,000	\$8,500	8/19/2015	58	1950	\$10.79
1008 N BELMONT AVE	Springfield	OH	2.0	1.0	624	\$15,000	\$12,000	9/23/2015	13	1950	\$19.23
910 ELDER	Springfield	OH	4.0	2.0	1,348	\$16,500	\$12,000	6/30/2015	47	1950	\$8.90
2511 VAN BUREN	Springfield	OH	2.0	1.0	720	\$19,900	\$16,500	7/17/2015	57	1950	\$22.92
1009 VICTORIA	Fairborn	OH	2.0	1.0	776	\$22,500	\$18,000	8/17/2016	52	1950	\$23.20
1009 VICTORIA	Fairborn	OH	3.0	1.0	776	\$22,500	\$18,000	8/17/2016	4	1950	\$23.20
221 W PARKWOOD AVE	Springfield	OH	3.0	1.5	1,333	\$19,300	\$18,500	12/9/2014	14	1950	\$13.88
700 EASTMOOR DR	Springfield	OH	2.0	1.0	752	\$26,000	\$19,000	6/20/2014	30	1950	\$25.27
1964 Zimmerman RD	Fairborn	OH	2.0	1.0	1,344	\$25,000	\$20,000	9/6/2017	71	1950	\$14.88
2160 COLUMBUS	Springfield	OH	3.0	1.0	1,296	\$24,000	\$20,000	3/11/2014	165	1950	\$15.43
921 W PERRIN	Springfield	OH	3.0	1.0	2,248	\$31,600	\$20,438	4/30/2015	156	1950	\$9.09
911 ALTA RD	Springfield	OH	3.0	2.0	1,326	\$20,700	\$20,833	6/23/2016	15	1950	\$15.71
2508 MAYFAIR	Springfield	OH	2.0	1.0	816	\$30,000	\$24,800	9/17/2015	16	1950	\$30.39
904 EASTMOOR	Springfield	OH	2.0	1.0	672	\$28,400	\$26,410	5/8/2015	41	1950	\$39.30
934 BURT ST	Springfield	OH	2.0	1.0	856	\$32,000	\$27,375	7/17/2014	22	1950	\$31.98
1555 FULTON AVE	Springfield	OH	2.0	1.0	1,232	\$32,000	\$27,500	8/25/2014	18	1950	\$22.32
625 S DOUGLAS	Springfield	OH	3.0	1.0	960	\$34,900	\$27,500	5/21/2014	84	1950	\$28.65
711 CORTLAND	Springfield	OH	3.0	1.0	802	\$32,900	\$27,752	1/23/2015	101	1950	\$34.60
1323 MALDEN	Springfield	OH	2.0	1.0	672	\$29,900	\$29,900	8/28/2015	73	1950	\$44.49
2441 Mayfair DR	Springfield	OH	2.0	1.0	672	\$29,900	\$29,900	3/15/2017	58	1950	\$44.49
652 READING	Springfield	OH	2.0	1.0	872	\$44,000	\$30,000	1/29/2016	154	1950	\$34.40
2293 Seminole	Springfield	OH	3.0	2.0	1,422	\$35,900	\$30,000	2/21/2017	117	1950	\$21.10
2424 LELAND	Springfield	OH	3.0	1.0	798	\$24,900	\$30,100	11/12/2015	12	1950	\$37.72
2429 LELAND DR	Springfield	OH	2.0	1.0	672	\$35,500	\$31,000	4/30/2015	50	1950	\$46.13
1518 W MULBERRY	Springfield	OH	3.0	1.0	1,176	\$38,900	\$31,000	6/10/2014	180	1950	\$26.36
1319 LAMAR DR	Springfield	OH	2.0	1.0	672	\$38,720	\$32,123	7/30/2015	61	1950	\$47.80
1455 PARKRIDGE DR	Springfield	OH	2.0	1.0	1,092	\$36,100	\$32,200	12/29/2014	27	1950	\$29.49
1334 LAMAR	Springfield	OH	2.0	1.0	672	\$31,000	\$34,777	10/19/2015	13	1950	\$51.75
1414 MALDEN	Springfield	OH	2.0	1.0	672	\$47,000	\$35,000	8/18/2014	178	1950	\$52.08
1014 W FIRST	Springfield	OH	2.0	1.0	700	\$35,900	\$35,900	7/15/2014	181	1950	\$51.29
814 EASTMOOR	Springfield	OH	2.0	1.0	768	\$45,900	\$42,000	12/23/2015	35	1950	\$54.69
2517 VAN BUREN	Springfield	OH	2.0	1.0	672	\$48,000	\$45,000	1/15/2014	87	1950	\$66.96
1997 GRANGE VIEW DR	Beavercreek	OH	3.0	1.0	1,078	\$52,500	\$49,875	1/9/2015	12	1950	\$46.27
2502 MAYFAIR DR	Springfield	OH	2.0	1.0	672	\$54,900	\$50,000	3/31/2017	289	1950	\$74.40
1432 LAMAR DR	Springfield	OH	2.0	1.0	672	\$54,900	\$51,900	8/11/2014	84	1950	\$77.23
1611 S Sweetbriar LN	Springfield	OH	2.0	1.0	720	\$54,900	\$52,000	2/27/2017	36	1950	\$72.22
833 S BURNETT	Springfield	OH	2.0	1.0	672	\$52,900	\$52,900	4/28/2016	134	1950	\$78.72
2323 DELLWOOD DR	Springfield	OH	3.0	1.0	816	\$53,000	\$53,000	4/26/2016	201	1950	\$64.95
620 READING DR	Springfield	OH	3.0	1.0	816	\$51,900	\$54,000	12/10/2014	93	1950	\$66.18
1000 W 1st ST	Springfield	OH	2.0	1.0	840	\$54,900	\$54,900	6/9/2017	47	1950	\$65.36
1330 MALDEN	Springfield	OH	2.0	1.0	672	\$59,900	\$55,000	3/25/2015	526	1950	\$81.85
2461 COTTINGHAM	Springfield	OH	3.0	1.0	1,341	\$50,000	\$55,000	1/29/2016	18	1950	\$41.01
647 READING DR	Springfield	OH	2.0	1.0	984	\$57,000	\$56,000	3/28/2016	47	1950	\$56.91
653 READING DR	Springfield	OH	2.0	1.0	896	\$59,900	\$56,000	6/27/2016	37	1950	\$62.50
1421 LAMAR DR	Springfield	OH	2.0	2.0	672	\$60,000	\$57,500	9/8/2015	113	1950	\$85.57
710 EASTMOOR	Springfield	OH	3.0	1.0	1,030	\$64,900	\$57,500	7/1/2015	94	1950	\$55.83
1744 NORTH	Fairborn	OH	2.0	1.0	840	\$64,900	\$57,900	8/26/2016	55	1950	\$68.93
663 READING DR	Springfield	OH	2.0	1.0	672	\$58,900	\$58,900	8/4/2015	65	1950	\$87.65
1304 TEXAS AVE	Springfield	OH	2.0	1.0	780	\$64,900	\$59,000	7/19/2016	220	1950	\$75.64
2845 S Limestone ST	Springfield	OH	3.0	1.5	1,537	\$60,000	\$60,000	1/30/2017	55	1950	\$39.04
622 EASTMOOR	Springfield	OH	2.0	1.0	672	\$62,500	\$62,500	5/5/2014	89	1950	\$93.01
1418 MALDEN	Springfield	OH	2.0	1.0	672	\$64,900	\$62,500	10/3/2016	74	1950	\$93.01
1016 MAVOR	Springfield	OH	3.0	1.0	1,128	\$65,000	\$63,000	1/11/2016	82	1950	\$55.85
718 W Harding	Springfield	OH	2.0	2.0	1,072	\$64,000	\$64,000	7/28/2017	53	1950	\$59.70
1319 LAMAR	Springfield	OH	2.0	1.0	672	\$64,000	\$64,000	3/4/2016	77	1950	\$95.24
245 Raffensperger AVE	Springfield	OH	2.0	1.0	750	\$68,000	\$65,000	6/5/2017	168	1950	\$86.67
611 READING	Springfield	OH	3.0	1.0	1,010	\$67,900	\$66,000	10/13/2016	107	1950	\$65.35
224 N FOSTORIA	Springfield	OH	3.0	1.0	1,247	\$69,900	\$67,000	5/16/2016	188	1950	\$53.73
2501 Leland DR	Springfield	OH	2.0	1.0	672	\$69,900	\$69,900	6/27/2017	71	1950	\$104.02
227 W ROSELAND	Springfield	OH	2.0	1.0	936	\$72,000	\$70,000	4/20/2015	299	1950	\$74.79
534 NORTHWOOD DR	Springfield	OH	3.0	1.5	1,618	\$85,000	\$70,000	8/19/2015	3	1950	\$43.26
1718 S Sweetbriar LN	Springfield	OH	4.0	1.0	1,216	\$70,000	\$70,000	5/8/2017	74	1950	\$57.57
2508 MAYFAIR	Springfield	OH	2.0	1.0	816	\$73,900	\$71,500	3/25/2016	94	1950	\$87.62
1821 TIMBERLINE	Springfield	OH	2.0	1.0	732	\$79,000	\$74,755	6/27/2014	88	1950	\$102.12
1106 LAFAYETTE	Springfield	OH	3.0	1.5	1,176	\$79,900	\$75,000	12/30/2016	135	1950	\$63.78

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
21 TRENTON PL	Springfield	OH	3.0	2.0	1,264	\$95,900	\$77,500	2/9/2017	157	1950	\$61.31
1331 MALDEN AVE	Springfield	OH	2.0	2.0	1,172	\$82,900	\$80,000	7/31/2017	63	1950	\$68.26
243 S KENSINGTON PL	Springfield	OH	3.0	2.0	1,056	\$85,000	\$80,000	7/6/2016	200	1950	\$75.76
101 W ROSELAND	Springfield	OH	3.0	1.0	1,266	\$85,900	\$85,900	1/6/2017	140	1950	\$67.85
104 OMALEE DR	Xenia	OH	2.0	1.5	910	\$85,000	\$86,000	10/31/2014	11	1950	\$94.51
5571 DAYTON SPRINGFIELD	Springfield	OH	3.0	1.0	1,192	\$89,900	\$86,800	5/27/2016	64	1950	\$72.82
3175 OLD MILL	Springfield	OH	3.0	1.0	1,168	\$99,900	\$90,000	3/13/2015	46	1950	\$77.05
1701 NORTHGATE	Springfield	OH	3.0	2.0	2,088	\$100,000	\$96,500	10/31/2014	153	1950	\$46.22
2115 Miracle Mile	Springfield	OH	2.0	1.0	1,088	\$104,900	\$105,000	7/28/2017	40	1950	\$96.51
1832 FAIRWAY	Springfield	OH	3.0	3.0	1,184	\$109,900	\$109,900	10/27/2016	9	1950	\$92.82
315 N BROADMOOR BLVD	Springfield	OH	2.0	1.5	1,423	\$113,900	\$112,500	5/18/2016	320	1950	\$79.06
208 DOVER RD	Springfield	OH	3.0	2.0	1,277	\$114,900	\$112,500	7/27/2015	124	1950	\$88.10
1736 CRESTVIEW	Springfield	OH	3.0	2.0	1,584	\$116,500	\$115,000	3/20/2015	132	1950	\$72.60
21 Trenton	Springfield	OH	3.0	2.0	1,264	\$116,000	\$116,000	4/26/2017	34	1950	\$91.77
1575 RIDGEWAY	Springfield	OH	3.0	2.0	1,056	\$117,900	\$116,000	7/29/2016	73	1950	\$109.85
1816 WESTWOOD	Springfield	OH	4.0	1.5	1,537	\$125,000	\$120,000	3/20/2015	57	1950	\$78.07
818 RIVERSIDE	Springfield	OH	3.0	1.5	1,363	\$129,900	\$121,000	7/30/2015	418	1950	\$88.77
309 W HARDING	Springfield	OH	3.0	2.0	1,510	\$130,000	\$122,000	8/20/2015	32	1950	\$80.79
3904 OLD MILL RD	Springfield	OH	4.0	1.5	1,384	\$129,900	\$129,000	1/30/2015	7	1950	\$93.21
2903 N LIMESTONE ST	Springfield	OH	3.0	1.0	1,228	\$131,900	\$130,000	3/21/2014	122	1950	\$105.86
643 MAYHILL RD	Springfield	OH	3.0	1.5	1,659	\$145,000	\$140,000	5/20/2015	21	1950	\$84.39
425 SOUTHWOOD DR	Springfield	OH	3.0	2.0	1,474	\$144,900	\$140,000	10/28/2016	11	1950	\$94.98
3339 HEIDE RD	Springfield	OH	3.0	1.5	1,767	\$154,900	\$148,000	9/30/2015	4	1950	\$83.76
1844 N FOUNTAIN	Springfield	OH	3.0	2.5	1,984	\$154,400	\$150,000	10/21/2015	55	1950	\$75.60
534 NORTHWOOD DR	Springfield	OH	3.0	1.5	1,618	\$159,900	\$152,500	3/9/2016	64	1950	\$94.25
325 N BROADMOOR	Springfield	OH	5.0	2.0	1,736	\$166,900	\$161,500	10/9/2015	107	1950	\$93.03
3400 HEIDE RD	Springfield	OH	3.0	2.0	1,670	\$174,900	\$170,000	6/8/2015	11	1950	\$101.80
1829 TIMBERLINE DR	Springfield	OH	3.0	2.0	2,176	\$174,900	\$171,000	9/10/2015	125	1950	\$78.58
439 DOVER RD	Springfield	OH	3.0	2.0	2,311	\$190,000	\$180,000	9/11/2015	71	1950	\$77.89
168 WALNUT	Cedarville	OH	5.0	2.0	1,684	\$210,000	\$184,000	12/23/2014	49	1950	\$109.26
2991 FOWLER RD	Springfield	OH	3.0	2.5	2,324	\$199,900	\$200,000	7/21/2016	4	1950	\$86.06
445 N BROADMOOR	Springfield	OH	3.0	2.5	3,004	\$244,900	\$219,000	12/16/2016	154	1950	\$72.90
1832 PEMBROOK RD	Springfield	OH	3.0	3.0	2,544	\$229,900	\$229,900	5/9/2016	2	1950	\$90.37
300 Ridge Mall DR	Springfield	OH	4.0	3.5	4,347	\$279,000	\$259,900	10/13/2017	212	1950	\$59.79
409 S Broadmoor BLVD	Springfield	OH	3.0	2.0	2,806	\$274,900	\$274,900	4/21/2017	46	1950	\$97.97
1309 TEXAS AVE	Springfield	OH	2.0	1.0	536	\$12,400	\$10,400	5/8/2015	39	1951	\$19.40
1716 W WITTENBERG BLVD	Springfield	OH	2.0	1.0	1,120	\$14,900	\$14,000	2/26/2016	36	1951	\$12.50
1818 FULTON	Springfield	OH	2.0	1.0	720	\$15,200	\$15,200	4/4/2014	135	1951	\$21.11
2818 MORTON DR	Springfield	OH	2.0	1.0	672	\$21,900	\$20,025	12/30/2014	26	1951	\$29.80
2455 COTTINGHAM	Springfield	OH	3.0	1.0	998	\$16,900	\$21,109	8/20/2015	86	1951	\$21.15
1006 BIEL ST	Springfield	OH	3.0	1.0	816	\$21,000	\$21,155	7/24/2015	27	1951	\$25.93
811 BARKER	Springfield	OH	2.0	1.0	816	\$29,900	\$22,000	12/14/2015	27	1951	\$26.96
2551 KENTON	Springfield	OH	2.0	1.0	828	\$25,000	\$22,500	7/15/2015	20	1951	\$27.17
824 S BURNETT	Springfield	OH	3.0	1.0	816	\$28,000	\$23,800	7/24/2014	51	1951	\$29.17
2624 W JACKSON	Yellow Springs	OH	2.0	1.0	864	\$40,000	\$25,000	7/17/2015	59	1951	\$28.94
706 EASTMOOR DR	Springfield	OH	2.0	1.0	708	\$49,900	\$25,000	10/16/2014	70	1951	\$35.31
721 EASTMOOR	Springfield	OH	2.0	1.0	672	\$27,000	\$25,500	3/31/2016	16	1951	\$37.95
1845 S SWEETBRIAR LN	Springfield	OH	3.0	1.0	1,075	\$29,999	\$27,000	8/5/2016	62	1951	\$25.12
2657 ALLEN	Springfield	OH	2.0	1.0	672	\$27,000	\$28,000	8/26/2016	2	1951	\$41.67
2818 Morton DR	Springfield	OH	2.0	1.0	672	\$34,900	\$28,000	6/29/2017	28	1951	\$41.67
134 DICKEY	Fairborn	OH	4.0	1.0	1,440	\$35,000	\$28,000	1/29/2014	112	1951	\$19.44
508 Belleaire AVE	Springfield	OH	2.0	1.0	976	\$29,999	\$28,200	6/28/2017	134	1951	\$28.89
2707 BERGER	Springfield	OH	2.0	1.0	720	\$29,900	\$30,000	10/17/2014	275	1951	\$41.67
129 N FOSTORIA	Springfield	OH	3.0	1.0	1,120	\$31,000	\$31,500	2/25/2014	49	1951	\$28.13
821 EASTMOOR DR	Springfield	OH	2.0	1.0	672	\$36,500	\$33,000	10/9/2015	53	1951	\$49.11
800 MAVOR	Springfield	OH	3.0	1.0	1,176	\$40,000	\$35,000	7/31/2015	20	1951	\$29.76
905 MAVOR	Springfield	OH	2.0	1.0	1,136	\$35,000	\$35,500	9/22/2016	21	1951	\$31.25
924 BARKER	Springfield	OH	3.0	1.0	816	\$41,900	\$36,101	11/21/2014	66	1951	\$44.24
2707 BERGER	Springfield	OH	2.0	1.0	720	\$44,500	\$38,000	4/21/2017	171	1951	\$52.78
1006 MOUNT JOY	Springfield	OH	2.0	1.0	672	\$39,900	\$38,500	5/30/2014	190	1951	\$57.29
2710 MORTON	Springfield	OH	2.0	1.0	1,056	\$45,900	\$39,750	2/29/2016	58	1951	\$37.64
1924 KENWOOD	Springfield	OH	4.0	1.5	1,210	\$49,999	\$44,500	8/8/2014	117	1951	\$36.78
2311 W JACKSON	Yellow Springs	OH	2.0	1.0	974	\$52,900	\$45,000	4/23/2014	67	1951	\$46.20
1620 S SWEETBRIAR	Springfield	OH	4.0	1.0	1,075	\$45,000	\$45,000	5/22/2015	73	1951	\$41.86
2420 Mayfair DR	Springfield	OH	2.0	1.0	672	\$47,500	\$47,000	6/30/2017	105	1951	\$69.94
908 BARKER	Springfield	OH	3.0	1.0	816	\$46,900	\$47,000	11/18/2015	132	1951	\$57.60
1818 FULTON	Springfield	OH	2.0	1.0	720	\$49,900	\$49,900	7/8/2015	154	1951	\$69.31
615 MAVOR ST	Springfield	OH	3.0	1.0	1,056	\$49,900	\$49,900	10/13/2016	43	1951	\$47.25

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1816 S SWEETBRIAR LN	Springfield	OH	4.0	1.0	1,075	\$52,900	\$49,900	5/20/2016	45	1951	\$46.42
435 Reames AVE	Springfield	OH	2.0	1.0	816	\$54,900	\$50,000	5/30/2017	132	1951	\$61.27
930 MOUNT JOY	Springfield	OH	3.0	1.0	816	\$55,900	\$51,500	7/30/2014	36	1951	\$63.11
2647 MORTON DR	Springfield	OH	2.0	1.0	672	\$55,000	\$53,000	1/7/2016	46	1951	\$78.87
921 Mount Joy	Springfield	OH	3.0	1.0	816	\$54,900	\$53,500	4/26/2017	37	1951	\$65.56
826 MOUNT JOY	Springfield	OH	3.0	1.0	816	\$59,900	\$53,500	11/7/2016	120	1951	\$65.56
2563 KENTON	Springfield	OH	3.0	2.0	1,092	\$64,500	\$55,000	10/16/2015	100	1951	\$50.37
1635 S SWEETBRIAR	Springfield	OH	3.0	1.0	1,008	\$59,900	\$55,000	11/24/2014	126	1951	\$54.56
702 MAVOR ST	Springfield	OH	3.0	1.0	816	\$55,000	\$55,000	10/30/2015	163	1951	\$67.40
811 BARKER DR	Springfield	OH	3.0	1.0	816	\$58,500	\$55,000	8/4/2017	122	1951	\$67.40
1011 Mount Joy	Springfield	OH	2.0	1.0	672	\$57,000	\$55,500	5/9/2017	104	1951	\$82.59
2634 MORTON	Springfield	OH	3.0	1.0	816	\$59,900	\$57,000	2/27/2017	127	1951	\$69.85
914 BARKER DR	Springfield	OH	3.0	1.0	1,152	\$63,000	\$58,000	12/12/2014	147	1951	\$50.35
270 Snyder	Springfield	OH	3.0	1.0	960	\$59,900	\$58,000	4/25/2017	90	1951	\$60.42
607 MAVOR	Springfield	OH	3.0	1.0	946	\$59,000	\$58,000	7/9/2014	120	1951	\$61.31
832 MAVOR	Springfield	OH	3.0	1.0	816	\$62,900	\$58,000	6/9/2016	74	1951	\$71.08
1625 Fulton AVE	Springfield	OH	2.0	1.0	864	\$60,000	\$58,333	6/2/2017	63	1951	\$67.52
2815 DUNCAN	Springfield	OH	3.0	1.0	816	\$67,200	\$58,500	4/10/2014	187	1951	\$71.69
732 N BURNETT RD	Springfield	OH	3.0	1.0	1,116	\$59,000	\$59,000	12/14/2015	204	1951	\$52.87
1734 S SWEETBRIAR	Springfield	OH	4.0	1.0	1,200	\$60,900	\$59,500	9/30/2016	211	1951	\$49.58
618 MAVOR	Springfield	OH	2.0	1.0	672	\$59,900	\$59,900	4/15/2016	44	1951	\$89.14
2047 SUNSET AVE	Springfield	OH	2.0	1.0	1,232	\$67,500	\$60,000	10/3/2014	26	1951	\$48.70
130 E HOME RD	Springfield	OH	3.0	1.0	1,140	\$64,900	\$60,000	4/30/2014	117	1951	\$52.63
907 BARKER DR	Springfield	OH	3.0	1.0	816	\$58,000	\$60,000	7/22/2016	196	1951	\$73.53
629 MAVOR	Springfield	OH	3.0	1.5	1,021	\$61,900	\$62,000	2/5/2015	41	1951	\$60.72
140 E FIRST	Springfield	OH	2.0	1.0	1,156	\$65,000	\$62,500	6/10/2014	231	1951	\$54.07
831 MAVOR	Springfield	OH	3.0	1.0	1,064	\$69,900	\$62,900	10/9/2015	38	1951	\$59.12
2736 SHARE ST	Springfield	OH	4.0	1.0	1,292	\$66,500	\$62,900	5/30/2014	146	1951	\$48.68
1009 BIEL ST	Springfield	OH	3.0	2.0	1,296	\$68,500	\$63,000	11/30/2015	57	1951	\$48.61
1314 N PLUM ST	Springfield	OH	2.0	1.5	1,460	\$79,900	\$63,300	5/19/2017	202	1951	\$43.36
617 S DOUGLAS	Springfield	OH	3.0	1.5	896	\$69,900	\$64,200	11/18/2014	7	1951	\$71.65
2814 VAN BUREN AVE	Springfield	OH	3.0	1.0	1,200	\$69,900	\$64,900	9/21/2015	74	1951	\$54.08
310 LARCHMONT	None	OH	3.0	2.0	1,509	\$69,900	\$65,000	12/7/2015	151	1951	\$43.07
217 E ROSELAND DR	Springfield	OH	3.0	1.0	1,075	\$69,900	\$67,000	8/29/2016	28	1951	\$62.33
1410 N PLUM	Springfield	OH	3.0	1.0	864	\$69,900	\$68,000	3/24/2016	129	1951	\$78.70
2667 ALLEN DR	Springfield	OH	3.0	1.0	1,156	\$69,900	\$68,900	5/25/2016	69	1951	\$59.60
1605 RUTLAND AVE	Springfield	OH	3.0	1.0	1,142	\$69,900	\$68,900	6/16/2016	40	1951	\$60.33
2802 VAN BUREN	Springfield	OH	3.0	1.0	1,224	\$69,900	\$69,900	7/11/2014	77	1951	\$57.11
914 BARKER DR	Springfield	OH	3.0	1.0	1,152	\$69,900	\$69,900	7/22/2016	7	1951	\$60.68
1724 Longview	Springfield	OH	2.0	1.0	1,188	\$74,000	\$70,000	12/13/2016	21	1951	\$58.92
2809 MARSHALL	Springfield	OH	2.0	1.0	820	\$75,000	\$70,000	9/6/2016	97	1951	\$85.37
1621 S SWEETBRIAR LN	Springfield	OH	4.0	3.0	1,518	\$75,000	\$73,000	8/3/2015	59	1951	\$48.09
2218 SHAWNEE	Springfield	OH	2.0	2.0	768	\$77,900	\$77,900	9/30/2016	31	1951	\$101.43
400 ROSELAND	Springfield	OH	3.0	2.0	1,268	\$77,900	\$78,000	6/7/2016	2	1951	\$61.51
1753 MAIDEN LN	Springfield	OH	3.0	1.0	1,104	\$79,900	\$79,900	11/28/2016	167	1951	\$72.37
191 WESTERN	Enon	OH	3.0	1.0	1,146	\$79,900	\$82,000	4/15/2014	81	1951	\$71.55
2822 VAN BUREN	Springfield	OH	3.0	2.0	1,632	\$87,500	\$84,000	12/22/2015	91	1951	\$51.47
1611 VICTORY	Springfield	OH	3.0	2.0	1,260	\$84,900	\$84,900	12/16/2016	57	1951	\$67.38
117 TRENTON PL	Springfield	OH	4.0	2.0	1,176	\$89,900	\$87,125	9/30/2014	110	1951	\$74.09
317 E ROSELAND AVE	Springfield	OH	2.0	1.0	1,608	\$87,500	\$87,500	11/20/2015	35	1951	\$54.42
1530 Victory DR	Springfield	OH	3.0	1.5	1,314	\$89,500	\$89,500	10/6/2017	119	1951	\$68.11
1714 S Sweetbriar	Springfield	OH	3.0	1.0	1,368	\$89,900	\$89,900	8/17/2017	56	1951	\$65.72
1930 BROADWAY ST	Springfield	OH	2.0	1.0	1,168	\$95,000	\$90,000	5/29/2015	31	1951	\$77.05
1770 WALNUT TER	Springfield	OH	2.0	1.0	1,008	\$99,900	\$90,000	7/10/2014	149	1951	\$89.29
108 Forestdale AVE	Fairborn	OH	3.0	2.0	1,008	\$117,900	\$95,000	6/21/2017	179	1951	\$94.25
1547 Shelby	Springfield	OH	3.0	1.0	1,210	\$104,900	\$95,500	6/29/2017	52	1951	\$78.93
3079 TROEHLER	Springfield	OH	3.0	2.0	1,691	\$103,000	\$96,500	3/30/2016	210	1951	\$57.07
2455 COTTINGHAM RD N	Springfield	OH	3.0	1.5	1,213	\$99,500	\$102,500	3/25/2016	64	1951	\$84.50
1734 AUDUBON PARK DR	Springfield	OH	3.0	1.0	1,008	\$105,900	\$105,000	12/23/2015	161	1951	\$104.17
539 W POSSUM	Springfield	OH	3.0	1.0	1,072	\$109,900	\$109,900	7/10/2014	43	1951	\$102.52
301 W Harding RD	Springfield	OH	2.0	1.5	1,140	\$112,000	\$111,000	4/20/2017	72	1951	\$97.37
1908 PEMBROOK RD	Springfield	OH	3.0	1.5	1,296	\$115,900	\$115,800	10/30/2015	54	1951	\$89.35
250 ARDMORE RD	Springfield	OH	3.0	1.5	1,531	\$139,900	\$126,000	7/10/2014	14	1951	\$82.30
3931 PLANEVIEW	Beavercreek	OH	3.0	1.0	1,421	\$146,900	\$148,000	9/25/2015	37	1951	\$104.15
2621 W Jackson	Yellow Springs	OH	4.0	2.0	1,230	\$159,500	\$150,000	10/16/2017	61	1951	\$121.95
1609 WALNUT TER	Springfield	OH	3.0	2.0	1,761	\$162,500	\$155,000	5/19/2016	265	1951	\$88.02
1825 FAIRWAY DR	Springfield	OH	4.0	2.0	1,847	\$169,900	\$165,000	4/6/2015	5	1951	\$89.33
842 DAYTON XENIA	Xenia	OH	4.0	2.0	2,265	\$176,500	\$172,000	10/4/2016	62	1951	\$75.94



### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
2320 ENON	Springfield	OH	3.0	1.0	1,096	\$225,000	\$220,000	5/28/2014	33	1951	\$200.73
1600 WOODEDGE RD	Springfield	OH	4.0	3.0	2,236	\$229,900	\$225,000	10/16/2015	110	1951	\$100.63
1363 Maryland AVE	Springfield	OH	3.0	1.0	864	\$17,000	\$17,001	8/14/2017	68	1952	\$19.68
523 PORTAGE PATH	Springfield	OH	3.0	1.0	1,033	\$15,000	\$18,750	3/24/2015	24	1952	\$18.15
2827 LOWMAN	Springfield	OH	3.0	1.0	816	\$20,000	\$20,000	3/26/2015	14	1952	\$24.51
827 MONTGOMERY AVE	Springfield	OH	2.0	1.0	624	\$29,900	\$21,650	2/26/2014	20	1952	\$34.70
724 PATRICK	Springfield	OH	2.0	1.0	1,020	\$15,000	\$22,500	6/17/2014	7	1952	\$22.06
2438 LELAND DR	Springfield	OH	2.0	1.0	672	\$19,800	\$23,000	5/29/2015	25	1952	\$34.23
528 W Parkwood AVE	Springfield	OH	4.0	1.0	978	\$24,900	\$23,000	9/29/2017	190	1952	\$23.52
2501 MAYFAIR	Springfield	OH	2.0	1.0	672	\$27,995	\$23,700	9/11/2014	140	1952	\$35.27
77 CIRCLE DR	Fairborn	OH	4.0	1.0	2,020	\$20,900	\$24,001	9/15/2015	39	1952	\$11.88
545 PORTAGE PATH	Springfield	OH	2.0	1.0	900	\$32,000	\$28,000	12/16/2016	112	1952	\$31.11
1867 CHATHAM	Springfield	OH	3.0	1.0	1,287	\$47,385	\$28,350	4/7/2015	175	1952	\$22.03
2222 N HADLEY RD	Springfield	OH	4.0	1.0	1,428	\$34,900	\$28,500	6/1/2015	10	1952	\$19.96
2808 LOWMAN	Springfield	OH	3.0	1.0	816	\$34,900	\$28,662	6/5/2015	66	1952	\$35.13
2652 ELMORE	Springfield	OH	3.0	1.0	816	\$44,900	\$30,000	1/29/2016	154	1952	\$36.76
1835 MARYLAND	Springfield	OH	3.0	1.0	912	\$37,900	\$34,000	3/23/2016	8	1952	\$37.28
2045 S HADLEY RD	Springfield	OH	4.0	1.0	1,155	\$28,000	\$34,000	2/26/2014	6	1952	\$29.44
1326 SUNSET AVE	Springfield	OH	3.0	1.0	884	\$39,900	\$39,900	5/14/2015	100	1952	\$45.14
2726 SHARE	Springfield	OH	3.0	1.0	816	\$41,000	\$40,000	11/20/2014	132	1952	\$49.02
130 WILLIS	Springfield	OH	3.0	1.0	1,008	\$34,900	\$40,256	6/26/2014	35	1952	\$39.94
305 GRUEN DR	Springfield	OH	2.0	1.0	816	\$44,000	\$41,192	12/15/2016	43	1952	\$50.48
2414 VAN BUREN	Springfield	OH	2.0	1.0	624	\$42,000	\$42,000	3/10/2014	377	1952	\$67.31
436 REAMES AVE	Springfield	OH	2.0	1.0	816	\$47,900	\$45,000	4/19/2016	9	1952	\$55.15
1869 CHATHAM PL	Springfield	OH	2.0	1.0	768	\$52,900	\$46,000	6/9/2016	48	1952	\$59.90
2214 SHAWNEE AVE	Springfield	OH	2.0	1.5	1,120	\$49,900	\$47,000	3/14/2016	97	1952	\$41.96
1703 SHELBY DR	Springfield	OH	2.0	1.0	816	\$51,500	\$48,000	12/22/2014	13	1952	\$58.82
7 FITCHLAND	Fairborn	OH	3.0	1.0	816	\$48,900	\$48,000	12/2/2016	67	1952	\$58.82
1983 HARSHMAN BLVD	Springfield	OH	2.0	1.0	768	\$55,000	\$50,000	9/25/2015	9	1952	\$65.10
2819 Lowman ST	Springfield	OH	3.0	1.0	962	\$52,000	\$52,000	5/12/2017	140	1952	\$54.05
2804 LOWMAN	Springfield	OH	3.0	1.0	960	\$59,900	\$52,000	3/7/2014	94	1952	\$54.17
2438 KENTON ST	Springfield	OH	2.0	1.0	720	\$54,900	\$52,500	4/26/2016	130	1952	\$72.92
2145 W MIRACLE MILE	Springfield	OH	3.0	1.0	1,352	\$61,100	\$52,549	9/11/2015	63	1952	\$38.87
139 Pat LN	Fairborn	OH	3.0	1.0	840	\$54,900	\$54,900	3/30/2017	112	1952	\$65.36
2806 DOROTHY	Springfield	OH	3.0	1.0	816	\$54,900	\$54,900	4/17/2015	80	1952	\$67.28
2735 DUNCAN	Springfield	OH	3.0	1.0	816	\$59,900	\$54,900	6/2/2014	306	1952	\$67.28
2174 SHAWNEE AVE	Springfield	OH	3.0	1.0	820	\$56,900	\$55,900	8/20/2014	310	1952	\$68.17
2751 SHARE ST	Springfield	OH	3.0	1.0	816	\$59,900	\$57,250	5/29/2014	37	1952	\$70.16
1553 Memorial DR	Springfield	OH	3.0	1.0	848	\$59,900	\$58,000	6/14/2017	42	1952	\$68.40
727 MOUNT JOY	Springfield	OH	3.0	1.0	816	\$59,000	\$58,000	8/19/2016	79	1952	\$71.08
515 N CLAIRMONT	Springfield	OH	3.0	1.0	1,025	\$59,900	\$58,500	7/14/2016	70	1952	\$57.07
2107 N HADLEY RD	Springfield	OH	3.0	1.0	864	\$59,900	\$59,000	11/6/2015	72	1952	\$68.29
2349 Lexington AVE	Springfield	OH	3.0	2.5	1,480	\$65,000	\$61,000	4/28/2017	49	1952	\$41.22
2751 Share ST	Springfield	OH	2.0	1.0	816	\$62,500	\$62,500	6/23/2017	92	1952	\$76.59
1548 MEMORIAL	Springfield	OH	3.0	1.0	1,056	\$64,900	\$64,900	11/14/2016	97	1952	\$61.46
2670 DUNCAN	Springfield	OH	3.0	1.0	816	\$74,900	\$72,000	5/26/2016	77	1952	\$88.24
2309 COTTINGHAM	Springfield	OH	3.0	1.0	1,217	\$72,900	\$72,100	4/7/2014	148	1952	\$59.24
2671 ELMORE DR	Springfield	OH	2.0	1.0	984	\$74,500	\$73,000	12/1/2015	55	1952	\$74.19
118 Taylor ST	Enon	OH	3.0	1.5	1,047	\$79,000	\$75,000	8/10/2017	77	1952	\$71.63
1917 S BELMONT AVE	Springfield	OH	3.0	2.0	2,236	\$77,000	\$77,000	8/31/2015	15	1952	\$34.44
2222 N HADLEY RD	Springfield	OH	4.0	1.0	1,428	\$78,900	\$78,900	12/21/2015	43	1952	\$55.25
3041 S LIMESTONE	Springfield	OH	3.0	1.5	2,302	\$80,750	\$79,000	12/29/2015	254	1952	\$34.32
1430 NORTHGATE	Springfield	OH	4.0	1.5	1,102	\$78,000	\$79,543	10/14/2016	55	1952	\$72.18
2803 S Burnett	Springfield	OH	3.0	1.0	1,073	\$84,900	\$82,000	5/25/2017	61	1952	\$76.42
726 PATRICK	Springfield	OH	3.0	1.0	864	\$82,000	\$82,000	6/14/2016	1	1952	\$94.91
1531 MEMORIAL	Springfield	OH	4.0	1.5	1,605	\$89,500	\$85,000	3/24/2017	242	1952	\$52.96
567 WAYNE	Fairborn	OH	3.0	2.0	875	\$87,900	\$85,900	4/30/2015	86	1952	\$98.17
572 WAYNE DR	Fairborn	OH	3.0	2.5	1,129	\$90,000	\$89,000	12/12/2014	11	1952	\$78.83
1815 E LEFFEL LN	Springfield	OH	2.0	1.0	1,136	\$87,900	\$90,000	4/27/2017	55	1952	\$79.23
1515 LAMAR	Springfield	OH	3.0	1.5	1,411	\$89,900	\$90,000	3/28/2014	72	1952	\$63.78
2133 MIRACLE MILE RD	Springfield	OH	2.0	1.0	1,518	\$94,500	\$91,500	8/6/2015	68	1952	\$60.28
1706 N FOUNTAIN BLVD	Springfield	OH	2.0	1.0	1,190	\$99,900	\$91,500	3/16/2017	149	1952	\$76.89
1926 WESTGATE	Springfield	OH	2.0	1.0	1,212	\$94,950	\$94,950	5/13/2014	14	1952	\$78.34
2105 W MILE	Springfield	OH	3.0	1.0	1,196	\$97,900	\$95,000	2/28/2014	28	1952	\$79.43
1520 LUCAS	Springfield	OH	2.0	2.0	1,510	\$105,000	\$97,000	9/15/2014	200	1952	\$64.24
1634 MIRACLE MILE	Springfield	OH	3.0	2.0	1,808	\$104,000	\$97,500	4/17/2015	321	1952	\$53.93
216 LARCHMONT	Springfield	OH	2.0	2.0	1,201	\$107,500	\$105,500	4/18/2017	186	1952	\$87.84
2125 MIRACLE MILE RD	Springfield	OH	3.0	2.0	1,640	\$109,900	\$109,900	5/31/2016	20	1952	\$67.01

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1655 PARKRIDGE DR	Springfield	OH	3.0	2.0	1,452	\$114,900	\$117,900	12/8/2016	51	1952	\$81.20
2673 E POSSUM	Springfield	OH	3.0	1.0	1,040	\$119,900	\$119,900	9/18/2015	5	1952	\$115.29
807 OLD MILL RD	Springfield	OH	4.0	2.0	1,260	\$124,900	\$124,900	6/2/2015	43	1952	\$99.13
4011 Dayton Springfield RD	Springfield	OH	3.0	1.0	1,356	\$133,000	\$129,000	9/6/2017	57	1952	\$95.13
2910 Fowler RD	Springfield	OH	3.0	2.0	1,831	\$155,000	\$144,750	8/30/2017	146	1952	\$79.06
21 HEDGELY RD	Springfield	OH	3.0	2.0	1,832	\$145,000	\$145,000	8/20/2015	8	1952	\$79.15
220 S. HARRISON ST.	Enon	OH	3.0	2.0	1,764	\$149,900	\$145,000	2/16/2017	39	1952	\$82.20
2205 N FOUNTAIN	Springfield	OH	3.0	3.0	1,926	\$179,900	\$168,000	12/11/2014	10	1952	\$87.23
3924 PLANEVIEW	Beavercreek	OH	4.0	2.0	1,757	\$189,900	\$178,500	7/2/2014	86	1952	\$101.59
2117 VAN OSS	Beavercreek	OH	3.0	2.0	2,262	\$209,900	\$213,750	9/22/2016	83	1952	\$94.50
1518 W HIGH	Springfield	OH	2.0	1.0	720	\$10,500	\$8,500	5/16/2014	31	1953	\$11.81
1711 SPRINGMONT	Springfield	OH	3.0	1.0	840	\$9,300	\$9,300	11/25/2014	26	1953	\$11.07
1057 RUSSELL	Springfield	OH	3.0	1.0	840	\$12,000	\$12,000	8/31/2015	18	1953	\$14.29
1119 HEARD	Springfield	OH	2.0	1.0	672	\$19,900	\$15,250	2/26/2014	195	1953	\$22.69
916 Bellevue	Springfield	OH	2.0	1.0	624	\$15,300	\$15,300	8/22/2017	76	1953	\$24.52
519 N JACKSON ST	Springfield	OH	2.0	1.0	750	\$15,000	\$15,500	11/14/2014	520	1953	\$20.67
20 PAT LN	Fairborn	OH	2.0	1.0	1,080	\$22,900	\$16,500	9/24/2015	106	1953	\$15.28
153 N DIANA LN	Fairborn	OH	2.0	1.0	744	\$23,500	\$20,000	7/27/2015	15	1953	\$26.88
365 N ISABELLA	Springfield	OH	3.0	1.0	922	\$20,000	\$20,077	5/6/2016	14	1953	\$21.78
2124 Tavenner AVE	Springfield	OH	3.0	1.0	864	\$23,000	\$22,240	5/11/2017	77	1953	\$25.74
704 S MAPLE	Fairborn	OH	2.0	1.0	744	\$22,500	\$22,500	9/12/2014	41	1953	\$30.24
2404 VAN BUREN ST	Springfield	OH	2.0	1.0	624	\$22,000	\$22,850	7/31/2014	20	1953	\$36.62
48 ROWLAND	Fairborn	OH	3.0	1.0	816	\$24,900	\$23,000	2/24/2014	40	1953	\$28.19
2135 S HADLEY	Springfield	OH	3.0	1.0	864	\$27,900	\$23,150	2/28/2014	52	1953	\$26.79
2314 Van Buren	Springfield	OH	2.0	1.0	624	\$25,000	\$23,500	10/3/2017	29	1953	\$37.66
515 GRUEN DR	Springfield	OH	3.0	1.0	1,044	\$24,900	\$26,200	4/13/2015	73	1953	\$25.10
2741 Delaware	Springfield	OH	3.0	1.0	764	\$34,900	\$29,000	10/2/2017	83	1953	\$37.96
2308 COTTINGHAM	Springfield	OH	2.0	1.0	1,008	\$32,900	\$30,000	6/15/2016	3	1953	\$29.76
1231 GABLE ST	Springfield	OH	3.0	1.0	1,075	\$37,500	\$30,000	12/17/2015	73	1953	\$27.91
2220 S HADLEY RD	Springfield	OH	2.0	1.0	768	\$24,380	\$30,604	7/28/2016	11	1953	\$39.85
905 Allen DR	Springfield	OH	3.0	1.0	864	\$34,900	\$34,900	3/16/2017	29	1953	\$40.39
625 GRANT ST	Springfield	OH	2.0	1.0	825	\$34,500	\$35,000	1/29/2015	123	1953	\$42.42
554 MCINTIRE	Fairborn	OH	3.0	1.0	864	\$50,000	\$40,000	5/4/2016	55	1953	\$46.30
258 BUXTON	Springfield	OH	2.0	1.0	925	\$47,500	\$45,000	1/20/2015	226	1953	\$48.65
2207 N HADLEY	Springfield	OH	2.0	1.0	768	\$54,900	\$50,000	5/6/2016	60	1953	\$65.10
2745 VAN BUREN AVE	Springfield	OH	3.0	1.0	864	\$54,900	\$52,000	1/11/2017	84	1953	\$60.19
2028 TANAGER RD	Springfield	OH	3.0	1.0	1,164	\$57,500	\$52,500	9/10/2015	222	1953	\$45.10
393 MOUNT JOY	Springfield	OH	2.0	1.0	992	\$56,999	\$55,000	6/28/2016	43	1953	\$55.44
1907 Maryland AVE	Springfield	OH	3.0	1.0	912	\$59,900	\$59,900	3/20/2017	95	1953	\$65.68
2216 S Hadley	Springfield	OH	3.0	1.0	864	\$59,900	\$59,900	9/15/2017	48	1953	\$69.33
515 GRUEN	Springfield	OH	3.0	1.0	1,044	\$65,000	\$60,000	8/17/2015	72	1953	\$57.47
2416 NORTHMOOR	Springfield	OH	3.0	1.5	1,669	\$60,000	\$60,001	4/29/2016	4	1953	\$35.95
1507 BROADWAY ST	Springfield	OH	3.0	1.0	1,512	\$69,900	\$62,000	3/28/2016	82	1953	\$41.01
2560 Kenton ST	Springfield	OH	3.0	2.0	1,344	\$69,900	\$67,000	5/26/2017	96	1953	\$49.85
1321 SUNSET	Springfield	OH	3.0	2.0	1,326	\$79,900	\$72,750	3/13/2014	158	1953	\$54.86
2232 S Hadley	Springfield	OH	5.0	2.0	1,791	\$79,000	\$75,000	4/17/2017	164	1953	\$41.88
1624 MALDEN AVE	Springfield	OH	4.0	1.5	1,411	\$84,900	\$80,000	3/30/2015	114	1953	\$56.70
111 W Roseland AVE	Springfield	OH	2.0	2.0	1,422	\$79,900	\$84,900	6/30/2017	81	1953	\$59.70
1714 MALDEN AVE	Springfield	OH	3.0	1.0	1,464	\$93,900	\$86,000	7/16/2015	91	1953	\$58.74
1784 SOUTHERN PKWY	Springfield	OH	4.0	1.0	1,688	\$89,900	\$87,000	5/17/2016	5	1953	\$51.54
1617 NORTHGATE	Springfield	OH	3.0	2.0	1,451	\$95,000	\$87,500	1/30/2014	180	1953	\$60.30
1708 MALDEN AVE	Springfield	OH	3.0	2.0	864	\$88,900	\$88,900	6/30/2014	47	1953	\$102.89
1812 MIRACLE MILE	Springfield	OH	2.0	1.0	936	\$89,900	\$89,900	9/29/2015	22	1953	\$96.05
2102 MIRACLE MILE	Springfield	OH	2.0	2.0	1,200	\$88,900	\$91,000	2/26/2014	71	1953	\$75.83
1130 REDBUD LN	Springfield	OH	3.0	1.0	1,104	\$93,500	\$93,000	5/28/2015	34	1953	\$84.24
320 Larchmont RD	Springfield	OH	3.0	1.0	1,056	\$94,000	\$94,000	7/7/2017	186	1953	\$89.02
320 LARCHMONT	Springfield	OH	3.0	1.0	1,056	\$95,000	\$94,000	6/2/2014	83	1953	\$89.02
1601 NORTHGATE RD	Springfield	OH	4.0	1.0	1,210	\$94,700	\$94,700	9/23/2016	2	1953	\$78.26
1686 W SPARROW	Springfield	OH	3.0	1.0	1,176	\$99,000	\$95,000	10/15/2015	28	1953	\$80.78
943 FRUITLAND DR	Springfield	OH	3.0	1.5	1,583	\$110,000	\$97,000	11/13/2014	52	1953	\$61.28
1620 NORTHGATE RD	Springfield	OH	3.0	1.0	1,120	\$102,000	\$97,850	4/25/2016	150	1953	\$87.37
1942 ELWOOD LN	Springfield	OH	2.0	1.0	1,516	\$99,900	\$97,900	7/28/2016	91	1953	\$64.58
1031 Fruitland RD	Springfield	OH	3.0	1.0	1,125	\$104,900	\$98,500	3/23/2017	84	1953	\$87.56
1033 TALISMAN CR	Springfield	OH	4.0	2.0	1,709	\$103,900	\$101,900	2/24/2016	119	1953	\$59.63
1768 WALNUT TER	Springfield	OH	3.0	1.5	1,776	\$112,500	\$102,000	10/17/2016	27	1953	\$57.43
1546 SHELBY	Springfield	OH	3.0	2.0	1,691	\$105,000	\$102,000	5/19/2016	18	1953	\$60.32
1742 NORTHGATE RD	Springfield	OH	3.0	1.5	1,288	\$102,900	\$102,500	12/17/2015	68	1953	\$79.58
1906 ELWOOD LN	Springfield	OH	2.0	1.0	1,050	\$109,900	\$104,000	7/24/2015	103	1953	\$99.05

**Sold Listings in SSA**

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
3078 Uplands DR	Springfield	OH	3.0	1.0	1,344	\$110,000	\$106,000	10/13/2017	135	1953	\$78.87
270 BROADWAY	Enon	OH	3.0	1.0	1,056	\$110,000	\$106,000	7/29/2016	5	1953	\$100.38
2426 HOME ORCHARD	Springfield	OH	3.0	1.5	1,355	\$109,900	\$109,900	6/29/2016	42	1953	\$81.11
1624 MIRACLE MILE RD	Springfield	OH	3.0	2.0	1,304	\$115,000	\$110,000	6/30/2014	314	1953	\$84.36
606 W HARDING RD	Springfield	OH	3.0	2.0	1,230	\$113,900	\$110,000	6/2/2014	41	1953	\$89.43
2430 NORTHMOOR DR	Springfield	OH	3.0	2.0	1,305	\$112,000	\$112,000	7/1/2015	45	1953	\$85.82
3009 WOODS	Springfield	OH	3.0	1.5	1,220	\$122,900	\$113,500	3/17/2015	259	1953	\$93.03
1826 N LONGVIEW	Beavercreek	OH	3.0	1.0	1,328	\$124,900	\$115,000	7/7/2014	13	1953	\$86.60
3919 OLD COLUMBUS	Springfield	OH	3.0	1.0	1,492	\$114,900	\$115,900	5/22/2015	9	1953	\$77.68
1208 REDBUD LN	Springfield	OH	3.0	2.0	1,449	\$129,900	\$118,500	4/28/2015	52	1953	\$81.78
1001 REDBUD LN	Springfield	OH	3.0	1.5	1,400	\$119,900	\$119,900	12/16/2016	82	1953	\$85.64
2416 NORTHMOOR	Springfield	OH	3.0	2.0	1,669	\$123,850	\$123,850	10/14/2016	64	1953	\$74.21
443 Elbron RD	Springfield	OH	3.0	1.0	1,036	\$119,900	\$124,000	8/29/2017	42	1953	\$119.69
5673 S Pitchin RD	Springfield	OH	3.0	1.0	1,128	\$124,900	\$124,900	7/19/2017	77	1953	\$110.73
1523 Pythian	Springfield	OH	2.0	1.0	930	\$125,000	\$128,000	8/4/2017	65	1953	\$137.63
2835 S BURNETT RD	Springfield	OH	3.0	2.0	1,296	\$139,900	\$139,900	7/1/2016	27	1953	\$107.95
49 S BIRD	Springfield	OH	3.0	2.0	1,800	\$142,900	\$142,900	6/19/2015	9	1953	\$79.39
1334 N FOUNTAIN BLVD	Springfield	OH	3.0	1.5	1,880	\$159,900	\$152,500	8/22/2014	216	1953	\$81.12
1953 WESTGATE RD	Springfield	OH	4.0	3.0	2,728	\$189,900	\$186,500	1/8/2016	242	1953	\$68.37
2121 OAK KNOLL DR	Springfield	OH	3.0	3.0	2,824	\$239,900	\$237,500	8/3/2015	155	1953	\$84.10
619 Grant ST	Springfield	OH	2.0	1.0	832	\$14,900	\$10,000	9/20/2017	77	1954	\$12.02
548 PORTAGE PATH	Springfield	OH	3.0	1.0	1,351	\$20,000	\$15,000	4/28/2015	2	1954	\$11.10
2049 TANAGER	Springfield	OH	3.0	1.0	925	\$15,000	\$15,000	6/23/2014	9	1954	\$16.22
4208 E NATIONAL	Springfield	OH	2.0	1.0	960	\$17,500	\$17,500	1/23/2015	180	1954	\$18.23
24 BUXTON	Springfield	OH	2.0	2.0	792	\$17,600	\$17,633	4/17/2015	11	1954	\$22.26
1338 RUTLAND	Springfield	OH	2.0	1.0	840	\$19,900	\$17,750	10/4/2016	2	1954	\$21.13
2635 ELMORE	Springfield	OH	3.0	1.0	816	\$24,000	\$18,942	9/3/2015	61	1954	\$23.21
3003 SUN VALLEY	Springfield	OH	2.0	1.0	960	\$24,900	\$19,000	1/12/2016	60	1954	\$19.79
2215 WRENWOOD RD	Springfield	OH	3.0	1.0	925	\$23,000	\$23,000	1/14/2014	14	1954	\$24.86
276 MARCHMONT DR	Fairborn	OH	3.0	1.0	816	\$20,500	\$23,000	8/26/2014	25	1954	\$28.19
728 S Isabella ST	Springfield	OH	3.0	2.0	1,064	\$29,900	\$23,500	10/10/2017	102	1954	\$22.09
297 MARCHMONT DR	Fairborn	OH	3.0	1.0	1,258	\$39,900	\$34,750	7/28/2016	115	1954	\$27.62
11 REGINA	Fairborn	OH	3.0	1.0	816	\$39,900	\$38,500	11/6/2015	20	1954	\$47.18
288 MARCHMONT DR	Fairborn	OH	3.0	1.0	816	\$36,500	\$41,000	2/23/2016	18	1954	\$50.25
1938 BROADWAY	Springfield	OH	3.0	1.0	1,163	\$38,000	\$42,021	3/23/2016	14	1954	\$36.13
721 PATRICK	Springfield	OH	2.0	1.0	992	\$46,900	\$43,625	7/20/2015	38	1954	\$43.98
1044 Sundown	Springfield	OH	2.0	2.0	975	\$43,300	\$44,189	6/12/2017	40	1954	\$45.32
1026 MAVOR ST	Springfield	OH	3.0	1.0	1,056	\$44,900	\$45,000	1/30/2017	158	1954	\$42.61
2035 TANAGER RD	Springfield	OH	2.0	1.0	925	\$49,900	\$46,000	5/20/2016	47	1954	\$49.73
501 N CLAIRMONT	Springfield	OH	3.0	1.0	1,075	\$57,300	\$48,000	5/25/2016	37	1954	\$44.65
2215 WRENWOOD	Springfield	OH	3.0	1.0	925	\$49,900	\$49,000	8/20/2015	107	1954	\$52.97
2115 TANAGER RD	Springfield	OH	2.0	1.0	1,103	\$53,500	\$50,000	6/16/2014	41	1954	\$45.33
4039 Enon-Xenia RD	Enon	OH	2.0	1.0	760	\$60,000	\$50,000	4/17/2017	151	1954	\$65.79
57 RAMONA	Fairborn	OH	3.0	1.0	816	\$50,900	\$50,400	6/27/2016	112	1954	\$61.76
1819 RUTLAND	Springfield	OH	2.0	1.0	768	\$54,900	\$51,000	12/9/2016	166	1954	\$66.41
1532 SHADELAND DR	Springfield	OH	3.0	1.0	1,904	\$52,000	\$51,505	1/10/2014	12	1954	\$27.05
1633 SALEM AVE	Springfield	OH	3.0	1.0	1,156	\$60,000	\$54,000	10/28/2014	4	1954	\$46.71
2532 HOME ORCHARD	Springfield	OH	3.0	1.0	1,075	\$60,000	\$55,000	11/3/2015	22	1954	\$51.16
630 LAWNVIEW	Springfield	OH	3.0	1.0	1,075	\$52,500	\$56,000	6/12/2014	66	1954	\$52.09
1634 MEMORIAL	Springfield	OH	3.0	1.0	848	\$59,900	\$57,000	5/27/2016	12	1954	\$67.22
2125 W MILE RD	Springfield	OH	3.0	2.0	2,250	\$59,900	\$59,000	6/10/2015	6	1954	\$26.22
1006 ROBIN RD	Springfield	OH	3.0	1.0	1,125	\$67,500	\$60,000	3/27/2015	61	1954	\$53.33
52 ROWLAND	Fairborn	OH	3.0	1.5	816	\$64,900	\$62,900	7/8/2015	65	1954	\$77.08
2169 S YELLOW SPRINGS ST	Springfield	OH	2.0	1.0	748	\$64,900	\$64,900	4/28/2017	184	1954	\$86.76
16 E LINDBERG DR	Fairborn	OH	3.0	1.0	912	\$64,900	\$64,900	5/8/2015	14	1954	\$71.16
67 REDBANK	Fairborn	OH	3.0	1.5	1,050	\$67,900	\$67,900	3/17/2016	50	1954	\$64.67
1105 SUNDOWN	Springfield	OH	2.0	1.5	1,125	\$75,000	\$69,000	6/19/2015	133	1954	\$61.33
2361 KINGSWOOD DR EAST	Springfield	OH	3.0	1.0	1,088	\$69,900	\$69,900	8/25/2015	202	1954	\$64.25
34 LARCHMONT AVE	Springfield	OH	2.0	2.0	1,348	\$74,900	\$70,000	10/27/2015	5	1954	\$51.93
2049 TANAGER	Springfield	OH	3.0	1.0	925	\$74,000	\$70,000	6/3/2015	36	1954	\$75.68
546 PINEY BRANCH	Springfield	OH	3.0	1.0	1,088	\$75,000	\$73,500	5/5/2014	229	1954	\$67.56
2020 WINDING TRL	Springfield	OH	3.0	1.0	1,768	\$79,000	\$75,000	8/12/2014	449	1954	\$42.42
2247 SCIOTO	Springfield	OH	3.0	1.0	1,092	\$77,900	\$76,500	6/19/2015	99	1954	\$70.05
590 KINGSWOOD	Springfield	OH	3.0	1.0	1,445	\$84,900	\$77,500	6/6/2014	88	1954	\$53.63
2531 Home Orchard DR	Springfield	OH	2.0	1.0	1,125	\$79,900	\$79,900	3/20/2017	47	1954	\$71.02
3003 SUN VALLEY DR	Springfield	OH	3.0	1.0	960	\$87,900	\$80,000	7/28/2016	32	1954	\$83.33
1433 SEMINOLE	Springfield	OH	3.0	1.0	1,275	\$82,000	\$81,000	11/18/2014	108	1954	\$63.53
1033 ROBIN	Springfield	OH	3.0	1.0	1,125	\$84,500	\$82,500	8/8/2014	52	1954	\$73.33

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
2265 SEMINOLE	Springfield	OH	3.0	3.0	1,389	\$89,900	\$85,000	10/5/2015	59	1954	\$61.20
227 ERIE	Fairborn	OH	3.0	1.0	816	\$85,000	\$85,000	7/8/2016	75	1954	\$104.17
1221 EASTGATE	Springfield	OH	3.0	2.0	1,225	\$90,000	\$88,000	6/5/2014	18	1954	\$71.84
646 JEFFERSON	Fairborn	OH	3.0	2.0	1,371	\$90,000	\$90,000	7/3/2014	55	1954	\$65.65
1032 ROBIN RD	Springfield	OH	3.0	1.0	1,075	\$92,500	\$90,000	7/17/2014	59	1954	\$83.72
1202 EASTGATE	Springfield	OH	3.0	1.0	1,263	\$93,900	\$95,650	5/28/2014	130	1954	\$75.73
2638 HOME ORCHARD	Springfield	OH	4.0	1.5	1,729	\$100,000	\$99,500	11/15/2016	32	1954	\$57.55
1819 MIRACLE MILE	Springfield	OH	2.0	1.5	1,188	\$114,900	\$100,000	6/9/2015	137	1954	\$84.18
2520 NORTHMOOR DR	Springfield	OH	3.0	1.5	1,263	\$109,900	\$102,000	10/17/2016	88	1954	\$80.76
1722 MIRACLE MILE	Springfield	OH	3.0	1.5	1,120	\$110,000	\$102,000	8/5/2016	8	1954	\$91.07
1025 SUNDOWN	Springfield	OH	3.0	1.5	1,665	\$109,500	\$108,000	11/24/2015	44	1954	\$64.86
2647 HOME ORCHARD	Springfield	OH	3.0	2.0	1,625	\$114,900	\$110,000	7/29/2016	1	1954	\$67.69
1004 SUNDOWN	Springfield	OH	3.0	2.0	1,362	\$114,900	\$110,500	2/26/2015	119	1954	\$81.13
1467 RIDGEWAY	Springfield	OH	3.0	1.0	1,386	\$116,900	\$113,500	7/23/2015	104	1954	\$81.89
1108 Robin RD	Springfield	OH	3.0	1.0	1,075	\$114,900	\$114,900	6/5/2017	44	1954	\$106.88
2002 MIRACLE MILE	Springfield	OH	4.0	2.0	2,376	\$119,900	\$119,400	4/12/2016	51	1954	\$50.25
786 WESTCHESTER PARK	Springfield	OH	3.0	2.5	1,788	\$129,900	\$125,000	4/17/2015	185	1954	\$69.91
738 S BROADMOOR BLVD	Springfield	OH	3.0	2.0	1,704	\$128,000	\$128,000	6/19/2014	114	1954	\$75.12
1532 SHADELAND	Springfield	OH	3.0	1.0	1,904	\$131,500	\$131,500	11/20/2014	163	1954	\$69.07
731 S BROADMOOR	Springfield	OH	3.0	1.5	1,931	\$138,900	\$138,000	4/24/2014	44	1954	\$71.47
1985 WESTGATE RD	Springfield	OH	3.0	3.0	2,064	\$143,734	\$138,500	3/12/2015	334	1954	\$67.10
2135 Northridge DR	Springfield	OH	3.0	2.0	1,648	\$159,900	\$152,000	7/7/2017	95	1954	\$92.23
2665 BROOKDALE	Springfield	OH	3.0	2.5	1,400	\$179,900	\$170,000	12/15/2016	62	1954	\$121.43
1955 N Fountain	Springfield	OH	2.0	2.5	2,008	\$200,000	\$200,000	7/18/2017	30	1954	\$99.60
650 W Home RD	Springfield	OH	4.0	3.5	4,198	\$325,000	\$309,000	4/19/2017	35	1954	\$73.61
2224 GRUBE	Springfield	OH	2.0	1.0	768	\$55,000	\$32,500	10/21/2016	319	1955	\$42.32
605 W PARKWOOD	Springfield	OH	2.0	1.0	728	\$35,900	\$35,900	10/6/2014	47	1955	\$49.31
253 Canterbury DR	Springfield	OH	3.0	1.5	1,572	\$59,900	\$50,000	10/4/2017	13	1955	\$31.81
525 VAN TRESS DR	Fairborn	OH	3.0	2.0	984	\$47,900	\$50,107	8/26/2016	15	1955	\$50.92
1672 UPLANDS	Springfield	OH	3.0	1.0	1,175	\$49,900	\$51,200	4/22/2015	255	1955	\$43.57
2332 KENTON ST	Springfield	OH	2.0	1.0	720	\$52,000	\$52,000	5/31/2016	13	1955	\$72.22
1030 S CENTRAL	Fairborn	OH	3.0	2.0	1,181	\$64,900	\$62,000	10/9/2015	31	1955	\$52.50
100 Birch RD	Springfield	OH	3.0	1.0	952	\$84,900	\$79,000	4/28/2017	63	1955	\$82.98
718 Patrick	Springfield	OH	3.0	1.0	1,250	\$89,900	\$81,000	7/31/2017	134	1955	\$64.80
226 E ENGLEWOOD	Springfield	OH	4.0	1.5	1,252	\$82,500	\$81,900	4/29/2014	76	1955	\$65.42
1414 Eastgate RD	Springfield	OH	3.0	1.5	1,305	\$84,500	\$82,000	12/13/2016	33	1955	\$62.84
2526 S BURNETT	Springfield	OH	3.0	1.0	1,272	\$99,900	\$83,000	3/31/2015	85	1955	\$65.25
1723 TRINITY	Springfield	OH	3.0	2.0	1,008	\$85,000	\$83,000	1/10/2014	49	1955	\$82.34
2641 CASEY	Springfield	OH	2.0	1.0	1,025	\$85,000	\$85,700	5/15/2014	285	1955	\$83.61
2541 CASEY	Springfield	OH	3.0	1.0	1,075	\$88,900	\$87,000	4/29/2016	40	1955	\$80.93
300 CANTERBURY DR	Springfield	OH	3.0	2.0	1,264	\$88,000	\$88,000	3/15/2017	134	1955	\$69.62
2610 CASEY	Springfield	OH	3.0	2.5	1,275	\$92,900	\$95,500	4/29/2014	132	1955	\$74.90
4001 Lyndell DR	Beavercreek	OH	3.0	1.5	1,456	\$69,900	\$96,000	1/6/2017	32	1955	\$65.93
1717 TRINITY	Springfield	OH	3.0	1.0	1,008	\$98,900	\$96,900	5/30/2014	59	1955	\$96.13
720 STEVISON	Springfield	OH	2.0	1.0	1,036	\$99,000	\$97,500	10/31/2014	1	1955	\$94.11
1439 TORRENCE	Springfield	OH	3.0	2.0	1,421	\$105,000	\$98,000	8/4/2014	7	1955	\$68.97
1702 Miracle Mile	Springfield	OH	3.0	2.0	1,550	\$99,900	\$99,000	1/19/2017	43	1955	\$63.87
1902 Timberline TRL	Springfield	OH	2.0	2.0	1,096	\$99,900	\$99,500	10/13/2017	76	1955	\$90.78
2541 Casey DR	Springfield	OH	3.0	1.0	1,075	\$104,900	\$100,500	9/7/2017	62	1955	\$93.49
955 Torrence DR	Springfield	OH	3.0	1.0	1,315	\$109,900	\$104,000	9/8/2017	56	1955	\$79.09
1430 Eastgate RD	Springfield	OH	3.0	1.0	1,075	\$109,900	\$104,500	1/12/2017	72	1955	\$97.21
1509 TORRENCE	Springfield	OH	3.0	1.5	1,363	\$108,900	\$105,000	11/7/2014	60	1955	\$77.04
1508 TORRENCE	Springfield	OH	3.0	1.0	1,421	\$109,500	\$105,500	4/26/2016	47	1955	\$74.24
1003 TORRENCE DR	Springfield	OH	3.0	2.5	1,445	\$105,900	\$105,900	10/15/2015	117	1955	\$73.29
728 DORCHESTER	Springfield	OH	3.0	1.5	1,312	\$119,999	\$106,500	7/19/2016	222	1955	\$81.17
1648 LUCAS DR	Springfield	OH	3.0	1.0	1,521	\$109,000	\$107,000	3/21/2014	77	1955	\$70.35
2551 CASEY	Springfield	OH	3.0	1.5	1,250	\$110,999	\$107,000	8/9/2016	61	1955	\$85.60
1427 Eastgate RD	Springfield	OH	3.0	1.5	1,075	\$109,900	\$108,000	3/29/2017	45	1955	\$100.47
1532 CREST DR	Springfield	OH	3.0	1.0	1,296	\$119,500	\$109,000	8/19/2015	445	1955	\$84.10
1565 PARKRIDGE	Springfield	OH	3.0	1.0	1,142	\$109,900	\$109,900	8/15/2014	88	1955	\$96.23
1520 Torrence	Springfield	OH	3.0	2.0	1,470	\$112,000	\$110,000	1/6/2017	47	1955	\$74.83
1400 TORRENCE	Springfield	OH	3.0	2.0	1,348	\$114,900	\$110,000	12/15/2016	47	1955	\$81.60
1218 TORRENCE DR	Springfield	OH	3.0	1.5	1,075	\$110,000	\$111,400	8/25/2017	82	1955	\$103.63
1809 EAST MILE RD	Springfield	OH	2.0	1.5	1,351	\$119,900	\$112,000	8/21/2015	34	1955	\$82.90
1805 Timberline TRL	Springfield	OH	3.0	1.5	1,569	\$115,000	\$113,000	8/14/2017	70	1955	\$72.02
2631 Casey DR	Springfield	OH	3.0	2.0	1,989	\$115,000	\$115,000	11/29/2016	21	1955	\$57.82
2538 Casey DR	Springfield	OH	3.0	1.5	1,296	\$115,000	\$115,000	7/12/2017	46	1955	\$88.73
2909 SELMA	Springfield	OH	3.0	2.0	1,030	\$119,000	\$115,000	7/10/2015	116	1955	\$111.65

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1236 TORRENCE	Springfield	OH	3.0	2.0	1,225	\$117,500	\$116,500	1/10/2014	117	1955	\$95.10
1344 Torrence	Springfield	OH	3.0	1.5	1,305	\$114,900	\$116,900	5/22/2017	38	1955	\$89.58
1554 RIDGEWAY DR	Springfield	OH	3.0	1.0	1,102	\$117,500	\$117,500	10/12/2016	3	1955	\$106.62
452 W POSSUM RD	Springfield	OH	3.0	1.5	1,131	\$124,900	\$119,000	10/7/2016	50	1955	\$105.22
254 Forest	Springfield	OH	3.0	2.0	1,200	\$119,900	\$119,900	5/12/2017	112	1955	\$99.92
1011 TORRENCE DR	Springfield	OH	3.0	2.0	1,543	\$129,900	\$123,000	12/15/2014	41	1955	\$79.71
1672 UPLANDS DR	Springfield	OH	3.0	1.0	1,175	\$129,900	\$129,900	10/8/2015	18	1955	\$110.55
308 CANTERBURY	Springfield	OH	5.0	2.0	2,151	\$129,900	\$129,900	10/7/2016	38	1955	\$60.39
7018 SOUTHERN VISTA	Enon	OH	3.0	2.0	1,400	\$139,000	\$132,000	7/19/2016	92	1955	\$94.29
280 Green Valley	Enon	OH	3.0	1.5	1,925	\$134,900	\$132,500	8/31/2017	41	1955	\$68.83
3448 Derr RD	Springfield	OH	3.0	2.5	1,436	\$129,900	\$133,500	5/12/2017	46	1955	\$92.97
516 E HOME	Springfield	OH	2.0	2.0	1,248	\$149,750	\$135,000	10/28/2015	104	1955	\$108.17
140 MEADOW LN	Springfield	OH	4.0	2.0	2,147	\$135,000	\$135,000	4/15/2015	5	1955	\$62.88
3452 BOSART RD	Springfield	OH	3.0	2.5	2,251	\$139,900	\$138,000	7/10/2015	30	1955	\$61.31
4095 White Oak	Beavercreek	OH	4.0	2.0	1,924	\$138,000	\$138,000	9/28/2017	65	1955	\$71.73
2629 Casey	Springfield	OH	4.0	2.0	1,395	\$139,900	\$139,900	12/30/2016	51	1955	\$100.29
1856 TIMBERLINE TRL	Springfield	OH	3.0	3.0	2,380	\$146,000	\$146,000	8/19/2016	14	1955	\$61.34
3440 Derr RD	Springfield	OH	3.0	2.0	1,632	\$169,900	\$160,000	9/14/2017	116	1955	\$98.04
2130 Saint Paris Pk	Springfield	OH	3.0	2.0	2,498	\$164,900	\$164,900	7/27/2017	29	1955	\$66.01
601 Westchester Park RD	Springfield	OH	4.0	2.5	3,095	\$229,900	\$224,900	7/14/2017	83	1955	\$72.67
301 W HOME RD	Springfield	OH	3.0	3.0	3,067	\$279,000	\$250,000	2/28/2014	365	1955	\$81.51
2553 DERR RD	Springfield	OH	5.0	2.5	3,000	\$214,900	\$274,900	7/20/2016	93	1955	\$91.63
356 N BECHTLE AVE	Springfield	OH	4.0	1.0	1,412	\$18,400	\$15,000	4/10/2015	99	1956	\$10.62
1700 RUTLAND	Springfield	OH	3.0	1.0	1,064	\$35,000	\$16,000	2/25/2016	18	1956	\$15.04
4325 REDMOND	Springfield	OH	3.0	1.0	1,092	\$16,000	\$17,007	10/17/2014	17	1956	\$15.57
1808 KENTON	Springfield	OH	3.0	1.0	1,243	\$24,900	\$20,000	8/24/2015	36	1956	\$16.09
1461 W JEFFERSON ST	Springfield	OH	3.0	1.0	864	\$29,900	\$29,900	6/20/2016	3	1956	\$34.61
861 SOUTH MAPLE AVE	Fairborn	OH	3.0	1.0	1,065	\$30,000	\$31,500	3/10/2014	18	1956	\$29.58
883 EMMET DR	Xenia	OH	3.0	1.5	960	\$26,900	\$38,500	10/30/2015	22	1956	\$40.10
601 GERON	Springfield	OH	3.0	1.0	1,452	\$40,000	\$40,000	10/30/2015	19	1956	\$27.55
429 W Parkwood	Springfield	OH	3.0	1.0	1,100	\$50,000	\$44,000	6/23/2017	72	1956	\$40.00
538 LAWNVIEW AVE	Springfield	OH	4.0	1.0	1,400	\$48,000	\$44,000	12/2/2015	138	1956	\$31.43
1918 MARYLAND AVE	Springfield	OH	4.0	1.5	906	\$54,900	\$52,500	10/26/2016	12	1956	\$57.95
1441 RONALD RD	Springfield	OH	3.0	1.0	1,421	\$72,000	\$63,575	5/29/2014	19	1956	\$44.74
2035 WEST MILE	Springfield	OH	3.0	1.0	1,170	\$69,900	\$69,000	2/10/2015	51	1956	\$58.97
25 Larchmont RD	Springfield	OH	2.0	1.0	978	\$69,900	\$69,900	4/13/2017	105	1956	\$71.47
104 E GARLAND	Fairborn	OH	3.0	1.0	1,008	\$76,900	\$77,100	3/16/2017	161	1956	\$76.49
1408 SUNSET	Springfield	OH	3.0	2.0	1,200	\$84,900	\$82,900	9/30/2014	12	1956	\$69.08
1524 SHADELAND DR	Springfield	OH	3.0	1.5	1,455	\$84,900	\$84,900	4/15/2015	72	1956	\$58.35
74 SKYLINE DR	Enon	OH	3.0	1.5	1,772	\$89,900	\$86,000	4/3/2014	152	1956	\$48.53
235 FLORAL AVE	Springfield	OH	4.0	1.5	1,325	\$89,900	\$86,000	1/22/2016	105	1956	\$64.91
240 FLORAL AVE	Springfield	OH	2.0	2.0	1,375	\$89,000	\$89,000	10/2/2014	1	1956	\$64.73
1135 TORRENCE DR	Springfield	OH	3.0	2.0	1,273	\$92,000	\$89,500	1/15/2016	44	1956	\$70.31
2631 CAVINS DR	Springfield	OH	3.0	1.0	1,050	\$97,500	\$90,000	1/20/2015	48	1956	\$85.71
2607 CAVINS	Springfield	OH	3.0	2.0	1,125	\$91,600	\$93,100	2/4/2015	25	1956	\$82.76
717 VILLAGE	Springfield	OH	3.0	1.0	1,683	\$89,000	\$94,000	5/22/2015	18	1956	\$55.85
300 Hickory DR	Springfield	OH	2.0	1.5	1,726	\$94,900	\$94,900	1/30/2017	3	1956	\$54.98
2415 Erter DR	Springfield	OH	3.0	1.0	1,256	\$102,500	\$95,000	2/27/2017	57	1956	\$75.64
1220 HIGHVIEW DR	Fairborn	OH	3.0	2.0	1,144	\$95,000	\$95,000	11/3/2016	68	1956	\$83.04
1320 Eastgate	Springfield	OH	3.0	1.5	1,075	\$106,000	\$98,000	9/1/2017	18	1956	\$91.16
40 Hickory	Springfield	OH	3.0	2.0	1,210	\$98,400	\$98,400	6/16/2017	199	1956	\$81.32
2601 Cavins DR	Springfield	OH	3.0	1.0	1,125	\$104,000	\$100,000	7/28/2017	46	1956	\$88.89
2650 CAVINS	Springfield	OH	3.0	2.0	1,125	\$105,900	\$100,000	9/11/2014	59	1956	\$88.89
1249 Kneisley DR	Fairborn	OH	3.0	1.5	1,258	\$99,900	\$100,600	5/24/2017	83	1956	\$79.97
3615 S TECUMSEH	Springfield	OH	3.0	1.0	960	\$103,000	\$103,000	11/15/2016	20	1956	\$107.29
2112 WINDING TRL	Springfield	OH	3.0	1.5	1,100	\$103,900	\$103,900	9/10/2014	33	1956	\$94.45
2637 LONGWOOD	Beavercreek	OH	3.0	2.0	1,248	\$105,000	\$105,000	6/12/2015	10	1956	\$84.13
2642 CASEY DR	Springfield	OH	3.0	1.0	1,225	\$107,000	\$107,000	2/4/2016	7	1956	\$87.35
1350 RONALD RD	Springfield	OH	3.0	2.0	1,261	\$109,900	\$109,900	9/29/2015	54	1956	\$87.15
1339 RONALD RD	Springfield	OH	5.0	2.5	1,715	\$109,900	\$109,900	2/14/2017	248	1956	\$64.08
1331 RONALD RD	Springfield	OH	3.0	2.0	1,421	\$112,000	\$110,000	8/22/2016	46	1956	\$77.41
2567 CAVINS	Springfield	OH	3.0	1.0	1,125	\$118,000	\$111,000	1/3/2017	64	1956	\$98.67
2150 S BURNETT	Springfield	OH	2.0	2.0	1,080	\$112,000	\$112,000	6/28/2016	153	1956	\$103.70
1911 WICKFORD DR	Springfield	OH	3.0	2.5	1,345	\$114,900	\$112,000	9/4/2015	63	1956	\$83.27
7124 TALL TIMBER	Enon	OH	3.0	1.0	1,344	\$114,000	\$114,000	2/12/2014	24	1956	\$84.82
2783 Broadview DR	Springfield	OH	3.0	2.0	1,295	\$115,000	\$115,000	9/29/2017	67	1956	\$88.80
240 OGDEN RD	Springfield	OH	3.0	2.0	912	\$119,900	\$115,000	10/17/2016	34	1956	\$126.10
744 WELLINGTON	Springfield	OH	3.0	1.0	1,596	\$119,900	\$118,500	2/5/2015	10	1956	\$74.25

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1403 RONALD RD	Springfield	OH	5.0	2.5	2,726	\$139,900	\$120,000	3/24/2016	27	1956	\$44.02
601 GERON DR	Springfield	OH	4.0	2.0	1,452	\$129,900	\$125,000	3/25/2016	10	1956	\$86.09
702 Wellington DR	Springfield	OH	3.0	1.5	1,421	\$134,900	\$135,500	3/30/2017	52	1956	\$95.36
906 WELLINGTON	Springfield	OH	3.0	2.0	1,500	\$149,900	\$138,000	10/31/2014	140	1956	\$92.00
717 Village	Springfield	OH	3.0	1.5	1,683	\$145,000	\$145,000	7/6/2017	37	1956	\$86.16
1602 E MILE	Springfield	OH	4.0	2.5	2,354	\$157,000	\$157,000	9/30/2015	109	1956	\$66.69
2001 Oak Knoll DR	Springfield	OH	2.0	1.5	2,122	\$174,900	\$179,300	10/18/2017	55	1956	\$84.50
720 Westchester Park	Springfield	OH	2.0	2.0	2,128	\$181,500	\$181,500	9/15/2017	46	1956	\$85.29
408 Tuttle	Springfield	OH	3.0	2.0	1,856	\$325,000	\$290,000	10/13/2017	128	1956	\$156.25
670 W HOME RD	Springfield	OH	4.0	4.0	5,087	\$315,000	\$299,000	3/29/2017	295	1956	\$58.78
810 S BURNETT RD	Springfield	OH	3.0	1.0	957	\$15,600	\$16,060	7/15/2015	66	1957	\$16.78
1107 LAFAYETTE AVE	Springfield	OH	2.0	1.0	924	\$24,900	\$22,900	3/1/2017	174	1957	\$24.78
717 MAVOR ST	Springfield	OH	2.0	1.0	816	\$29,900	\$25,750	2/27/2015	35	1957	\$31.56
814 S BURNETT	Springfield	OH	3.0	1.0	957	\$31,000	\$28,882	5/11/2015	72	1957	\$30.18
2843 S TECUMSEH	Springfield	OH	2.0	1.0	1,740	\$30,000	\$30,000	5/18/2015	1	1957	\$17.24
1337 RUTLAND AVE	Springfield	OH	3.0	1.0	1,073	\$45,000	\$41,607	2/9/2016	26	1957	\$38.78
2747 MERRITT	Springfield	OH	2.0	1.0	936	\$59,900	\$52,000	10/9/2014	358	1957	\$55.56
1517 TEXAS AVE	Springfield	OH	3.0	1.0	1,075	\$53,000	\$53,000	8/19/2014	52	1957	\$49.30
1000 S BURNETT RD	Springfield	OH	3.0	1.0	1,168	\$65,000	\$60,000	4/15/2014	291	1957	\$51.37
1830 WICKFORD	Springfield	OH	3.0	1.0	1,100	\$79,900	\$60,000	6/3/2015	7	1957	\$54.55
526 Gruen	Springfield	OH	3.0	1.0	1,073	\$67,900	\$60,000	1/9/2017	30	1957	\$55.92
1337 RUTLAND	Springfield	OH	3.0	1.0	1,073	\$61,500	\$61,500	7/29/2016	62	1957	\$57.32
533 GRUEN DR	Springfield	OH	3.0	1.0	957	\$69,900	\$67,000	2/23/2015	59	1957	\$70.01
1255 Date ST	Fairborn	OH	3.0	1.0	1,008	\$72,900	\$69,000	3/23/2017	90	1957	\$68.45
2622 HILLSIDE	Springfield	OH	2.0	1.5	1,064	\$69,900	\$69,900	9/12/2014	215	1957	\$65.70
526 Gruen DR	Springfield	OH	3.0	1.0	1,073	\$69,900	\$69,900	9/1/2017	21	1957	\$65.14
1215 LINDA	Fairborn	OH	5.0	2.0	1,480	\$75,000	\$70,000	4/4/2017	162	1957	\$47.30
2680 LEXINGTON	Springfield	OH	4.0	1.5	1,512	\$79,900	\$78,300	6/26/2015	64	1957	\$51.79
155 FIG	Fairborn	OH	3.0	2.0	1,248	\$89,900	\$85,800	9/30/2016	91	1957	\$68.75
3488 DAYTON-SPRINGFIELD	Springfield	OH	2.0	1.0	927	\$89,900	\$89,900	12/2/2016	147	1957	\$96.98
2224 Miracle Mile	Springfield	OH	3.0	1.0	1,200	\$92,900	\$90,500	4/18/2017	87	1957	\$75.42
3856 ROCKY POINT	Springfield	OH	3.0	1.5	1,576	\$100,000	\$100,000	4/29/2015	198	1957	\$63.45
1086 MEADOW	Beavercreek	OH	3.0	2.0	1,295	\$109,000	\$109,000	4/24/2014	3	1957	\$84.17
1603 Winding TRL	Springfield	OH	4.0	1.5	1,670	\$112,500	\$110,500	12/21/2016	50	1957	\$66.17
1845 WINDING TRL	Springfield	OH	3.0	2.5	1,494	\$120,000	\$113,500	4/7/2014	263	1957	\$75.97
1654 WINDING TRL	Springfield	OH	4.0	2.0	1,534	\$114,900	\$117,900	12/28/2015	13	1957	\$76.86
3524 Landor	Springfield	OH	3.0	1.5	1,728	\$135,000	\$120,000	5/26/2017	94	1957	\$69.44
285 COUNTRYSIDE	Enon	OH	3.0	2.0	1,326	\$127,500	\$120,500	12/2/2016	42	1957	\$90.87
601 COOKSTON AVE	Springfield	OH	3.0	1.5	1,467	\$123,900	\$121,000	6/12/2014	1	1957	\$82.48
709 MAYHILL	Springfield	OH	4.0	2.0	1,963	\$134,900	\$125,000	4/25/2017	179	1957	\$63.68
624 Dorchester DR	Springfield	OH	3.0	2.0	1,248	\$127,900	\$127,900	6/16/2017	95	1957	\$102.48
602 COOKSTON AVE	Springfield	OH	3.0	1.5	1,451	\$129,900	\$129,900	6/25/2015	25	1957	\$89.52
1244 Kevin	Fairborn	OH	3.0	2.5	1,433	\$134,900	\$129,900	3/24/2017	91	1957	\$90.65
2663 BAHNS	Beavercreek	OH	3.0	2.0	1,196	\$134,900	\$137,900	11/16/2016	34	1957	\$115.30
3858 Fairfield Pike	Springfield	OH	3.0	1.0	1,400	\$139,900	\$138,000	3/15/2017	64	1957	\$98.57
750 WESTCHESTER PARK	Springfield	OH	3.0	3.0	2,171	\$149,900	\$149,900	5/15/2017	253	1957	\$69.05
745 WESTCHESTER PARK	Springfield	OH	4.0	2.0	2,284	\$159,900	\$157,900	3/4/2016	292	1957	\$69.13
2851 BURRWOOD DR	Springfield	OH	6.0	6.5	4,348	\$495,000	\$385,000	7/22/2014	378	1957	\$88.55
350 N BROADMOOR BLVD	Springfield	OH	5.0	3.5	5,296	\$475,000	\$434,000	3/18/2016	423	1957	\$81.95
550 HENSEL AVE	Springfield	OH	2.0	1.0	660	\$29,400	\$26,000	12/16/2015	131	1958	\$39.39
3663 S TECUMSEH RD	Springfield	OH	2.0	1.5	960	\$28,000	\$29,500	8/25/2015	34	1958	\$30.73
2106 POND DR	Springfield	OH	3.0	1.0	925	\$42,900	\$38,000	7/28/2016	109	1958	\$41.08
620 Gruen DR	Springfield	OH	3.0	1.0	957	\$50,000	\$40,000	5/11/2017	21	1958	\$41.80
512 Richard	Xenia	OH	3.0	1.0	896	\$49,900	\$48,500	9/11/2017	66	1958	\$54.13
2210 MEMORIAL DR	Springfield	OH	3.0	1.0	925	\$59,900	\$57,000	4/27/2016	36	1958	\$61.62
3861 OLD COLUMBUS RD	Springfield	OH	3.0	2.0	1,701	\$84,900	\$60,000	11/26/2014	29	1958	\$35.27
3811 GORDON HILL DR	Springfield	OH	4.0	2.0	1,542	\$64,900	\$62,000	5/29/2015	27	1958	\$40.21
360 Gruen AVE	Springfield	OH	2.0	1.0	957	\$69,900	\$65,000	1/30/2017	83	1958	\$67.92
1715 Briarwood TER	Springfield	OH	3.0	2.0	2,133	\$79,900	\$65,000	3/17/2017	25	1958	\$30.47
2034 POND	Springfield	OH	3.0	1.0	925	\$69,900	\$65,000	8/2/2016	109	1958	\$70.27
1481 BOWMAN	Xenia	OH	3.0	1.0	1,008	\$66,000	\$66,000	5/21/2014	359	1958	\$65.48
2011 GERALD DR	Springfield	OH	3.0	1.0	925	\$68,000	\$66,500	6/23/2014	56	1958	\$71.89
2019 MEMORIAL	Springfield	OH	3.0	1.0	1,225	\$70,000	\$68,700	11/21/2014	128	1958	\$56.08
2219 GERALD	Springfield	OH	3.0	1.0	925	\$69,900	\$69,900	3/4/2015	66	1958	\$75.57
2201 GERALD DR	Springfield	OH	3.0	1.0	1,008	\$69,900	\$70,500	1/12/2017	255	1958	\$69.94
1357 Kapok DR	Fairborn	OH	3.0	1.0	925	\$84,900	\$84,900	3/16/2017	127	1958	\$91.78
100 ETON CT	Springfield	OH	4.0	3.0	2,008	\$99,900	\$87,500	11/25/2014	285	1958	\$43.58
2984 SELMA PIKE	Springfield	OH	3.0	1.0	1,196	\$114,900	\$113,000	1/2/2014	71	1958	\$94.48

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
731 W HARDING RD	Springfield	OH	3.0	2.0	1,524	\$116,900	\$116,900	8/15/2014	6	1958	\$76.71
1215 REDBUD	Springfield	OH	3.0	1.5	1,597	\$121,900	\$119,900	4/13/2016	205	1958	\$75.08
6940 SOUTHERN VISTA	Enon	OH	3.0	1.5	3,342	\$134,900	\$128,000	9/23/2014	72	1958	\$38.30
3861 OLD COLUMBUS	Springfield	OH	3.0	2.0	1,701	\$139,900	\$136,000	11/24/2015	7	1958	\$79.95
1234 Redbud	Springfield	OH	4.0	2.0	1,862	\$139,900	\$137,000	6/23/2017	85	1958	\$73.58
5340 SPRINGFIELD-XENIA RD	Springfield	OH	3.0	2.0	1,106	\$164,900	\$157,900	3/23/2015	80	1958	\$142.77
717 WELLINGTON	Springfield	OH	3.0	1.5	1,560	\$167,900	\$166,500	12/5/2016	35	1958	\$106.73
1414 N Fountain	Springfield	OH	3.0	3.0	2,422	\$189,900	\$174,000	4/18/2017	57	1958	\$71.84
930 W Rose	Springfield	OH	3.0	1.0	1,348	\$18,500	\$18,064	8/21/2017	68	1959	\$13.40
214 STURGEON ST	Springfield	OH	3.0	1.0	925	\$39,900	\$27,000	2/22/2016	41	1959	\$29.19
1836 WICKFORD	Springfield	OH	3.0	1.5	1,056	\$49,900	\$40,000	7/6/2016	8	1959	\$37.88
522 MEAD	Springfield	OH	3.0	1.0	864	\$45,000	\$42,000	1/8/2014	229	1959	\$48.61
151 W GOODMAN DR	Fairborn	OH	3.0	1.5	1,395	\$49,900	\$46,750	4/17/2015	26	1959	\$33.51
413 ELBRON RD	Springfield	OH	2.0	1.0	1,002	\$53,900	\$50,250	8/26/2016	81	1959	\$50.15
1362 SEMINOLE	Springfield	OH	3.0	1.5	1,092	\$65,000	\$58,000	1/7/2014	135	1959	\$53.11
105 STURGEON ST	Springfield	OH	3.0	1.0	1,009	\$59,900	\$59,900	4/14/2016	26	1959	\$59.37
150 STURGEON ST	Springfield	OH	3.0	1.0	1,225	\$62,900	\$63,000	10/3/2017	341	1959	\$51.43
2066 PROSPECT CIR	Springfield	OH	3.0	1.0	1,728	\$67,500	\$67,500	1/31/2014	79	1959	\$39.06
2007 PROSPECT CIR	Springfield	OH	3.0	1.0	1,022	\$69,900	\$67,900	8/18/2015	18	1959	\$66.44
120 Sturgeon ST	Springfield	OH	3.0	1.5	1,025	\$69,900	\$68,000	7/14/2017	127	1959	\$66.34
2720 HILLSIDE AVE	Springfield	OH	2.0	1.0	1,040	\$69,900	\$69,900	8/22/2017	295	1959	\$67.21
508 RUNYAN AVE	Springfield	OH	3.0	2.0	1,850	\$89,900	\$73,000	8/31/2015	80	1959	\$39.46
38 N DOUGLAS	Springfield	OH	3.0	1.0	960	\$76,900	\$76,000	4/15/2015	120	1959	\$79.17
2611 MECHANICSBURG RD	Springfield	OH	3.0	1.0	1,440	\$84,900	\$79,126	4/29/2016	82	1959	\$54.95
2664 Danbury	Springfield	OH	3.0	1.0	1,134	\$0	\$85,800	4/13/2017	52	1959	\$75.66
2333 REBECCA DR	Springfield	OH	3.0	2.0	1,222	\$94,000	\$87,500	12/23/2014	6	1959	\$71.60
424 COOKSTON	Springfield	OH	3.0	1.5	1,653	\$95,000	\$91,500	2/26/2016	17	1959	\$55.35
1348 MAPLEGROVE	Fairborn	OH	3.0	1.5	1,128	\$99,900	\$97,000	8/8/2016	67	1959	\$85.99
1310 MAPLERIDGE	Fairborn	OH	3.0	2.0	1,128	\$112,000	\$97,500	5/3/2016	98	1959	\$86.44
452 Cookston AVE	Springfield	OH	3.0	1.5	1,222	\$99,900	\$98,000	7/18/2017	50	1959	\$80.20
1720 BROOKHOLLOW DR	Springfield	OH	3.0	1.5	1,456	\$98,500	\$98,500	12/7/2015	4	1959	\$67.65
2574 SPRINGFIELD XENIA	Springfield	OH	3.0	1.0	1,422	\$104,900	\$103,000	8/15/2016	42	1959	\$72.43
1343 Kevin	Fairborn	OH	4.0	2.5	1,151	\$105,000	\$105,000	8/8/2017	80	1959	\$91.23
1246 FUDGE	Beavercreek	OH	3.0	2.0	1,648	\$125,000	\$108,000	8/22/2016	62	1959	\$65.53
2341 THOR DR	Springfield	OH	3.0	1.0	1,294	\$114,900	\$111,500	7/15/2016	49	1959	\$86.17
2081 FAIRFIELD PIKE	Springfield	OH	3.0	2.0	1,215	\$112,000	\$112,000	8/24/2015	82	1959	\$92.18
1857 TIMBERLINE TR	Springfield	OH	4.0	1.0	1,680	\$125,000	\$115,000	12/17/2015	397	1959	\$68.45
1046 Fruitland RD	Springfield	OH	3.0	2.0	1,772	\$124,900	\$117,000	5/8/2017	148	1959	\$66.03
1792 NUGGET	Dayton	OH	4.0	2.0	1,680	\$118,500	\$119,000	4/30/2015	27	1959	\$70.83
6466 FAIRFIELD PIKE	Enon	OH	3.0	3.0	3,119	\$125,000	\$120,000	11/18/2015	9	1959	\$38.47
519 COOKSTON AVE	Springfield	OH	3.0	2.0	1,836	\$122,000	\$120,000	8/26/2016	63	1959	\$65.36
438 Cookston AVE	Springfield	OH	3.0	1.5	1,740	\$124,900	\$120,000	9/14/2017	64	1959	\$68.97
2856 CUMBERLAND DR	Springfield	OH	3.0	1.0	1,302	\$129,000	\$125,000	10/31/2014	98	1959	\$96.01
4286 ANTIOCH	Enon	OH	3.0	1.5	1,984	\$139,900	\$136,500	1/9/2014	64	1959	\$68.80
2416 Thor DR	Springfield	OH	3.0	2.0	1,976	\$139,900	\$138,000	6/20/2017	54	1959	\$69.84
600 IONIC	Enon	OH	3.0	2.0	1,224	\$144,900	\$139,900	5/28/2014	81	1959	\$114.30
2611 MECHANICSBURG	Springfield	OH	3.0	1.0	1,440	\$141,000	\$141,000	9/15/2016	1	1959	\$97.92
4375 S TECUMSEH	Springfield	OH	3.0	2.0	1,560	\$149,900	\$145,000	11/17/2014	77	1959	\$92.95
1323 W SPARROW	Springfield	OH	4.0	1.5	1,200	\$152,000	\$148,000	12/2/2015	13	1959	\$123.33
1530 SHEAFF	Springfield	OH	4.0	2.5	2,316	\$159,900	\$157,000	9/2/2014	137	1959	\$67.79
11 MIRAMAR	Enon	OH	3.0	2.0	1,550	\$159,900	\$159,900	6/19/2015	7	1959	\$103.16
3232 DERR	Springfield	OH	4.0	3.0	1,982	\$165,000	\$160,000	12/9/2015	19	1959	\$80.73
761 DORCHESTER	Springfield	OH	3.0	2.0	3,230	\$179,000	\$170,000	7/3/2014	113	1959	\$52.63
2114 CHEVIOT HILLS	Springfield	OH	3.0	3.0	2,090	\$188,000	\$180,000	8/31/2016	19	1959	\$86.12
761 Dorchester DR	Springfield	OH	3.0	2.0	3,230	\$250,000	\$245,000	8/14/2017	30	1959	\$75.85
1121 GLEN RD	Yellow Springs	OH	5.0	3.0	2,454	\$429,900	\$386,000	7/11/2016	50	1959	\$157.29
126 CORLINGTON DR	Springfield	OH	3.0	1.5	1,421	\$14,900	\$14,900	11/20/2015	1	1960	\$10.49
2040 S CENTER	Springfield	OH	3.0	1.0	925	\$24,500	\$22,000	2/7/2014	33	1960	\$23.78
212 CORLINGTON DR	Springfield	OH	3.0	1.0	925	\$22,900	\$23,135	4/14/2014	25	1960	\$25.01
107 Corlington	Springfield	OH	3.0	1.0	925	\$39,900	\$29,000	11/28/2016	27	1960	\$31.35
3012 E LEFFEL	Springfield	OH	3.0	1.5	1,240	\$39,000	\$39,000	11/17/2014	7	1960	\$31.45
2051 S CENTER	Springfield	OH	3.0	1.5	960	\$40,000	\$39,000	4/18/2014	32	1960	\$40.63
208 CORLINGTON DR	Springfield	OH	3.0	1.0	957	\$39,900	\$42,294	3/23/2016	288	1960	\$44.19
1393 MAPLERIDGE	Fairborn	OH	4.0	2.0	1,420	\$63,900	\$45,000	10/11/2016	62	1960	\$31.69
1710 SUNSET AVE	Springfield	OH	3.0	1.5	1,194	\$46,000	\$46,000	9/23/2015	18	1960	\$38.53
203 Delcourt DR	Springfield	OH	3.0	1.0	988	\$55,000	\$55,000	1/5/2017	31	1960	\$55.67
4436 S SPRINGFIELD XENIA RD	Springfield	OH	3.0	1.0	1,832	\$64,000	\$55,500	5/11/2016	14	1960	\$30.29
1389 MAPLEGROVE DR	Fairborn	OH	3.0	1.5	1,338	\$50,000	\$56,526	7/31/2015	7	1960	\$42.25

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
226 BASSETT DR	Springfield	OH	3.0	1.5	925	\$59,900	\$57,000	9/30/2015	119	1960	\$61.62
320 Sturgeon ST	Springfield	OH	4.0	2.0	1,136	\$82,500	\$78,500	9/22/2017	159	1960	\$69.10
2363 THOR DR	Springfield	OH	3.0	1.0	1,118	\$86,000	\$81,000	8/28/2015	24	1960	\$72.45
2361 ERTER DR	Springfield	OH	3.0	1.0	1,150	\$89,900	\$82,000	7/31/2014	21	1960	\$71.30
1721 Brookhollow DR	Springfield	OH	2.0	1.5	1,329	\$84,900	\$84,900	11/29/2016	25	1960	\$63.88
1873 BORDEAUX	Fairborn	OH	3.0	1.0	960	\$85,000	\$85,000	8/15/2014	13	1960	\$88.54
216 BLAIR DR	Fairborn	OH	3.0	1.5	1,216	\$84,900	\$88,900	12/11/2014	48	1960	\$73.11
2231 Duquesne	Springfield	OH	3.0	2.0	1,199	\$89,900	\$90,900	4/20/2017	45	1960	\$75.81
1405 MAPLEGROVE	Fairborn	OH	3.0	1.5	1,120	\$100,000	\$99,000	4/29/2016	44	1960	\$88.39
1642 FALMOUTH	Springfield	OH	4.0	1.5	1,475	\$105,000	\$101,500	10/26/2016	131	1960	\$68.81
1421 GLENDALE	Fairborn	OH	3.0	2.0	1,353	\$104,900	\$102,900	10/12/2016	57	1960	\$76.05
514 COOKSTON AVE	Springfield	OH	3.0	3.0	1,351	\$105,900	\$103,900	7/7/2015	247	1960	\$76.91
3146 UPLANDS	Springfield	OH	3.0	1.5	1,122	\$109,900	\$107,000	2/25/2016	172	1960	\$95.37
2633 DANBURY	Springfield	OH	3.0	1.0	1,215	\$119,900	\$110,000	4/29/2016	140	1960	\$90.53
3416 US ROUTE 42	Cedarville	OH	3.0	1.0	1,728	\$125,150	\$112,000	4/30/2015	124	1960	\$64.81
2328 Derr RD	Springfield	OH	3.0	2.5	1,144	\$112,900	\$112,900	4/13/2017	158	1960	\$98.69
3012 E LEFFEL	Springfield	OH	3.0	2.0	1,240	\$114,900	\$114,900	6/12/2015	13	1960	\$92.66
341 GREEN VISTA	Enon	OH	3.0	1.5	1,344	\$119,900	\$117,000	8/25/2014	50	1960	\$87.05
3174 Butternut DR	Fairborn	OH	3.0	1.5	1,196	\$135,500	\$118,000	5/22/2017	146	1960	\$98.66
2500 Garland AVE	Springfield	OH	4.0	2.0	1,534	\$139,900	\$131,000	9/29/2017	31	1960	\$85.40
2010 E Mile RD	Springfield	OH	3.0	2.0	1,792	\$128,000	\$134,000	6/26/2017	57	1960	\$74.78
5282 Springfield Jamestown RD	Springfield	OH	3.0	2.0	2,089	\$149,900	\$140,000	5/30/2017	82	1960	\$67.02
2319 CRABILL	Springfield	OH	3.0	1.0	1,588	\$145,000	\$141,000	2/27/2015	66	1960	\$88.79
3841 GORDON HILL	Springfield	OH	3.0	2.0	1,232	\$149,000	\$144,000	8/19/2016	15	1960	\$116.88
5176 S TECUMSEH RD	Springfield	OH	3.0	1.5	1,504	\$159,900	\$160,000	5/22/2015	246	1960	\$106.38
4620 NORTH RIVER	Springfield	OH	3.0	1.5	1,339	\$174,900	\$173,500	10/28/2016	35	1960	\$129.57
3405 Kappel DR	Springfield	OH	4.0	2.5	1,992	\$184,000	\$182,000	4/13/2017	144	1960	\$91.37
637 WELLINGTON DR	Springfield	OH	3.0	2.0	3,321	\$189,900	\$185,000	6/30/2014	10	1960	\$55.71
809 FARNAM	Springfield	OH	3.0	1.0	925	\$15,500	\$13,500	10/28/2014	48	1961	\$14.59
1212 DIBERT	Springfield	OH	3.0	1.0	925	\$21,000	\$15,622	4/24/2015	93	1961	\$16.89
2004 POMPANO	Springfield	OH	3.0	1.0	925	\$26,000	\$20,000	2/19/2014	3	1961	\$21.62
1953 STURGEON	Springfield	OH	3.0	1.5	1,786	\$45,900	\$22,500	12/31/2014	104	1961	\$12.60
2127 DUQUESNE	Springfield	OH	3.0	2.0	1,919	\$28,900	\$25,000	6/30/2014	192	1961	\$13.03
1955 POMPANO ST	Springfield	OH	3.0	1.0	1,085	\$32,500	\$25,000	12/15/2014	11	1961	\$23.04
311 STURGEON	Springfield	OH	3.0	1.0	1,712	\$21,000	\$25,001	8/31/2015	17	1961	\$14.60
1965 STURGEON ST	Springfield	OH	3.0	1.0	925	\$29,900	\$26,000	12/23/2015	30	1961	\$28.11
318 DELCOURT DR	Springfield	OH	3.0	1.0	925	\$28,710	\$26,500	10/15/2014	1	1961	\$28.65
238 DELCOURT DR	Springfield	OH	3.0	1.5	1,050	\$34,900	\$28,000	5/1/2015	24	1961	\$26.67
2292 SEMINOLE AVE	Springfield	OH	3.0	1.0	974	\$30,800	\$29,559	4/13/2016	16	1961	\$30.35
150 DELCOURT	Springfield	OH	3.0	1.5	962	\$53,500	\$45,000	11/26/2014	175	1961	\$46.78
432 Monaco DR	Springfield	OH	2.0	1.0	925	\$49,500	\$49,000	4/14/2017	154	1961	\$52.97
515 MONACO	Springfield	OH	3.0	1.0	1,069	\$49,900	\$49,900	4/30/2016	56	1961	\$46.68
1943 POMPANO ST	Springfield	OH	3.0	1.0	925	\$49,900	\$53,900	6/23/2015	129	1961	\$58.27
2115 DUQUESNE	Springfield	OH	3.0	1.0	975	\$62,000	\$62,000	3/31/2017	173	1961	\$63.59
1032 TRIANON DR	Xenia	OH	3.0	1.0	1,136	\$74,900	\$63,100	1/22/2016	94	1961	\$55.55
1332 HIGHVIEW DR	Fairborn	OH	4.0	1.5	1,269	\$63,000	\$63,500	8/25/2015	13	1961	\$50.04
1038 SARATOGA DR	Fairborn	OH	3.0	1.5	1,222	\$64,900	\$65,000	1/8/2016	29	1961	\$53.19
427 MONACO	Springfield	OH	4.0	2.0	1,680	\$67,900	\$67,900	5/23/2016	49	1961	\$40.42
7436 DAYTON-SPRINGFIELD RD	Enon	OH	3.0	1.5	1,400	\$81,300	\$69,358	7/25/2014	224	1961	\$49.54
1619 BRIARWOOD	Springfield	OH	4.0	1.5	1,794	\$88,000	\$70,000	7/2/2015	110	1961	\$39.02
856 N BURNETT	Springfield	OH	3.0	2.0	1,196	\$77,900	\$73,000	2/12/2015	225	1961	\$61.04
700 GERON DR	Springfield	OH	3.0	1.0	999	\$75,900	\$74,000	12/18/2015	56	1961	\$74.07
2127 DUQUESNE	Springfield	OH	3.0	2.0	1,919	\$74,900	\$74,900	10/8/2015	247	1961	\$39.03
421 MONACO DR	Springfield	OH	3.0	1.5	1,362	\$76,900	\$76,000	4/25/2014	3	1961	\$55.80
2044 Bostic	Springfield	OH	4.0	1.5	1,558	\$89,900	\$76,500	4/3/2017	60	1961	\$49.10
2820 W JACKSON	Springfield	OH	3.0	1.0	1,252	\$104,900	\$104,900	7/29/2015	19	1961	\$83.79
1527 BROOKHOLLOW	Springfield	OH	3.0	1.5	1,455	\$115,000	\$111,000	4/12/2014	56	1961	\$76.29
1068 PEIDMONT	Fairborn	OH	3.0	2.0	1,372	\$114,900	\$112,000	11/4/2016	76	1961	\$81.63
2438 GARLAND AVE	Springfield	OH	4.0	3.0	1,939	\$124,900	\$116,000	8/25/2015	77	1961	\$59.82
2933 ASHLAR DR	Springfield	OH	3.0	1.5	1,200	\$119,900	\$119,900	9/16/2014	3	1961	\$99.92
5725 HUNTER	Enon	OH	3.0	2.0	1,979	\$129,900	\$122,000	3/29/2016	108	1961	\$61.65
89 CLAY	Clifton	OH	3.0	1.5	1,400	\$125,000	\$125,000	12/31/2015	193	1961	\$89.29
1540 BROOKHOLLOW DR	Springfield	OH	4.0	2.5	2,545	\$134,900	\$134,900	7/29/2016	20	1961	\$53.01
1619 BRIARWOOD TER	Springfield	OH	4.0	1.5	1,794	\$139,900	\$135,000	12/7/2015	20	1961	\$75.25
2655 ARTHUR RD	Springfield	OH	3.0	1.5	1,710	\$129,000	\$136,000	2/22/2016	124	1961	\$79.53
2155 CHEVIOT HILLS DR	Springfield	OH	3.0	1.5	1,248	\$142,000	\$142,000	7/5/2016	1	1961	\$113.78
2340 E LEFFEL	Springfield	OH	4.0	1.5	1,673	\$149,900	\$145,000	6/3/2014	17	1961	\$86.67
508 LATIMER	Springfield	OH	4.0	2.5	1,697	\$159,900	\$153,000	9/17/2014	134	1961	\$90.16



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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
315 HOLIDAY DR	Springfield	OH	3.0	2.5	2,526	\$154,900	\$154,900	4/22/2016	162	1961	\$61.32
3547 CAMBRIDGE	Springfield	OH	4.0	3.0	2,492	\$164,900	\$160,000	12/17/2014	130	1961	\$64.21
3310 KAPPEL DR	Springfield	OH	3.0	2.0	1,906	\$165,000	\$165,000	10/31/2016	139	1961	\$86.57
111 STANFORD PL	Springfield	OH	4.0	2.5	2,440	\$179,900	\$175,000	6/30/2016	26	1961	\$71.72
3424 CAMBRIDGE DR	Springfield	OH	4.0	3.0	2,200	\$229,900	\$215,000	10/15/2015	91	1961	\$97.73
10 MIRAMAR	Enon	OH	4.0	2.0	2,388	\$219,000	\$219,000	8/15/2016	139	1961	\$91.71
8881 Haddix	Fairborn	OH	3.0	3.0	3,220	\$399,900	\$391,000	10/13/2017	53	1961	\$121.43
2120 WRENWOOD	Springfield	OH	2.0	1.0	825	\$38,000	\$24,580	1/9/2015	158	1962	\$29.79
1123 COBB AVE	Springfield	OH	3.0	1.0	925	\$35,000	\$25,000	6/20/2014	93	1962	\$27.03
707 Montgomery AVE	Springfield	OH	3.0	1.0	1,344	\$29,000	\$27,900	8/21/2017	116	1962	\$20.76
1942 SCARBORO	Springfield	OH	3.0	1.0	1,299	\$39,000	\$28,000	2/24/2017	178	1962	\$21.56
1850 MARYLAND	Springfield	OH	4.0	2.0	1,165	\$35,000	\$30,500	5/12/2014	139	1962	\$26.18
614 Hazelbrook AVE	Springfield	OH	3.0	1.0	925	\$39,900	\$33,000	8/31/2017	17	1962	\$35.68
1951 AMANDA ST	Springfield	OH	3.0	1.5	999	\$39,900	\$35,725	6/19/2014	10	1962	\$35.76
426 HAZELBROOK	Springfield	OH	3.0	1.0	925	\$49,000	\$40,000	1/25/2016	9	1962	\$43.24
1209 PEIDMONT	Fairborn	OH	3.0	1.5	1,222	\$60,500	\$45,000	5/29/2015	209	1962	\$36.82
1562 WILBUR	Fairborn	OH	3.0	1.0	1,386	\$49,900	\$48,000	3/8/2017	80	1962	\$34.63
631 Knickerbocker AVE	Springfield	OH	3.0	1.0	925	\$58,900	\$58,000	12/15/2016	29	1962	\$62.70
426 HAZELBROOK	Springfield	OH	3.0	1.0	925	\$63,000	\$59,500	1/6/2017	69	1962	\$64.32
130 OAKSMERE RD	Springfield	OH	3.0	1.0	936	\$64,900	\$62,000	7/24/2014	35	1962	\$66.24
6531 OAK HILL DR	Enon	OH	2.0	1.0	875	\$69,900	\$69,000	11/23/2016	33	1962	\$78.86
6512 SOUTHERN VISTA DR	Enon	OH	3.0	1.0	1,026	\$79,900	\$75,000	10/20/2015	77	1962	\$73.10
1914 GRANADA	Springfield	OH	3.0	1.5	1,266	\$90,000	\$76,000	9/30/2014	344	1962	\$60.03
414 HAZELBROOK	Springfield	OH	3.0	1.5	1,037	\$79,900	\$79,000	8/3/2015	258	1962	\$76.18
1785 TAHOE DR	Xenia	OH	3.0	1.5	1,296	\$89,900	\$88,000	11/4/2016	101	1962	\$67.90
6569 STERLING DR	Enon	OH	4.0	1.0	1,323	\$99,900	\$99,900	10/31/2015	189	1962	\$75.51
1600 MIRACLE MILE	Springfield	OH	3.0	2.0	1,475	\$104,900	\$104,900	10/2/2015	74	1962	\$71.12
64 SUNBURST	Fairborn	OH	3.0	1.0	1,189	\$109,900	\$105,000	2/18/2016	64	1962	\$88.31
1226 PEIDMONT DR	Fairborn	OH	3.0	2.0	1,260	\$119,900	\$110,000	11/18/2016	23	1962	\$87.30
220 THOMASTON TRL	Springfield	OH	4.0	2.5	2,338	\$119,900	\$110,000	10/11/2016	48	1962	\$47.05
625 STEVISON DR	Springfield	OH	2.0	1.5	1,204	\$119,900	\$115,000	4/15/2016	10	1962	\$95.51
1226 PEIDMONT DR	Fairborn	OH	3.0	2.0	1,260	\$116,900	\$117,000	9/24/2015	23	1962	\$92.86
2509 BROOKSIDE	Springfield	OH	3.0	2.5	1,438	\$125,000	\$118,000	3/19/2014	142	1962	\$82.06
2524 Old Clifton	Springfield	OH	3.0	1.5	1,428	\$115,900	\$119,000	5/31/2017	177	1962	\$83.33
1939 REDSTONE	Fairborn	OH	3.0	2.0	1,404	\$124,900	\$120,000	10/8/2015	73	1962	\$85.47
1402 Tener PL	Springfield	OH	3.0	1.0	1,225	\$129,900	\$124,000	3/24/2017	25	1962	\$101.22
636 E BLEE	Springfield	OH	3.0	1.0	1,416	\$129,900	\$126,900	5/9/2014	63	1962	\$89.62
481 CORONADO	Enon	OH	3.0	2.0	1,300	\$139,000	\$130,500	6/5/2014	19	1962	\$100.38
1548 BRIARWOOD TER	Springfield	OH	4.0	2.5	2,106	\$132,900	\$130,500	9/23/2014	47	1962	\$61.97
1545 Burchwood DR	Fairborn	OH	3.0	2.0	1,637	\$128,900	\$133,900	5/15/2017	56	1962	\$81.80
1149 Saratoga DR	Fairborn	OH	3.0	1.5	1,490	\$136,900	\$136,900	5/18/2017	40	1962	\$91.88
1558 GLENDALE	Fairborn	OH	4.0	2.5	1,860	\$139,900	\$137,900	1/29/2015	83	1962	\$74.14
151 GREEN VISTA	Enon	OH	3.0	1.5	1,396	\$139,900	\$138,000	7/8/2016	14	1962	\$98.85
1155 Saratoga	Fairborn	OH	3.0	2.0	1,430	\$139,900	\$139,000	4/24/2017	43	1962	\$97.20
232 GREEN VISTA	Enon	OH	3.0	2.0	1,590	\$164,900	\$163,255	7/25/2016	80	1962	\$102.68
217 S Xenia	Enon	OH	3.0	2.0	1,580	\$162,500	\$164,500	9/26/2017	52	1962	\$104.11
3412 MONTCLAIR RD	Springfield	OH	4.0	3.0	1,540	\$169,900	\$167,000	10/6/2016	42	1962	\$108.44
2020 Cheviot Hills	Springfield	OH	3.0	2.0	1,403	\$169,900	\$169,000	6/22/2017	61	1962	\$120.46
3415 CAMBRIDGE	Springfield	OH	3.0	2.0	1,847	\$200,000	\$196,000	8/1/2016	60	1962	\$106.12
849 MEADOW LN	Xenia	OH	4.0	2.5	2,258	\$194,500	\$197,000	4/7/2016	13	1962	\$87.25
612 E Market ST	Xenia	OH	3.0	1.5	1,008	\$750	\$7,500	12/27/2016	21	1963	\$7.44
1966 Elmsford	Springfield	OH	2.0	1.0	925	\$30,000	\$27,000	7/14/2017	39	1963	\$29.19
1915 ELMSFORD	Springfield	OH	3.0	1.0	1,184	\$20,000	\$30,000	6/11/2014	5	1963	\$25.34
1374 Driscoll AVE	Springfield	OH	3.0	1.0	1,218	\$49,900	\$45,782	3/31/2017	96	1963	\$37.59
649 DAMASCUS AVE	Springfield	OH	3.0	1.5	950	\$54,900	\$54,900	11/17/2016	28	1963	\$57.79
1823 PORTAGE PATH	Springfield	OH	3.0	1.0	1,236	\$59,900	\$57,900	12/30/2015	103	1963	\$46.84
643 W JOHN ST	Springfield	OH	3.0	1.5	925	\$69,500	\$60,000	9/15/2014	57	1963	\$64.86
754 Knickerbocker	Springfield	OH	3.0	1.0	925	\$64,999	\$62,000	7/31/2017	128	1963	\$67.03
2044 RUTLAND	Springfield	OH	2.0	1.0	922	\$69,900	\$69,900	9/15/2014	59	1963	\$75.81
701 HAZELBROOK	Springfield	OH	3.0	1.0	925	\$74,500	\$74,500	8/31/2016	72	1963	\$80.54
6658 SOUTHERN VISTA	Enon	OH	3.0	1.0	1,026	\$77,500	\$75,000	12/29/2015	111	1963	\$73.10
511 KNICKERBOCKER	Springfield	OH	4.0	1.5	1,405	\$77,200	\$76,200	6/26/2014	73	1963	\$54.23
3504 CAMBRIDGE	Springfield	OH	4.0	3.0	2,247	\$84,900	\$82,000	6/29/2015	192	1963	\$36.49
460 S XENIA	Enon	OH	3.0	2.0	1,625	\$99,900	\$85,000	1/28/2014	227	1963	\$52.31
2360 THOR DR	Springfield	OH	3.0	1.5	1,311	\$89,900	\$86,500	3/26/2015	77	1963	\$65.98
437 GERON	Springfield	OH	3.0	2.0	1,379	\$89,900	\$87,000	8/25/2015	37	1963	\$63.09
6603 SOUTHERN VISTA	Enon	OH	4.0	1.0	1,323	\$89,900	\$89,000	8/26/2016	9	1963	\$67.27
2957 SPRINGFIELD XENIA	Springfield	OH	3.0	2.0	1,332	\$89,900	\$89,900	10/13/2017	149	1963	\$67.49

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
4594 CYNTHIA DR	Enon	OH	3.0	1.5	1,749	\$95,000	\$90,000	5/29/2015	90	1963	\$51.46
1711 TRINITY DR	Springfield	OH	3.0	1.0	1,376	\$94,900	\$94,900	11/18/2016	37	1963	\$68.97
510 PINEY BRANCH RD	Springfield	OH	2.0	1.5	1,380	\$99,900	\$95,600	5/12/2014	73	1963	\$69.28
1701 E MILE RD	Springfield	OH	3.0	1.5	2,376	\$99,900	\$96,000	8/21/2015	19	1963	\$40.40
6809 SOUTHERN VISTA	Enon	OH	3.0	1.0	1,416	\$98,900	\$98,900	8/13/2015	50	1963	\$69.84
224 CASH CT	Fairborn	OH	4.0	2.0	1,352	\$99,900	\$99,900	3/27/2015	59	1963	\$73.89
3156 E PITCHIN	Springfield	OH	3.0	1.0	1,482	\$100,000	\$100,000	3/2/2016	61	1963	\$67.48
1861 WINDING TRL	Springfield	OH	3.0	1.5	1,260	\$104,900	\$102,900	3/12/2015	27	1963	\$81.67
1054 BETTY JEAN	Springfield	OH	3.0	2.0	1,404	\$110,000	\$105,000	10/31/2016	102	1963	\$74.79
4601 CYNTHIA DR	Enon	OH	3.0	1.5	1,749	\$117,900	\$108,000	3/27/2014	59	1963	\$61.75
4648 HERON	Springfield	OH	3.0	1.5	1,352	\$119,900	\$119,500	8/8/2014	7	1963	\$88.39
1601 Briarwood TER	Springfield	OH	3.0	1.5	1,641	\$119,900	\$119,900	7/31/2017	39	1963	\$73.07
431 ZELLER	Springfield	OH	3.0	2.0	1,619	\$131,500	\$125,000	3/30/2017	187	1963	\$77.21
4538 CYNTHIA DR	Enon	OH	4.0	2.0	1,950	\$122,999	\$125,000	1/27/2016	227	1963	\$64.10
1165 Landsdale	Fairborn	OH	3.0	2.0	1,408	\$129,900	\$130,000	2/28/2017	34	1963	\$92.33
2540 Rebecca	Springfield	OH	4.0	2.5	2,192	\$142,900	\$130,000	12/30/2016	71	1963	\$59.31
5001 Old Clifton	Springfield	OH	3.0	1.5	1,600	\$149,900	\$137,000	9/18/2017	85	1963	\$85.63
1831 CHEVIOT HILLS	Springfield	OH	3.0	2.0	1,460	\$158,900	\$138,000	7/29/2015	21	1963	\$94.52
2626 CAROUSEL DR	Springfield	OH	4.0	2.5	2,547	\$143,900	\$143,900	6/18/2014	307	1963	\$56.50
1820 Cheviot Hills DR	Springfield	OH	3.0	2.5	1,455	\$150,000	\$147,232	5/17/2017	84	1963	\$101.19
500 ZELLER DR	Springfield	OH	4.0	2.5	2,238	\$149,900	\$148,625	12/22/2016	198	1963	\$66.41
2104 CHEVIOT HILLS DR	Springfield	OH	4.0	3.0	1,800	\$159,900	\$153,000	8/15/2014	63	1963	\$85.00
327 RIDGEWOOD	Fairborn	OH	3.0	2.0	1,508	\$154,900	\$154,900	8/4/2016	62	1963	\$102.72
2517 Carousel DR	Springfield	OH	3.0	2.5	1,929	\$184,900	\$184,900	4/27/2017	39	1963	\$95.85
1030 N BIRD	Springfield	OH	2.0	1.0	1,344	\$239,000	\$205,000	7/10/2015	74	1963	\$152.53
112 Thomaston TRL	Springfield	OH	3.0	2.0	2,337	\$209,000	\$208,000	5/10/2017	175	1963	\$89.00
105 W AUBURN AVE	Springfield	OH	3.0	1.0	925	\$23,900	\$19,800	2/26/2014	95	1964	\$21.41
914 Robinson DR	Springfield	OH	3.0	2.0	1,340	\$29,900	\$28,000	1/20/2017	59	1964	\$20.90
2065 PORTAGE PATH	Springfield	OH	3.0	1.0	1,069	\$42,500	\$33,500	12/1/2015	147	1964	\$31.34
1314 Skyline LN	Springfield	OH	2.0	1.0	1,222	\$49,900	\$36,000	11/17/2016	295	1964	\$29.46
1929 PORTAGE	Springfield	OH	3.0	1.0	1,120	\$39,500	\$36,200	1/27/2017	148	1964	\$32.32
1820 PORTAGE PATH	Springfield	OH	3.0	1.5	925	\$46,000	\$48,000	6/29/2015	74	1964	\$51.89
613 OLD MILL	Springfield	OH	2.0	1.0	1,292	\$52,500	\$51,000	5/22/2014	13	1964	\$39.47
40 W Auburn AVE	Springfield	OH	3.0	1.0	1,300	\$58,500	\$58,500	4/20/2017	88	1964	\$45.00
3107 E HIGH ST	Springfield	OH	3.0	2.0	1,379	\$64,900	\$60,000	6/30/2016	99	1964	\$43.51
6643 PINE RIDGE	Enon	OH	3.0	1.5	1,392	\$72,100	\$63,000	9/30/2015	38	1964	\$45.26
425 MEADOW WOOD	Springfield	OH	2.0	2.0	1,384	\$85,000	\$64,000	1/3/2014	83	1964	\$46.24
4556 BLOUGH	Enon	OH	3.0	1.5	1,064	\$84,000	\$72,000	1/22/2016	60	1964	\$67.67
2040 PROSPECT CIR	Springfield	OH	2.0	1.0	1,373	\$77,900	\$73,000	4/14/2017	196	1964	\$53.17
2113 S FOUNTAIN AVE	Springfield	OH	3.0	1.5	1,749	\$74,000	\$74,000	7/28/2016	62	1964	\$42.31
2649 DWIGHT	Springfield	OH	3.0	2.0	1,080	\$79,900	\$75,000	10/9/2014	138	1964	\$69.44
3111 E High St	Springfield	OH	3.0	2.0	1,320	\$77,900	\$77,900	6/28/2017	65	1964	\$59.02
4556 Blough DR	Enon	OH	3.0	1.5	1,064	\$82,500	\$82,500	3/21/2017	41	1964	\$77.54
2035 MARYLAND AVE	Springfield	OH	3.0	2.0	1,492	\$86,900	\$84,500	5/14/2015	1	1964	\$56.64
1963 SOUTHLAWN DR	Fairborn	OH	4.0	2.5	1,859	\$89,000	\$92,000	10/31/2014	27	1964	\$49.49
2918 VALLEYVIEW	Fairborn	OH	3.0	2.0	1,092	\$100,000	\$97,000	7/15/2016	106	1964	\$88.83
2233 Meadowbrook DR	Springfield	OH	4.0	2.0	1,638	\$99,000	\$98,500	6/16/2017	74	1964	\$60.13
517 GERON DR	Springfield	OH	4.0	2.0	1,483	\$104,900	\$102,900	7/30/2014	48	1964	\$69.39
3112 Penrose AVE	Springfield	OH	3.0	1.0	1,248	\$106,000	\$104,000	3/17/2017	69	1964	\$83.33
8051 SPRINGFIELD JAMESTOWN RD	Springfield	OH	3.0	2.0	1,515	\$115,000	\$108,000	10/14/2014	150	1964	\$71.29
348 S XENIA	Enon	OH	3.0	2.0	1,566	\$110,000	\$110,000	11/15/2016	16	1964	\$70.24
4555 CYNTHIA DR	Enon	OH	4.0	1.5	1,410	\$110,000	\$110,000	4/23/2014	149	1964	\$78.01
509 GERON	Springfield	OH	3.0	2.0	1,359	\$124,900	\$112,000	10/24/2016	117	1964	\$82.41
342 RIDGEWOOD	Fairborn	OH	4.0	2.5	1,860	\$119,900	\$116,500	5/29/2015	251	1964	\$62.63
2955 Sun Valley	Springfield	OH	3.0	2.0	1,862	\$129,900	\$122,000	1/20/2017	33	1964	\$65.52
4611 GREEN MEADOWS	Enon	OH	4.0	2.0	1,676	\$124,900	\$122,000	7/1/2015	2	1964	\$72.79
2627 MARINETTE	Springfield	OH	3.0	1.5	1,196	\$124,700	\$123,000	12/16/2015	570	1964	\$102.84
81 ADLYN DR	Springfield	OH	3.0	2.0	2,000	\$129,900	\$124,000	11/10/2014	9	1964	\$62.00
2638 ABERDEEN DR	Springfield	OH	3.0	2.0	1,668	\$134,900	\$127,000	9/21/2015	55	1964	\$76.14
3130 SHERWOOD PARK DR	Springfield	OH	3.0	2.5	1,740	\$136,900	\$129,000	5/7/2015	51	1964	\$74.14
3120 DERR	Springfield	OH	3.0	2.0	1,300	\$135,000	\$130,000	4/16/2014	373	1964	\$100.00
1834 DEVON DR	Springfield	OH	3.0	2.0	1,568	\$135,000	\$131,000	10/19/2015	28	1964	\$83.55
2018 GRANADA DR	Springfield	OH	4.0	3.0	1,976	\$138,900	\$135,500	11/19/2015	48	1964	\$68.57
2710 ABERDEEN DR	Springfield	OH	3.0	2.0	1,450	\$144,900	\$136,000	4/30/2015	14	1964	\$93.79
3148 SHERWOOD PARK DR	Springfield	OH	3.0	2.0	1,832	\$142,000	\$140,000	9/30/2015	4	1964	\$76.42
1621 SOUTHLAWN	Fairborn	OH	3.0	2.0	1,508	\$159,900	\$150,000	6/17/2016	56	1964	\$99.47
2523 BROOKDALE DR	Springfield	OH	3.0	2.0	1,836	\$155,900	\$150,400	2/18/2015	206	1964	\$81.92
1178 Davis DR	Fairborn	OH	3.0	2.0	1,924	\$153,901	\$151,500	6/30/2017	67	1964	\$78.74

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
2515 REBECCA	Springfield	OH	4.0	2.5	2,130	\$164,900	\$154,900	4/16/2015	151	1964	\$72.72
2515 REBECCA	Springfield	OH	4.0	2.5	2,139	\$159,900	\$159,900	2/18/2014	110	1964	\$74.75
2134 CHEVIOT HILLS	Springfield	OH	4.0	2.0	1,829	\$165,000	\$163,000	12/15/2016	84	1964	\$89.12
1900 Cheviot Hills DR	Springfield	OH	4.0	2.5	1,900	\$169,900	\$165,000	4/21/2017	17	1964	\$86.84
2431 REBECCA DR	Springfield	OH	4.0	2.5	2,000	\$174,000	\$169,900	7/9/2015	23	1964	\$84.95
316 HOLIDAY	Springfield	OH	4.0	2.5	2,368	\$189,900	\$188,000	6/17/2016	56	1964	\$79.39
2637 CAROUSEL DR	Springfield	OH	4.0	3.0	3,008	\$197,500	\$191,000	8/30/2016	12	1964	\$63.50
138 W AUBURN	Springfield	OH	3.0	1.0	900	\$21,500	\$20,500	8/9/2016	1	1965	\$22.78
305 W Auburn AVE	Springfield	OH	4.0	2.0	1,637	\$27,900	\$31,003	3/29/2017	47	1965	\$18.94
1024 LAFAYETTE AVE	Springfield	OH	2.0	1.0	988	\$45,000	\$45,000	7/9/2015	205	1965	\$45.55
622 Osborn	Fairborn	OH	2.0	1.0	768	\$49,900	\$49,900	9/1/2017	121	1965	\$64.97
3127 E HIGH	Springfield	OH	3.0	2.0	1,708	\$51,740	\$50,459	3/9/2015	181	1965	\$29.54
227 W AUBURN	Springfield	OH	3.0	1.0	925	\$63,900	\$61,500	4/30/2014	176	1965	\$66.49
2712 MERRITT ST	Springfield	OH	3.0	1.0	1,107	\$69,975	\$68,832	4/1/2014	140	1965	\$62.18
237 W AUBURN AVE	Springfield	OH	3.0	1.5	1,712	\$79,000	\$75,000	5/2/2017	257	1965	\$43.81
415 MEADOW WOOD DR	Springfield	OH	3.0	2.0	1,475	\$75,500	\$76,000	6/11/2014	146	1965	\$51.53
1027 LARK LN	Xenia	OH	3.0	2.0	1,659	\$86,900	\$80,000	6/7/2016	96	1965	\$48.22
907 OAKLAND DR	Beavercreek	OH	2.0	2.0	1,036	\$89,900	\$86,500	9/18/2015	34	1965	\$83.49
2940 CAVINS DR	Springfield	OH	3.0	1.0	1,524	\$89,900	\$87,000	1/21/2014	112	1965	\$57.09
1322 PROVIDENCE	Springfield	OH	3.0	1.5	1,525	\$89,900	\$89,000	11/20/2015	31	1965	\$58.36
4345 Joy DR	Enon	OH	2.0	1.0	1,026	\$89,900	\$89,900	5/25/2017	47	1965	\$87.62
2908 CAVINS DR	Springfield	OH	3.0	1.5	1,469	\$93,000	\$90,000	4/1/2016	191	1965	\$61.27
2982 PASCAL DR	Dayton	OH	4.0	3.0	1,918	\$99,900	\$90,000	4/16/2014	16	1965	\$46.92
7147 SOUTHERN VISTA	Enon	OH	3.0	2.5	2,408	\$90,000	\$90,075	1/26/2016	71	1965	\$37.41
3857 RAYMOND	Enon	OH	4.0	2.0	1,707	\$99,900	\$90,500	8/7/2015	69	1965	\$53.02
1506 HYANNIS DR	Springfield	OH	3.0	1.0	1,169	\$95,000	\$92,000	7/15/2016	47	1965	\$78.70
3901 NEW YORK	Enon	OH	3.0	1.5	1,448	\$94,900	\$94,900	12/29/2014	125	1965	\$65.54
3816 RAYMOND	Enon	OH	3.0	2.0	1,510	\$106,900	\$98,000	2/12/2016	95	1965	\$64.90
504 MEADOW WOOD DR	Springfield	OH	3.0	2.0	1,435	\$99,900	\$98,000	10/29/2015	188	1965	\$68.29
3145 SHERWOOD PARK DR	Springfield	OH	3.0	2.0	1,435	\$99,900	\$98,500	3/28/2014	55	1965	\$68.64
1986 HERKY PL	Fairborn	OH	3.0	1.5	1,576	\$105,000	\$100,000	4/3/2015	137	1965	\$63.45
4291 GREEN MEADOWS DR	Enon	OH	3.0	1.0	1,026	\$104,900	\$100,000	1/30/2016	8	1965	\$97.47
3161 SHERWOOD PARK	Springfield	OH	4.0	2.5	2,352	\$118,000	\$103,000	1/11/2014	116	1965	\$43.79
4211 PHILLIPS ST	Enon	OH	4.0	1.5	1,640	\$107,000	\$104,000	2/12/2015	166	1965	\$63.41
1201 Imperial BLVD	Springfield	OH	3.0	2.0	1,523	\$112,000	\$109,000	8/16/2017	115	1965	\$71.57
1370 W SPARROW RD	Springfield	OH	3.0	1.0	1,274	\$112,900	\$112,900	1/28/2016	70	1965	\$88.62
3113 E HIGH	Springfield	OH	3.0	2.5	1,917	\$119,900	\$115,500	5/20/2014	127	1965	\$60.25
2637 BALSAM	Springfield	OH	3.0	1.5	1,553	\$115,000	\$116,000	10/7/2016	16	1965	\$74.69
4331 GREEN MEADOWS	Enon	OH	3.0	1.0	1,323	\$119,900	\$118,000	5/4/2015	145	1965	\$89.19
1615 WINDING	Springfield	OH	4.0	3.0	2,070	\$119,900	\$119,900	6/29/2015	1	1965	\$57.92
1943 CAMPUS DR	Fairborn	OH	4.0	2.0	1,872	\$120,000	\$120,000	5/27/2016	99	1965	\$64.10
1541 Attleboro AVE	Springfield	OH	4.0	1.5	1,499	\$121,900	\$121,500	7/28/2017	119	1965	\$81.05
3156 SHERWOOD PARK	Springfield	OH	3.0	2.5	1,965	\$129,900	\$127,000	6/27/2014	28	1965	\$64.63
537 REBECCA DR	Springfield	OH	3.0	2.0	2,162	\$138,500	\$130,000	11/21/2014	38	1965	\$60.13
2740 BALSAM DR	Springfield	OH	3.0	1.5	1,636	\$131,000	\$131,000	7/9/2015	13	1965	\$80.07
2450 ERTER DR	Springfield	OH	3.0	1.5	2,079	\$135,000	\$132,500	1/15/2015	10	1965	\$63.73
3147 SHERWOOD PARK	Springfield	OH	4.0	2.5	2,520	\$137,800	\$133,000	1/13/2016	116	1965	\$52.78
2691 Longwood DR	Beavercreek	OH	3.0	2.0	1,248	\$139,900	\$138,900	2/22/2017	111	1965	\$111.30
1624 Briarwood TER	Springfield	OH	4.0	3.0	1,170	\$139,900	\$139,900	4/27/2017	15	1965	\$119.57
534 Holiday DR	Springfield	OH	4.0	2.5	2,164	\$137,500	\$140,000	5/26/2017	47	1965	\$64.70
2170 FAIRFIELD PIKE	Springfield	OH	3.0	2.0	1,986	\$139,900	\$143,000	3/19/2014	132	1965	\$72.00
3120 E Leffel LN	Springfield	OH	3.0	2.0	1,456	\$144,900	\$144,900	8/18/2017	18	1965	\$99.52
2603 SPRINGFIELD JAMESTOWN RD	Springfield	OH	4.0	2.5	2,449	\$159,900	\$155,000	3/31/2017	153	1965	\$63.29
2773 S BURNETT	Springfield	OH	3.0	2.5	1,868	\$159,900	\$164,000	8/29/2016	3	1965	\$87.79
2680 LINDAIR DR	Mad River	OH	3.0	2.5	1,911	\$189,900	\$170,000	7/1/2016	37	1965	\$88.96
2646 REBECCA	Springfield	OH	4.0	2.5	2,663	\$199,500	\$195,000	5/18/2016	66	1965	\$73.23
1590 MORGAN	Springfield	OH	3.0	1.0	898	\$39,900	\$31,000	6/26/2014	2	1966	\$34.52
347 RAFFENSPERGER	Springfield	OH	3.0	2.5	1,580	\$41,000	\$38,000	8/14/2015	540	1966	\$24.05
110 W Auburn	Springfield	OH	3.0	1.0	950	\$55,000	\$53,000	4/11/2017	84	1966	\$55.79
4143 RAYMOND	Enon	OH	2.0	1.0	1,317	\$65,000	\$55,000	1/28/2015	20	1966	\$41.76
634 RUBSAM	Springfield	OH	2.0	1.0	1,024	\$61,900	\$55,000	9/23/2015	103	1966	\$53.71
1608 ATTLEBORO	Springfield	OH	3.0	1.0	1,169	\$65,000	\$55,750	12/8/2015	16	1966	\$47.69
1027 PINE	Springfield	OH	3.0	2.0	1,247	\$59,900	\$56,500	3/24/2017	155	1966	\$45.31
26 Forestdale DR	Fairborn	OH	2.0	1.0	850	\$69,900	\$67,000	3/15/2017	133	1966	\$78.82
895 LAWNVIEW	Springfield	OH	3.0	1.0	1,134	\$67,900	\$67,900	3/12/2015	37	1966	\$59.88
2055 SCIOTO DR	Springfield	OH	3.0	1.5	1,334	\$79,900	\$75,000	4/17/2015	4	1966	\$56.22
1424 HYANNIS	Springfield	OH	3.0	1.0	950	\$79,500	\$75,000	10/24/2016	6	1966	\$78.95
1433 ATTLEBORO AVE	Springfield	OH	3.0	1.0	1,030	\$76,900	\$76,900	9/18/2015	77	1966	\$74.66

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347 RAFFENSPERGER	Springfield	OH	3.0	2.5	1,580	\$79,900	\$79,900	8/30/2016	14	1966	\$50.57
6594 RAVENNA	Enon	OH	3.0	1.0	1,026	\$89,900	\$86,000	8/14/2015	64	1966	\$83.82
324 S XENIA	Enon	OH	4.0	2.5	1,300	\$94,900	\$94,900	9/8/2016	5	1966	\$73.00
1608 ATTLEBORO	Springfield	OH	3.0	1.0	1,169	\$104,000	\$104,000	8/24/2016	14	1966	\$88.96
6707 NEW HORIZON	Enon	OH	4.0	2.0	1,352	\$111,111	\$108,000	7/2/2014	174	1966	\$79.88
1277 RONA PARKWAY DR	Fairborn	OH	4.0	2.5	2,160	\$109,900	\$109,500	5/28/2015	41	1966	\$50.69
2246 E HOME RD	Springfield	OH	3.0	1.5	1,450	\$114,900	\$110,000	4/14/2017	169	1966	\$75.86
2371 THOR DR	Springfield	OH	3.0	2.0	1,534	\$109,900	\$111,000	10/31/2014	25	1966	\$72.36
6798 Arnold AVE	Enon	OH	4.0	1.0	1,577	\$115,900	\$113,400	8/11/2017	155	1966	\$71.91
1646 YORKSHIRE CT	Springfield	OH	3.0	3.0	1,394	\$118,000	\$115,000	3/17/2017	223	1966	\$82.50
3704 Marion	Enon	OH	4.0	1.5	1,347	\$115,000	\$115,000	2/28/2017	90	1966	\$85.37
3368 HEATHERWOOD	Springfield	OH	3.0	1.5	1,518	\$120,000	\$115,900	5/9/2014	1	1966	\$76.35
1530 ATTLEBORO	Springfield	OH	3.0	2.0	1,799	\$119,900	\$119,900	6/27/2014	161	1966	\$66.65
3157 Sherwood Park DR	Springfield	OH	3.0	2.0	1,502	\$118,000	\$120,000	2/14/2017	40	1966	\$79.89
3154 Meadow Wood DR	Springfield	OH	3.0	2.0	1,502	\$125,000	\$120,000	8/8/2017	67	1966	\$79.89
2556 BROOKDALE	Springfield	OH	3.0	2.5	1,911	\$135,900	\$124,000	4/14/2014	233	1966	\$64.89
1818 DEVON DR	Springfield	OH	3.0	2.0	1,450	\$129,900	\$124,500	1/13/2014	86	1966	\$85.86
3440 Heatherwood	Springfield	OH	3.0	2.0	1,615	\$129,900	\$125,000	4/24/2017	56	1966	\$77.40
2732 BALSAM DR	Springfield	OH	4.0	2.5	2,500	\$142,000	\$128,000	1/14/2016	69	1966	\$51.20
180 S. XENIA ST	Enon	OH	4.0	1.5	1,664	\$132,500	\$129,000	12/12/2016	278	1966	\$77.52
2613 MARINETTE	Springfield	OH	4.0	2.5	1,768	\$145,000	\$144,000	10/21/2014	190	1966	\$81.45
122 Green Vista DR	Enon	OH	4.0	2.5	2,057	\$159,900	\$150,000	5/22/2017	108	1966	\$72.92
2298 JACAVANDA DR	Beavercreek	OH	3.0	2.0	2,000	\$157,900	\$151,000	5/23/2014	52	1966	\$75.50
2800 ROCKFORD	Springfield	OH	4.0	3.5	2,426	\$159,900	\$153,000	12/21/2015	154	1966	\$63.07
383 RIDGEWOOD	Fairborn	OH	4.0	2.5	2,260	\$154,900	\$154,900	7/14/2016	52	1966	\$68.54
3382 Heatherwood	Springfield	OH	3.0	2.0	1,886	\$164,900	\$158,000	8/24/2017	36	1966	\$83.78
1302 Rona Parkway DR	Fairborn	OH	4.0	2.5	2,304	\$162,900	\$159,000	3/13/2017	41	1966	\$69.01
701 HARTFORD	Springfield	OH	4.0	2.5	2,226	\$164,900	\$168,800	9/18/2015	44	1966	\$75.83
506 SPARTA DR	Springfield	OH	4.0	3.0	2,886	\$179,900	\$178,900	9/7/2016	103	1966	\$61.99
402 N BROADMOOR	Springfield	OH	3.0	3.5	3,312	\$194,900	\$185,000	1/3/2014	350	1966	\$55.86
1366 DRISCOLL	Springfield	OH	4.0	2.5	2,053	\$53,000	\$45,000	12/10/2014	112	1967	\$21.92
1639 PROVIDENCE	Springfield	OH	3.0	1.5	950	\$53,000	\$50,500	4/24/2014	15	1967	\$53.16
502 MOUNT VERNON DR	Xenia	OH	3.0	1.5	1,255	\$52,000	\$51,500	7/30/2014	8	1967	\$41.04
4196 GREEN MEADOWS	Enon	OH	3.0	1.0	925	\$56,650	\$53,235	1/23/2015	59	1967	\$57.55
1543 Providence	Springfield	OH	3.0	1.5	1,206	\$65,000	\$60,852	8/21/2017	51	1967	\$50.46
1708 MARINETTE DR	Springfield	OH	3.0	1.0	950	\$66,900	\$62,400	10/6/2015	218	1967	\$65.68
1631 PROVIDENCE AVE	Springfield	OH	3.0	1.0	1,225	\$69,900	\$69,900	7/29/2016	37	1967	\$57.06
1630 MARINETTE DR	Springfield	OH	3.0	1.0	950	\$77,500	\$76,000	4/29/2016	74	1967	\$80.00
607 SUNCREST DR	Springfield	OH	3.0	2.0	1,292	\$76,500	\$76,500	4/3/2014	1	1967	\$59.21
523 S Douglas AVE	Springfield	OH	3.0	2.0	1,310	\$79,900	\$79,500	8/7/2017	31	1967	\$60.69
2933 Tarryton LN	Springfield	OH	3.0	1.5	1,169	\$84,900	\$84,000	8/11/2017	78	1967	\$71.86
2146 PERKINS DR	Springfield	OH	4.0	1.0	1,622	\$82,000	\$85,400	3/27/2015	12	1967	\$52.65
6673 EMERALD AVE	Enon	OH	3.0	1.5	1,241	\$89,900	\$86,500	10/21/2015	242	1967	\$69.70
6759 Ginger AVE	Enon	OH	4.0	2.0	1,104	\$89,000	\$86,500	7/20/2017	253	1967	\$78.35
4204 GREEN MEADOWS DR	Enon	OH	3.0	1.0	1,067	\$89,900	\$89,500	4/14/2014	76	1967	\$83.88
3159 SHERWOOD PARK	Springfield	OH	4.0	2.0	1,583	\$95,000	\$92,000	4/2/2014	66	1967	\$58.12
6831 ARNOLD	Enon	OH	2.0	1.0	1,067	\$99,900	\$94,600	10/14/2016	83	1967	\$88.66
1627 YORKSHIRE CT	Springfield	OH	3.0	2.5	1,948	\$99,900	\$98,000	12/31/2014	137	1967	\$50.31
2526 MARINETTE	Springfield	OH	2.0	1.5	1,292	\$104,900	\$102,000	8/15/2016	11	1967	\$78.95
1426 MARINETTE	Springfield	OH	3.0	1.5	1,350	\$102,000	\$102,000	11/14/2014	1	1967	\$75.56
1426 MARINETTE DR	Springfield	OH	3.0	1.5	1,350	\$105,000	\$102,000	8/26/2015	55	1967	\$75.56
4151 JOY	Enon	OH	3.0	1.5	1,269	\$104,500	\$102,000	5/29/2015	55	1967	\$80.38
6601 NEW HORIZON AVE	Enon	OH	3.0	1.5	1,257	\$103,900	\$102,000	11/13/2015	50	1967	\$81.15
6964 GINGER	Enon	OH	3.0	2.0	1,293	\$105,000	\$103,000	2/20/2015	44	1967	\$79.66
1523 ATTLEBORO	Springfield	OH	3.0	1.0	1,169	\$107,500	\$105,000	7/1/2015	363	1967	\$89.82
3036 IPSWICH	Springfield	OH	4.0	1.5	1,612	\$109,900	\$109,900	10/28/2016	38	1967	\$68.18
140 DAVIS	Enon	OH	4.0	2.0	2,017	\$115,000	\$110,000	3/24/2014	333	1967	\$54.54
2568 OLD MILL RD	Springfield	OH	3.0	1.5	1,248	\$117,000	\$112,000	7/6/2015	30	1967	\$89.74
2940 OLD SPRINGFIELD RD	Springfield	OH	3.0	1.0	1,040	\$124,900	\$112,500	12/4/2015	202	1967	\$108.17
644 SUNCREST DR	Springfield	OH	3.0	2.0	1,354	\$119,900	\$115,000	6/13/2014	439	1967	\$84.93
2900 TARRYTON LN	Springfield	OH	3.0	1.5	1,313	\$119,900	\$115,000	12/31/2014	119	1967	\$87.59
1469 LUCAS	Springfield	OH	4.0	2.0	1,820	\$134,900	\$130,000	10/9/2015	117	1967	\$71.43
942 TORRENCE	Springfield	OH	3.0	2.0	1,755	\$135,900	\$131,500	8/15/2016	55	1967	\$74.93
90 Davis AVE	Enon	OH	3.0	2.0	1,515	\$139,900	\$133,000	3/31/2017	87	1967	\$87.79
3466 CRIST RD	Springfield	OH	3.0	1.5	1,701	\$139,500	\$135,000	4/10/2015	83	1967	\$79.37
3136 JUDY LN	Springfield	OH	3.0	1.5	1,344	\$149,900	\$138,000	9/5/2014	80	1967	\$102.68
811 WEYBRIDGE	Springfield	OH	4.0	2.5	2,600	\$140,000	\$140,000	11/5/2015	98	1967	\$53.85
311 VILLA RD	Springfield	OH	3.0	2.0	2,273	\$149,900	\$142,000	11/3/2016	39	1967	\$62.47

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
627 SUNCREST DR	Springfield	OH	3.0	2.0	1,355	\$145,000	\$142,000	2/26/2016	119	1967	\$104.80
282 Fairway Drive	Fairborn	OH	4.0	2.5	2,091	\$149,900	\$147,400	5/17/2017	139	1967	\$70.49
800 HARTFORD	Springfield	OH	3.0	2.5	1,681	\$159,900	\$155,000	10/7/2015	110	1967	\$92.21
1015 Imperial BLVD	Springfield	OH	3.0	2.0	1,679	\$157,000	\$155,000	6/19/2017	61	1967	\$92.32
550 REBECCA	Springfield	OH	3.0	2.0	2,296	\$169,000	\$160,000	8/31/2015	69	1967	\$69.69
711 HARTFORD	Springfield	OH	4.0	2.5	2,126	\$164,900	\$160,000	6/3/2015	108	1967	\$75.26
115 Davis AVE	Enon	OH	3.0	2.0	1,899	\$169,900	\$164,500	7/14/2017	53	1967	\$86.62
810 MEDFORD DR	Springfield	OH	4.0	2.5	2,119	\$169,900	\$166,750	7/15/2016	83	1967	\$78.69
426 HOLIDAY	Springfield	OH	3.0	2.0	2,352	\$169,999	\$169,999	8/16/2016	21	1967	\$72.28
2484 ERTER	Springfield	OH	4.0	2.0	1,943	\$170,000	\$170,000	9/19/2014	59	1967	\$87.49
103 THOMASTON TRL	Springfield	OH	3.0	2.5	1,924	\$179,500	\$173,000	9/8/2015	234	1967	\$89.92
520 Rebecca DR	Springfield	OH	4.0	2.5	2,506	\$180,000	\$175,000	4/28/2017	52	1967	\$69.83
2743 WELLSFORD	Springfield	OH	4.0	3.5	2,264	\$184,900	\$180,000	12/21/2016	50	1967	\$79.51
1340 REDBUD	Fairborn	OH	4.0	2.5	2,459	\$184,900	\$184,900	6/30/2016	28	1967	\$75.19
1801 PROVIDENCE	Springfield	OH	3.0	1.0	1,225	\$89,000	\$50,000	11/19/2015	23	1968	\$40.82
8327 PHILADELPHIA DR	Fairborn	OH	3.0	1.5	1,120	\$54,900	\$55,016	8/29/2016	25	1968	\$49.12
2600 MARINETTE DR	Springfield	OH	3.0	2.0	2,023	\$52,000	\$55,050	2/26/2015	26	1968	\$27.21
8129 WESCOTT AVE	Fairborn	OH	3.0	1.0	988	\$59,900	\$57,000	12/29/2015	103	1968	\$57.69
3855 SPARKHILL DR	Enon	OH	3.0	1.0	1,163	\$89,900	\$72,000	3/12/2014	92	1968	\$61.91
1259 S Burnett RD	Springfield	OH	3.0	1.5	1,260	\$84,900	\$79,000	4/10/2017	116	1968	\$62.70
3961 ROCKY POINT RD	Springfield	OH	3.0	2.0	1,621	\$94,900	\$81,250	1/20/2015	42	1968	\$50.12
5408 OTTAWA	Fairborn	OH	3.0	1.5	1,248	\$85,900	\$82,000	9/28/2016	118	1968	\$65.71
3122 GLOUSTER	Springfield	OH	4.0	1.5	1,267	\$90,000	\$82,000	5/20/2016	194	1968	\$64.72
1810 FALMOUTH	Springfield	OH	3.0	1.0	975	\$89,900	\$85,000	8/3/2015	99	1968	\$87.18
436 WARM SPRINGS DR	Fairborn	OH	3.0	2.0	1,592	\$87,900	\$86,000	1/15/2016	60	1968	\$54.02
3949 NEW YORK	Enon	OH	3.0	1.0	1,067	\$94,900	\$89,900	11/11/2015	3	1968	\$84.25
3035 LYNN HAVEN ST	Springfield	OH	3.0	1.5	1,437	\$94,900	\$90,000	5/18/2015	26	1968	\$62.63
3219 WOODS DR	Springfield	OH	3.0	1.5	1,400	\$97,500	\$92,500	9/30/2015	70	1968	\$66.07
3022 HAVERHILL ST	Springfield	OH	3.0	1.5	1,169	\$95,000	\$92,500	8/30/2016	115	1968	\$79.13
3035 IPSWICH ST	Springfield	OH	3.0	2.0	950	\$93,900	\$93,900	4/10/2015	168	1968	\$98.84
5316 KETURAH	Fairborn	OH	3.0	1.0	988	\$94,900	\$94,900	8/3/2015	77	1968	\$96.05
1506 Malden AVE	Springfield	OH	4.0	1.0	1,142	\$99,900	\$98,000	9/29/2017	57	1968	\$85.81
3372 CLAYDOR DR	Beavercreek	OH	4.0	2.0	1,940	\$92,350	\$98,100	9/15/2016	31	1968	\$50.57
2722 WOODFORD DR	Springfield	OH	3.0	3.0	1,951	\$129,900	\$100,000	3/13/2014	166	1968	\$51.26
3153 Glouster ST	Springfield	OH	3.0	1.0	1,275	\$100,000	\$100,000	8/18/2017	50	1968	\$78.43
3988 SCHENLEY	Enon	OH	3.0	1.0	1,067	\$99,900	\$102,500	10/13/2016	7	1968	\$96.06
3972 SPARKHILL	Enon	OH	4.0	2.0	1,406	\$114,900	\$106,000	8/22/2014	6	1968	\$75.39
3915 Sparkhill	Enon	OH	3.0	1.0	1,137	\$111,000	\$111,000	5/8/2017	79	1968	\$97.63
8105 WESCOTT	Enon	OH	4.0	1.5	1,664	\$115,000	\$115,000	5/26/2017	208	1968	\$69.11
3113 HAVERHILL ST	Springfield	OH	3.0	2.0	1,232	\$119,900	\$117,000	6/22/2015	41	1968	\$94.97
1741 MARINETTE	Springfield	OH	4.0	2.5	1,325	\$124,900	\$118,000	3/24/2017	137	1968	\$89.06
627 SWIGART DR	Fairborn	OH	4.0	3.0	2,668	\$127,900	\$119,200	7/19/2016	44	1968	\$44.68
3873 SPARKHILL DR	Enon	OH	4.0	2.0	1,756	\$125,000	\$122,000	11/7/2016	65	1968	\$69.48
3415 CRIST	Springfield	OH	3.0	2.0	1,490	\$134,900	\$125,000	6/16/2014	78	1968	\$83.89
8213 Wescott AVE	Fairborn	OH	3.0	1.5	972	\$124,900	\$125,000	7/7/2017	42	1968	\$128.60
1800 FAIRFIELD	Springfield	OH	3.0	2.0	1,761	\$129,900	\$125,500	4/25/2016	5	1968	\$71.27
3945 ROCKY POINT	Springfield	OH	3.0	2.0	1,721	\$125,900	\$125,900	12/30/2015	115	1968	\$73.16
3026 Imperial BLVD	Springfield	OH	3.0	2.0	1,549	\$132,000	\$126,000	3/30/2017	77	1968	\$81.34
3956 New York	Enon	OH	3.0	1.5	1,101	\$127,000	\$127,000	6/30/2017	56	1968	\$115.35
3027 IMPERIAL BLVD	Springfield	OH	3.0	2.0	1,535	\$129,900	\$129,900	9/30/2015	1	1968	\$84.63
8224 GIBSON	Fairborn	OH	4.0	1.5	2,404	\$129,900	\$130,000	9/28/2016	173	1968	\$54.08
2 RIGBY	Fairborn	OH	4.0	2.5	2,084	\$135,000	\$130,000	4/19/2016	163	1968	\$62.38
1027 REGAN	Springfield	OH	4.0	2.0	1,653	\$130,000	\$130,000	7/28/2014	39	1968	\$78.64
1007 IMPERIAL BLVD	Springfield	OH	3.0	2.0	1,305	\$135,900	\$133,000	7/15/2014	12	1968	\$101.92
1027 REGAN	Springfield	OH	4.0	2.0	1,653	\$136,900	\$133,000	5/27/2015	61	1968	\$80.46
3032 Morningview DR	Beavercreek	OH	3.0	1.5	1,499	\$134,900	\$134,900	2/3/2017	60	1968	\$89.99
2600 ERTER	Springfield	OH	3.0	1.5	1,723	\$147,000	\$135,000	4/7/2016	38	1968	\$78.35
2909 NAUSET	Springfield	OH	4.0	2.5	1,816	\$139,900	\$139,000	1/8/2016	26	1968	\$76.54
3961 ROCKY POINT RD	Springfield	OH	3.0	2.0	1,621	\$145,000	\$145,000	5/22/2015	1	1968	\$89.45
5270 OLD CLIFTON	Springfield	OH	2.0	1.5	1,212	\$159,900	\$147,000	10/9/2015	43	1968	\$121.29
3134 E LEFFEL LN	Springfield	OH	3.0	1.5	1,982	\$148,000	\$148,000	4/6/2015	77	1968	\$74.67
2909 Wellsford	Springfield	OH	3.0	2.0	1,740	\$150,000	\$149,000	5/26/2017	40	1968	\$85.63
2325 S TECUMSEH	Springfield	OH	3.0	2.5	1,426	\$159,900	\$150,000	7/2/2014	251	1968	\$105.19
630 BRUNSWICK DR	Enon	OH	4.0	2.5	2,159	\$159,900	\$150,000	5/12/2015	185	1968	\$69.48
2280 W BLEE RD	Springfield	OH	4.0	2.0	2,408	\$166,900	\$156,500	3/31/2016	279	1968	\$64.99
2833 ROCKFORD	Springfield	OH	4.0	2.5	2,214	\$160,000	\$158,000	9/10/2015	128	1968	\$71.36
1393 MEADOW WOOD	Fairborn	OH	3.0	2.5	2,051	\$159,900	\$159,900	11/23/2016	70	1968	\$77.96
2714 WOODFORD DR	Springfield	OH	5.0	3.0	1,956	\$189,900	\$172,000	5/5/2014	60	1968	\$87.93

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
2750 WELLSFORD DR	Springfield	OH	3.0	2.5	2,322	\$175,000	\$175,000	3/25/2016	156	1968	\$75.37
6349 SPRINGFIELD JAMESTOWN ROA	Springfield	OH	4.0	3.0	2,925	\$180,000	\$177,200	7/28/2014	15	1968	\$60.58
529 Rebecca DR	Springfield	OH	4.0	2.5	2,555	\$177,900	\$177,900	9/8/2017	83	1968	\$69.63
2735 Wellsford LN	Springfield	OH	4.0	2.5	2,136	\$189,900	\$187,500	9/28/2017	38	1968	\$87.78
4433 S TECUMSEH	Springfield	OH	5.0	2.5	2,150	\$199,000	\$199,000	6/24/2014	9	1968	\$92.56
4580 OLD MILL RD	Springfield	OH	3.0	3.0	2,324	\$219,900	\$200,000	7/30/2014	1	1968	\$86.06
5219 WAVERLY ST	Fairborn	OH	3.0	1.0	1,274	\$37,900	\$35,025	1/15/2016	92	1969	\$27.49
3109 TACKETT ST	Springfield	OH	3.0	1.0	950	\$49,900	\$47,500	1/17/2014	34	1969	\$50.00
2767 Merritt ST	Springfield	OH	2.0	1.0	912	\$49,900	\$49,900	3/29/2017	42	1969	\$54.71
1472 SENECA DR	Xenia	OH	3.0	1.0	962	\$53,000	\$53,000	2/26/2016	15	1969	\$55.09
233 N Fostoria AVE	Springfield	OH	2.0	1.0	832	\$67,900	\$64,500	5/26/2017	100	1969	\$77.52
2041 ELMSFORD ST	Springfield	OH	3.0	1.5	1,308	\$72,000	\$67,500	2/23/2015	18	1969	\$51.61
3211 HAVERHILL	Springfield	OH	3.0	1.0	950	\$69,400	\$68,500	9/19/2014	27	1969	\$72.11
3216 HAVERHILL	Springfield	OH	3.0	1.0	950	\$69,900	\$69,900	6/27/2016	1	1969	\$73.58
1364 SENECA	Xenia	OH	3.0	1.0	1,448	\$75,000	\$73,000	9/11/2015	46	1969	\$50.41
5429 EMMONS	Fairborn	OH	3.0	1.0	988	\$79,999	\$80,000	3/31/2016	123	1969	\$80.97
3300 BRISTOL	Springfield	OH	3.0	1.5	1,330	\$88,900	\$81,000	5/1/2017	350	1969	\$60.90
3223 GLOUSTER	Springfield	OH	3.0	1.5	1,027	\$79,900	\$81,900	5/27/2016	4	1969	\$79.75
3211 Haverhill	Springfield	OH	3.0	1.5	950	\$82,000	\$82,000	3/21/2017	30	1969	\$86.32
5306 WAVERLY	Fairborn	OH	3.0	2.0	1,886	\$84,900	\$84,900	4/24/2015	115	1969	\$45.02
2300 DERR RD	Springfield	OH	3.0	2.0	1,660	\$89,000	\$86,000	9/11/2015	67	1969	\$51.81
3230 HAVERHILL ST	Springfield	OH	4.0	1.0	1,781	\$97,500	\$89,000	12/15/2016	93	1969	\$49.97
3216 HAVERHILL	Springfield	OH	3.0	1.0	950	\$89,800	\$89,800	11/21/2016	38	1969	\$94.53
3137 BRISTOL	Springfield	OH	3.0	1.0	1,205	\$95,000	\$90,000	8/16/2016	3	1969	\$74.69
1525 INNISFALLEN	Springfield	OH	4.0	3.0	2,314	\$99,000	\$92,000	10/12/2016	57	1969	\$39.76
3315 BRISTOL	Springfield	OH	3.0	1.5	1,313	\$90,900	\$93,000	7/29/2014	82	1969	\$70.83
3979 MARION DR	Enon	OH	4.0	1.5	1,674	\$103,000	\$96,000	6/5/2015	198	1969	\$57.35
3316 NANTUCKET	Springfield	OH	3.0	1.5	1,400	\$100,000	\$96,500	12/22/2014	58	1969	\$68.93
3211 GLOUSTER	Springfield	OH	3.0	1.5	1,296	\$97,900	\$97,900	2/20/2015	179	1969	\$75.54
1522 W SPARROW	Springfield	OH	3.0	2.0	1,595	\$60,000	\$99,000	9/21/2015	29	1969	\$62.07
3308 NANTUCKET	Springfield	OH	3.0	1.5	1,313	\$99,900	\$99,000	7/8/2014	58	1969	\$75.40
5132 WAVERLY ST	Fairborn	OH	3.0	1.5	1,189	\$103,900	\$103,900	5/16/2016	5	1969	\$87.38
3316 NANTUCKET	Springfield	OH	3.0	1.5	1,400	\$107,300	\$106,000	1/22/2016	23	1969	\$75.71
3308 Nantucket ST	Springfield	OH	3.0	1.5	1,313	\$107,000	\$106,000	1/19/2017	44	1969	\$80.73
828 TORRENCE DR	Springfield	OH	5.0	2.5	2,184	\$114,900	\$107,000	8/20/2014	206	1969	\$48.99
1120 SANTA MONICA	Springfield	OH	3.0	2.0	1,708	\$109,900	\$107,400	11/4/2014	80	1969	\$62.88
958 TORRENCE DR	Springfield	OH	3.0	2.0	1,495	\$115,000	\$110,000	10/18/2016	62	1969	\$73.58
4140 DAYTON SPRINGFIELD	Springfield	OH	2.0	1.0	1,075	\$119,800	\$112,500	9/28/2016	19	1969	\$104.65
4842 LIMRICK	Springfield	OH	3.0	1.0	1,092	\$116,900	\$116,900	1/31/2014	55	1969	\$107.05
5207 SAUM	Fairborn	OH	4.0	1.5	1,664	\$119,500	\$118,500	2/19/2014	13	1969	\$71.21
5125 OLD CLIFTON	Springfield	OH	3.0	1.5	1,315	\$124,900	\$120,000	9/9/2016	9	1969	\$91.25
5309 SAUM ST	Fairborn	OH	3.0	2.5	1,664	\$129,500	\$125,000	7/14/2014	11	1969	\$75.12
3308 HAVERHILL	Springfield	OH	4.0	1.5	1,612	\$129,000	\$127,500	6/30/2015	32	1969	\$79.09
3024 STONEHAVEN	Springfield	OH	4.0	2.5	1,932	\$134,900	\$132,050	2/25/2014	99	1969	\$68.35
7239 STINE	Enon	OH	3.0	1.5	2,025	\$135,000	\$135,000	6/3/2016	2	1969	\$66.67
4263 LIMRICK	Springfield	OH	3.0	2.0	1,038	\$135,000	\$135,000	9/24/2014	388	1969	\$130.06
2731 RENSSELAER	Springfield	OH	4.0	3.0	2,060	\$168,500	\$159,500	4/28/2016	138	1969	\$77.43
3008 Malibu ST	Springfield	OH	4.0	3.0	1,792	\$159,900	\$159,900	9/29/2017	74	1969	\$89.23
2910 WELLSFORD LN	Springfield	OH	4.0	2.5	2,262	\$169,900	\$162,315	12/22/2014	9	1969	\$71.76
451 W Possum RD	Springfield	OH	3.0	2.0	1,749	\$189,900	\$191,600	8/18/2017	62	1969	\$109.55
3363 ROCKY POINT	Springfield	OH	3.0	2.0	2,602	\$214,900	\$205,000	9/11/2014	112	1969	\$78.79
8600 HADDIX RD	Fairborn	OH	3.0	2.5	2,040	\$259,900	\$250,000	10/29/2015	83	1969	\$122.55
970 E HYDE RD	Yellow Springs	OH	4.0	2.5	2,356	\$260,000	\$255,000	4/22/2015	48	1969	\$108.23
1230 BEVERLY	Springfield	OH	3.0	1.0	936	\$12,500	\$12,500	12/11/2015	42	1970	\$13.35
1001 ROBINSON DR	Springfield	OH	5.0	1.5	1,382	\$15,000	\$16,777	2/29/2016	7	1970	\$12.14
1206 GOODWIN	Springfield	OH	3.0	2.0	1,438	\$23,500	\$23,500	3/8/2016	38	1970	\$16.34
1370 CONCORD AVE	Springfield	OH	3.0	1.0	936	\$28,000	\$24,500	12/31/2015	4	1970	\$26.18
115 Oakmere RD	Springfield	OH	3.0	1.0	1,248	\$24,900	\$26,500	1/17/2017	20	1970	\$21.23
1374 Concord	Springfield	OH	4.0	2.0	988	\$34,900	\$26,700	8/31/2017	137	1970	\$27.02
1226 BEVERLY AVE	Springfield	OH	3.0	1.0	936	\$37,000	\$30,000	7/8/2016	72	1970	\$32.05
3129 NANTUCKET	Springfield	OH	3.0	1.0	1,225	\$48,900	\$44,000	6/20/2014	45	1970	\$35.92
3222 WOONSOCKET	Springfield	OH	3.0	1.0	1,225	\$59,900	\$45,000	9/26/2016	83	1970	\$36.73
1562 RUTLAND AVE	Springfield	OH	3.0	1.0	936	\$48,000	\$48,000	11/19/2015	110	1970	\$51.28
3230 NANTUCKET	Springfield	OH	3.0	1.0	975	\$52,000	\$55,555	3/7/2014	5	1970	\$56.98
3156 WOONSOCKET	Springfield	OH	3.0	1.0	1,142	\$59,900	\$59,900	2/13/2015	7	1970	\$52.45
3229 BRISTOL	Springfield	OH	3.0	1.5	1,337	\$83,000	\$60,000	10/3/2016	10	1970	\$44.88
3145 HAVERHILL ST	Springfield	OH	3.0	1.0	1,073	\$75,000	\$60,000	9/12/2014	40	1970	\$55.92
3121 Nantucket	Springfield	OH	2.0	1.5	775	\$69,900	\$66,000	5/31/2017	84	1970	\$85.16

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
552 N KINGSWOOD	Springfield	OH	3.0	2.0	1,982	\$69,900	\$69,900	11/18/2016	17	1970	\$35.27
3119 WOONSOCKET	Springfield	OH	3.0	1.0	1,225	\$74,900	\$72,500	11/6/2015	9	1970	\$59.18
3206 WOONSOCKET ST	Springfield	OH	3.0	1.0	950	\$79,900	\$75,000	8/27/2014	133	1970	\$78.95
3145 NANTUCKET	Springfield	OH	3.0	1.0	950	\$78,900	\$77,000	4/15/2015	350	1970	\$81.05
5229 KETURAH DR	Fairborn	OH	4.0	1.5	1,664	\$89,000	\$85,000	2/28/2017	186	1970	\$51.08
3230 WOONSOCKET	Springfield	OH	3.0	1.0	950	\$89,900	\$85,950	3/6/2015	1	1970	\$90.47
5355 DRYDEN	Enon	OH	3.0	1.0	1,053	\$89,548	\$86,000	4/27/2015	186	1970	\$81.67
3247 TACKETT	Springfield	OH	4.0	1.5	1,063	\$89,900	\$87,000	4/1/2014	161	1970	\$81.84
1724 Falmouth AVE	Springfield	OH	3.0	1.0	950	\$89,000	\$89,000	8/22/2017	261	1970	\$93.68
3236 Woonsocket ST	Springfield	OH	3.0	1.0	950	\$89,900	\$89,900	5/12/2017	42	1970	\$94.63
3205 WOONSOCKET ST	Springfield	OH	3.0	1.0	950	\$96,000	\$90,000	7/31/2015	39	1970	\$94.74
3215 Nantucket	Springfield	OH	3.0	1.0	925	\$93,500	\$91,500	7/17/2017	90	1970	\$98.92
3300 BRISTOL	Springfield	OH	3.0	1.5	1,313	\$92,900	\$92,900	5/7/2014	113	1970	\$70.75
5154 Wakefield	Fairborn	OH	3.0	1.0	1,053	\$95,000	\$93,000	7/7/2017	56	1970	\$88.32
1809 MARINETTE DR	Springfield	OH	3.0	2.0	2,100	\$99,900	\$98,000	10/30/2015	70	1970	\$46.67
3156 WOONSOCKET	Springfield	OH	3.0	1.0	1,142	\$103,000	\$103,000	10/16/2015	60	1970	\$90.19
3229 Bristol DR	Springfield	OH	3.0	1.5	1,337	\$109,900	\$109,900	2/3/2017	38	1970	\$82.20
1813 MARINETTE DR	Springfield	OH	3.0	1.5	1,313	\$114,900	\$112,000	4/13/2016	20	1970	\$85.30
5249 SAUM	Fairborn	OH	4.0	1.5	1,924	\$137,900	\$130,000	7/31/2014	6	1970	\$67.57
2912 MYSTIC	Springfield	OH	4.0	2.5	2,276	\$134,900	\$134,000	2/12/2016	77	1970	\$58.88
4318 REBERT	Springfield	OH	3.0	2.0	1,745	\$154,900	\$135,000	9/14/2015	151	1970	\$77.36
552 N Kingswood	Springfield	OH	4.0	2.0	1,982	\$154,900	\$153,000	5/15/2017	53	1970	\$77.19
4318 REBERT PIKE	Springfield	OH	4.0	2.5	1,928	\$169,900	\$169,900	5/5/2016	13	1970	\$88.12
60 Koons DR	Enon	OH	6.0	2.5	1,694	\$175,900	\$175,900	9/28/2017	68	1970	\$103.84
536 Northwood DR	Springfield	OH	3.0	2.5	2,327	\$189,900	\$180,000	3/3/2017	69	1970	\$77.35
315 S Bird RD	Springfield	OH	3.0	1.5	1,701	\$183,000	\$183,000	2/21/2017	39	1970	\$107.58
2178 Prudence	Beavercreek	OH	3.0	2.0	1,856	\$189,900	\$185,000	8/7/2017	73	1970	\$99.68
2737 WOODFORD	Springfield	OH	4.0	2.5	2,374	\$185,900	\$185,900	6/30/2016	50	1970	\$78.31
606 WESTCHESTER PARK DR	Springfield	OH	4.0	3.5	3,222	\$249,900	\$245,000	7/16/2016	60	1970	\$76.04
1927 CROFT	Springfield	OH	3.0	1.5	1,232	\$75,000	\$430,000	6/6/2014	218	1970	\$349.03
1235 BEVERLY	Springfield	OH	3.0	1.0	936	\$9,600	\$15,000	6/5/2015	26	1971	\$16.03
1010 W PERRIN	Springfield	OH	2.0	1.5	912	\$20,900	\$20,300	2/5/2016	46	1971	\$22.26
1239 Beverly AVE	Springfield	OH	3.0	1.0	936	\$35,000	\$29,500	10/6/2017	57	1971	\$31.52
103 FOURTH AVE	Springfield	OH	3.0	2.0	1,520	\$34,900	\$35,000	1/23/2017	150	1971	\$23.03
2901 VINEYARD	Springfield	OH	4.0	1.5	1,450	\$50,000	\$50,501	9/22/2016	16	1971	\$34.83
3132 VINEYARD	Springfield	OH	3.0	1.0	1,050	\$25,000	\$60,720	6/17/2015	32	1971	\$57.83
5300 SAUM	Fairborn	OH	4.0	1.5	1,664	\$67,000	\$63,210	1/25/2016	22	1971	\$37.99
3239 Tackett ST	Springfield	OH	4.0	1.0	1,292	\$69,000	\$64,000	6/29/2017	62	1971	\$49.54
3011 HERITAGE	Springfield	OH	3.0	1.0	950	\$69,900	\$67,000	12/16/2016	81	1971	\$70.53
2212 RIDGE RD	Springfield	OH	3.0	2.0	1,474	\$72,500	\$68,000	12/12/2014	70	1971	\$46.13
3115 REVELS ST	Springfield	OH	3.0	1.0	950	\$69,999	\$69,999	5/13/2016	97	1971	\$73.68
3027 REVELS	Springfield	OH	2.0	1.0	800	\$73,000	\$73,000	8/26/2016	386	1971	\$91.25
2230 RIDGE	Springfield	OH	3.0	2.0	1,584	\$86,900	\$76,500	5/5/2015	11	1971	\$48.30
3108 REVELS ST	Springfield	OH	3.0	1.0	950	\$77,900	\$76,900	5/22/2015	62	1971	\$80.95
3308 VINEYARD ST	Springfield	OH	4.0	1.0	1,225	\$77,900	\$77,400	4/29/2016	78	1971	\$63.18
3145 REVELS	Springfield	OH	3.0	1.0	1,225	\$79,900	\$78,900	10/9/2014	226	1971	\$64.41
3224 VINEYARD ST	Springfield	OH	3.0	1.0	950	\$79,900	\$79,900	5/2/2014	96	1971	\$84.11
3216 VINEYARD	Springfield	OH	4.0	1.5	775	\$82,000	\$82,000	5/10/2015	93	1971	\$105.81
3253 WINDMILL DR	Beavercreek	OH	3.0	2.0	1,549	\$78,500	\$82,750	5/29/2015	15	1971	\$53.42
3107 Revels ST	Springfield	OH	3.0	1.0	950	\$89,500	\$89,000	4/11/2017	51	1971	\$93.68
3222 REVELS ST	Springfield	OH	4.0	1.5	1,292	\$89,500	\$89,000	6/30/2016	130	1971	\$68.89
2017 PROVIDENCE AVE	Springfield	OH	3.0	1.5	1,292	\$96,000	\$90,000	1/19/2016	17	1971	\$69.66
1958 MARINETTE DR	Springfield	OH	3.0	1.5	1,436	\$99,900	\$93,000	3/27/2015	103	1971	\$64.76
2941 ALAMEDA	Springfield	OH	3.0	2.0	1,737	\$99,900	\$97,000	6/19/2015	1	1971	\$55.84
3224 TACKETT ST	Springfield	OH	3.0	1.5	1,425	\$105,000	\$100,000	12/5/2016	45	1971	\$70.18
2013 PROVIDENCE	Springfield	OH	4.0	2.0	1,352	\$104,900	\$103,400	9/2/2016	53	1971	\$76.48
1900 MARINETTE DR	Springfield	OH	4.0	2.0	1,550	\$108,500	\$104,500	1/5/2016	95	1971	\$67.42
1822 WILDWOOD	Fairborn	OH	3.0	2.5	1,815	\$108,900	\$105,500	2/12/2016	157	1971	\$58.13
2901 Vineyard	Springfield	OH	3.0	2.0	1,450	\$114,900	\$110,000	8/28/2017	169	1971	\$75.86
5150 N RIVER	Springfield	OH	3.0	1.0	1,350	\$124,900	\$122,500	5/21/2014	29	1971	\$90.74
2212 RIDGE RD	Springfield	OH	3.0	2.0	1,474	\$124,900	\$124,000	5/22/2015	32	1971	\$84.12
3 JACOBS	Fairborn	OH	4.0	2.0	1,938	\$129,000	\$126,000	5/9/2016	68	1971	\$65.02
2941 BREWSTER CT	Springfield	OH	3.0	1.5	1,724	\$128,500	\$128,000	9/18/2015	151	1971	\$74.25
5100 NORTH RIVER RD	Springfield	OH	3.0	2.0	1,566	\$134,900	\$130,000	8/12/2015	26	1971	\$83.01
2915 MALIBU	Springfield	OH	4.0	2.5	2,021	\$130,000	\$130,000	4/1/2014	12	1971	\$64.32
610 E POSSUM RD	Springfield	OH	3.0	1.5	1,720	\$132,000	\$132,000	2/4/2015	27	1971	\$76.74
1919 PERKINS	Springfield	OH	3.0	1.5	1,392	\$132,000	\$132,000	9/22/2016	29	1971	\$94.83
2230 RIDGE	Springfield	OH	3.0	2.0	1,584	\$142,000	\$135,000	9/30/2015	2	1971	\$85.23

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
572 TROTWOOD	Springfield	OH	3.0	1.5	1,569	\$140,000	\$135,900	2/14/2014	252	1971	\$86.62
1730 GLENDALE DR	Fairborn	OH	4.0	2.5	1,768	\$145,000	\$140,000	10/21/2016	77	1971	\$79.19
81 FAY DR	Enon	OH	4.0	3.0	1,954	\$149,900	\$149,900	10/31/2016	29	1971	\$76.71
2445 S Tecumseh	Springfield	OH	3.0	1.0	1,353	\$159,900	\$160,000	9/29/2017	109	1971	\$118.26
3008 CLARION DR	Springfield	OH	4.0	2.5	2,240	\$164,900	\$161,000	8/4/2014	63	1971	\$71.88
2455 W POSSUM RD	Springfield	OH	4.0	2.0	3,288	\$175,000	\$170,000	6/27/2014	46	1971	\$51.70
3000 OLD SPRINGFIELD	Springfield	OH	5.0	2.0	1,935	\$175,000	\$173,000	2/26/2016	224	1971	\$89.41
930 Moorlands DR	Springfield	OH	4.0	2.5	3,011	\$200,000	\$175,000	8/4/2017	72	1971	\$58.12
139 Matthews AVE	Enon	OH	4.0	2.5	1,928	\$173,900	\$175,500	5/16/2017	172	1971	\$91.03
2731 Woodford DR	Springfield	OH	4.0	2.5	2,104	\$185,000	\$179,000	9/7/2017	56	1971	\$85.08
303 INDIANA	Springfield	OH	2.0	1.0	959	\$14,000	\$12,975	1/2/2014	52	1972	\$13.53
1821 DELAWARE	Springfield	OH	2.0	1.5	912	\$15,000	\$13,500	12/29/2015	3	1972	\$14.80
1345 Beverly AVE	Springfield	OH	3.0	1.5	1,026	\$29,900	\$24,000	8/30/2017	274	1972	\$23.39
3313 EASTHAM ST	Springfield	OH	3.0	1.0	950	\$54,900	\$44,000	6/2/2014	19	1972	\$46.32
3263 Erter	Springfield	OH	3.0	1.0	950	\$54,900	\$52,500	10/11/2017	111	1972	\$55.26
1308 Maryland	Springfield	OH	3.0	1.0	884	\$59,900	\$55,000	3/22/2017	36	1972	\$62.22
2351 OBETZ	Beavercreek	OH	2.0	1.0	916	\$62,000	\$59,000	8/17/2016	15	1972	\$64.41
2355 THOR DR	Springfield	OH	3.0	1.5	1,508	\$69,900	\$62,000	7/15/2015	78	1972	\$41.11
5309 WAKEFIELD	Fairborn	OH	3.0	1.5	1,152	\$65,000	\$63,000	5/30/2014	38	1972	\$54.69
2014 PROVIDENCE	Springfield	OH	3.0	1.0	950	\$74,900	\$73,500	3/12/2014	72	1972	\$77.37
3255 SUDBURY	Springfield	OH	3.0	1.0	1,107	\$79,900	\$75,000	1/27/2014	216	1972	\$67.75
3223 TACKETT ST	Springfield	OH	3.0	1.0	950	\$85,000	\$75,000	2/6/2015	172	1972	\$78.95
3130 Erter	Springfield	OH	3.0	1.0	950	\$79,900	\$78,000	4/21/2017	45	1972	\$82.11
3115 ERTER	Springfield	OH	3.0	1.0	950	\$79,900	\$78,500	12/6/2016	40	1972	\$82.63
5166 SAUM DR	Fairborn	OH	4.0	1.5	1,275	\$79,500	\$78,500	4/28/2016	33	1972	\$61.57
3239 SUDBURY ST	Springfield	OH	3.0	1.0	950	\$79,000	\$79,000	8/26/2016	15	1972	\$83.16
3313 EASTHAM ST	Springfield	OH	3.0	1.0	950	\$82,500	\$81,000	8/29/2014	33	1972	\$85.26
3177 W Jackson	Springfield	OH	3.0	1.0	936	\$85,000	\$85,000	12/30/2016	58	1972	\$90.81
3261 Eastham ST	Springfield	OH	3.0	1.0	950	\$91,000	\$89,000	10/10/2017	44	1972	\$93.68
3253 EASTHAM ST	Springfield	OH	4.0	1.0	1,225	\$89,900	\$89,900	8/7/2015	22	1972	\$73.39
3022 ERTER	Springfield	OH	3.0	1.0	1,225	\$99,900	\$94,000	8/5/2015	90	1972	\$76.73
5323 WAKEFIELD	Fairborn	OH	3.0	2.0	1,176	\$94,900	\$94,000	1/6/2015	183	1972	\$79.93
2940 ERTER	Springfield	OH	4.0	1.5	1,523	\$109,900	\$96,150	4/29/2016	13	1972	\$63.13
3324 ERTER DR	Springfield	OH	3.0	1.5	1,292	\$105,000	\$101,000	5/2/2016	38	1972	\$78.17
3200 GLOUSTER ST	Springfield	OH	3.0	1.0	1,169	\$102,900	\$101,900	6/6/2016	95	1972	\$87.17
5341 WAKEFIELD	Fairborn	OH	3.0	2.0	1,176	\$105,000	\$102,000	1/15/2016	207	1972	\$86.73
1924 MARINETTE	Springfield	OH	3.0	2.0	1,301	\$107,500	\$104,500	4/7/2014	317	1972	\$80.32
2918 Brewster	Springfield	OH	3.0	1.5	1,226	\$103,000	\$105,000	9/14/2017	77	1972	\$85.64
82 FAY	Enon	OH	3.0	1.5	1,340	\$119,000	\$110,000	11/9/2015	45	1972	\$82.09
2023 WALTHAM	Springfield	OH	3.0	1.5	1,378	\$125,000	\$122,500	1/6/2014	75	1972	\$88.90
2966 ALAMEDA	Springfield	OH	3.0	2.0	1,821	\$129,900	\$125,000	9/11/2014	24	1972	\$68.64
2695 OLD SPRINGFIELD	Springfield	OH	2.0	1.5	1,420	\$150,000	\$135,000	8/16/2016	1	1972	\$95.07
5130 N RIVER	Springfield	OH	3.0	1.0	1,350	\$135,000	\$135,000	8/13/2014	135	1972	\$100.00
1810 Cheviot Hills	Springfield	OH	3.0	1.5	1,450	\$139,900	\$138,000	7/28/2017	32	1972	\$95.17
1861 PERKINS DR	Springfield	OH	3.0	1.5	1,344	\$139,900	\$138,000	8/12/2014	46	1972	\$102.68
3769 SPRINGFIELD-JAMESTOWN RD	Springfield	OH	4.0	3.0	2,138	\$139,900	\$139,900	4/15/2014	304	1972	\$65.43
700 TORRENCE DR	Springfield	OH	4.0	2.5	2,234	\$154,900	\$145,000	8/31/2015	4	1972	\$64.91
217 ROYAL OAKS	Fairborn	OH	4.0	2.0	1,962	\$149,900	\$145,000	7/18/2014	45	1972	\$73.90
5130 N RIVER RD	Springfield	OH	3.0	1.0	1,350	\$147,900	\$147,900	7/21/2016	103	1972	\$109.56
1138 SANTA MONICA AVE	Springfield	OH	4.0	2.0	2,162	\$154,900	\$149,900	9/9/2016	116	1972	\$69.33
3821 OLD COLUMBUS	Springfield	OH	3.0	2.0	2,662	\$154,900	\$150,000	10/7/2015	76	1972	\$56.35
537 RENSSLAER DR	Springfield	OH	4.0	2.5	2,338	\$169,900	\$155,000	4/25/2016	221	1972	\$66.30
1200 Santa Monica	Springfield	OH	3.0	2.0	2,398	\$159,900	\$156,000	8/24/2017	119	1972	\$65.05
2545 EHRHART	Springfield	OH	3.0	2.5	2,076	\$159,900	\$156,000	7/31/2014	92	1972	\$75.14
6776 MOSIER RD	Yellow Springs	OH	3.0	2.0	1,824	\$174,900	\$177,400	10/28/2015	5	1972	\$97.26
1631 ETTA KABLE	Beavercreek	OH	4.0	2.5	2,360	\$189,000	\$180,000	7/16/2014	12	1972	\$76.27
1445 FAIRFIELD PK	Springfield	OH	4.0	2.5	1,605	\$189,900	\$182,000	10/25/2016	16	1972	\$113.40
2953 S TECUMSEH	Springfield	OH	4.0	2.0	2,112	\$230,000	\$225,000	7/25/2014	32	1972	\$106.53
314 E CECIL ST	Springfield	OH	3.0	1.0	999	\$14,900	\$22,500	3/13/2015	142	1973	\$22.52
1428 SUNSET AVE	Springfield	OH	3.0	2.5	1,336	\$34,900	\$29,434	11/14/2014	88	1973	\$22.03
3109 Eastham ST	Springfield	OH	3.0	1.0	950	\$55,100	\$51,504	12/22/2016	43	1973	\$54.21
2702 SEYMOUR	Springfield	OH	3.0	2.0	1,460	\$73,900	\$65,000	12/10/2014	78	1973	\$44.52
2036 WESTBORO	Springfield	OH	3.0	1.0	950	\$75,000	\$73,000	7/15/2016	17	1973	\$76.84
3116 EASTHAM	Springfield	OH	3.0	1.0	950	\$78,900	\$75,000	8/21/2015	123	1973	\$78.95
3307 Erter DR	Springfield	OH	3.0	1.0	950	\$77,900	\$77,900	6/2/2017	29	1973	\$82.00
3016 EASTHAM	Springfield	OH	3.0	1.0	950	\$80,000	\$78,500	3/30/2015	30	1973	\$82.63
314 RIDGE RD	Springfield	OH	3.0	1.0	1,332	\$81,000	\$80,000	9/29/2015	215	1973	\$60.06
3115 Eastham ST	Springfield	OH	3.0	1.0	1,107	\$89,900	\$89,900	9/21/2017	31	1973	\$81.21



### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
2942 VINEYARD	Springfield	OH	3.0	1.5	1,285	\$97,400	\$97,400	9/9/2014	141	1973	\$75.80
3262 EASTHAM	Springfield	OH	3.0	1.0	1,235	\$99,950	\$99,000	2/8/2017	162	1973	\$80.16
3740 RONDA	Springfield	OH	5.0	2.0	2,396	\$117,900	\$100,002	11/18/2014	30	1973	\$41.74
550 TUTTLE RD	Springfield	OH	2.0	2.0	1,176	\$110,000	\$107,000	8/4/2015	270	1973	\$90.99
2070 SIMON CT	Springfield	OH	3.0	1.5	1,088	\$107,500	\$107,500	9/17/2014	35	1973	\$98.81
3783 RONDA CT	Springfield	OH	3.0	2.0	1,800	\$132,900	\$113,000	7/28/2016	44	1973	\$62.78
5510 S PITCHIN	Springfield	OH	3.0	1.5	1,383	\$124,900	\$118,500	10/10/2014	67	1973	\$85.68
2033 Halifax	Springfield	OH	3.0	1.5	1,285	\$124,900	\$125,000	5/25/2017	9	1973	\$97.28
1817 VILLA RD	Springfield	OH	3.0	1.5	1,356	\$128,900	\$127,900	5/20/2014	47	1973	\$94.32
2032 HALIFAX	Springfield	OH	3.0	2.5	1,675	\$132,900	\$129,600	6/30/2015	52	1973	\$77.37
536 Rensselaer	Springfield	OH	4.0	2.5	2,174	\$129,900	\$129,900	7/28/2017	83	1973	\$59.75
2304 CHAPEL	Fairborn	OH	4.0	2.5	1,728	\$129,900	\$129,900	2/26/2016	45	1973	\$75.17
1159 VISTA DR	Springfield	OH	3.0	2.0	2,000	\$138,000	\$130,000	1/29/2016	64	1973	\$65.00
620 TORRENCE	Springfield	OH	4.0	2.5	2,420	\$137,500	\$130,000	8/24/2015	40	1973	\$53.72
530 RENSSELAER	Springfield	OH	3.0	2.5	1,854	\$145,000	\$145,000	10/14/2016	57	1973	\$78.21
2840 Balsam DR	Springfield	OH	4.0	2.5	1,918	\$159,850	\$155,000	5/31/2017	35	1973	\$80.81
2421 REBECCA DR	Springfield	OH	3.0	2.0	2,157	\$169,000	\$164,000	2/28/2017	126	1973	\$76.03
3061 FAIRFIELD PIKE	Springfield	OH	3.0	2.0	2,060	\$179,731	\$172,500	8/25/2016	77	1973	\$83.74
2744 Wellford LN	Springfield	OH	4.0	2.5	2,174	\$185,000	\$175,000	8/15/2017	121	1973	\$80.50
724 E POSSUM	Springfield	OH	3.0	2.5	1,856	\$179,900	\$179,900	3/10/2014	24	1973	\$96.93
3740 RONDA CT	Springfield	OH	5.0	2.0	2,496	\$184,900	\$182,900	3/27/2015	32	1973	\$73.28
3672 PETRE RD	Springfield	OH	4.0	3.0	2,804	\$190,000	\$190,000	10/27/2014	27	1973	\$67.76
545 Trotwood CIR	Springfield	OH	4.0	2.5	2,428	\$210,000	\$198,000	7/28/2017	85	1973	\$81.55
6286 S TECUMSEH	Springfield	OH	4.0	2.5	2,167	\$219,900	\$215,000	6/19/2015	6	1973	\$99.22
4286 REBERT	Springfield	OH	4.0	2.0	2,826	\$224,000	\$218,000	8/26/2016	47	1973	\$77.14
255 MEADOW LN	Springfield	OH	5.0	3.5	3,930	\$319,000	\$305,000	12/12/2016	128	1973	\$77.61
1159 S WESTERN	Springfield	OH	3.0	1.0	1,040	\$11,200	\$15,000	10/16/2015	184	1974	\$14.42
647 VILLA RD SUITE I	Springfield	OH	3.0	1.5	1,339	\$34,900	\$33,900	12/17/2015	133	1974	\$25.32
1690 PUEBLO DR	Xenia	OH	2.0	1.0	1,406	\$45,000	\$50,260	4/14/2016	12	1974	\$35.75
260 SUNNYBROOK	Enon	OH	2.0	2.0	1,638	\$79,900	\$65,000	12/4/2015	100	1974	\$39.68
954 Buckskin Tri	Xenia	OH	3.0	1.0	1,015	\$84,900	\$82,000	10/10/2017	93	1974	\$80.79
4383 GROSSEPOINT	Springfield	OH	3.0	2.0	2,224	\$99,900	\$85,500	12/22/2015	215	1974	\$38.44
1607 Villa RD	Springfield	OH	3.0	2.0	1,308	\$109,900	\$98,000	8/30/2017	35	1974	\$74.92
1533 VILLA RD	Springfield	OH	3.0	1.5	1,444	\$100,000	\$99,500	9/2/2014	43	1974	\$68.91
2702 EDNA	Springfield	OH	3.0	2.0	1,265	\$112,500	\$112,500	7/30/2014	54	1974	\$88.93
1533 Villa RD	Springfield	OH	3.0	1.5	1,004	\$109,900	\$115,000	5/6/2017	44	1974	\$114.54
2988 DAYTON RD	Springfield	OH	4.0	2.0	1,827	\$115,000	\$118,000	7/14/2015	7	1974	\$64.59
2707 EDNA	Springfield	OH	4.0	2.5	1,856	\$129,900	\$129,000	3/30/2016	17	1974	\$69.50
664 DORAL DR	Xenia	OH	3.0	2.0	1,802	\$139,900	\$139,900	7/31/2015	275	1974	\$77.64
2813 SEYMOUR	Springfield	OH	3.0	2.0	1,408	\$139,900	\$139,900	5/21/2015	13	1974	\$99.36
61 FAIRFIELD PIKE	Enon	OH	4.0	3.0	1,713	\$140,000	\$144,500	8/18/2016	136	1974	\$84.35
3801 WESTCLIFF CT	Springfield	OH	4.0	2.5	2,100	\$154,500	\$148,500	9/12/2014	317	1974	\$70.71
1360 COWMAN	Beavercreek	OH	3.0	2.5	1,895	\$169,900	\$157,500	11/17/2016	110	1974	\$83.11
6516 MANETE ST	Springfield	OH	3.0	2.0	1,973	\$164,900	\$164,900	6/2/2014	3	1974	\$83.58
728 SUNCREST	Springfield	OH	4.0	2.5	2,314	\$182,900	\$182,900	11/18/2016	55	1974	\$79.04
548 TROTWOOD ST	Springfield	OH	4.0	2.5	3,274	\$194,900	\$191,000	9/23/2016	50	1974	\$58.34
3116 CLARION DR	Springfield	OH	4.0	3.0	2,563	\$198,500	\$198,000	3/31/2016	10	1974	\$77.25
3116 Clarion	Springfield	OH	4.0	3.0	2,563	\$219,900	\$212,800	1/10/2017	43	1974	\$83.03
3116 Clarion	Springfield	OH	4.0	3.0	2,563	\$219,900	\$215,000	4/14/2017	94	1974	\$83.89
1121 WILBERFORCE CLIFTON	Xenia	OH	5.0	3.0	2,116	\$215,000	\$215,000	7/7/2016	22	1974	\$101.61
2028 RIDGE	Springfield	OH	3.0	2.0	1,836	\$64,900	\$57,000	10/9/2015	21	1975	\$31.05
2067 SIMON CT	Springfield	OH	4.0	2.5	1,850	\$89,900	\$87,000	4/4/2014	25	1975	\$47.03
830 SANTA MONICA	Springfield	OH	3.0	2.0	1,796	\$119,900	\$112,000	5/21/2014	268	1975	\$62.36
4632 BROADWAY RD	Springfield	OH	2.0	1.5	1,222	\$139,900	\$127,000	8/18/2014	165	1975	\$103.93
1137 APOLLO AVE	Springfield	OH	4.0	2.5	3,444	\$159,900	\$148,000	2/18/2014	246	1975	\$42.97
2028 RIDGE	Springfield	OH	3.0	2.0	1,836	\$154,900	\$150,000	5/31/2016	97	1975	\$81.70
5607 SELMA RD	Springfield	OH	3.0	1.5	1,680	\$85,000	\$77,000	12/12/2016	154	1976	\$45.83
2920 DERR	Springfield	OH	4.0	2.0	1,120	\$94,900	\$94,900	7/22/2016	71	1976	\$84.73
125 SUNNYBROOK TR	Enon	OH	3.0	2.0	1,286	\$119,900	\$117,000	6/10/2016	120	1976	\$90.98
869 ONEIDA	Springfield	OH	3.0	2.0	1,776	\$119,900	\$118,000	2/17/2015	74	1976	\$66.44
708 SANTA MONICA AVE	Springfield	OH	4.0	2.5	2,262	\$139,900	\$135,000	7/3/2017	364	1976	\$59.68
3023 LINMUTH EAST	Springfield	OH	3.0	2.0	1,906	\$156,000	\$143,000	8/12/2016	114	1976	\$75.03
6824 MOSIER	Yellow Springs	OH	4.0	2.0	1,798	\$150,000	\$143,050	6/9/2016	36	1976	\$79.56
846 Oneida	Springfield	OH	3.0	2.5	1,656	\$159,900	\$156,000	5/11/2017	34	1976	\$94.20
2222 TULANE	Beavercreek	OH	4.0	2.5	1,650	\$159,900	\$159,900	6/1/2015	6	1976	\$96.91
3036 LINMUTH DR W	Springfield	OH	4.0	2.5	2,120	\$175,900	\$163,500	10/5/2014	29	1976	\$77.12
3864 FOWLER RD	Springfield	OH	6.0	2.0	2,800	\$175,000	\$172,000	4/21/2014	212	1976	\$61.43
3730 Madrid	Springfield	OH	3.0	2.5	1,344	\$175,000	\$175,000	7/21/2017	64	1976	\$130.21

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843 Oneida	Springfield	OH	4.0	2.5	2,632	\$189,900	\$180,000	9/7/2017	175	1976	\$68.39
2519 KEWANNA	Beavercreek	OH	4.0	2.5	2,252	\$199,900	\$199,900	4/29/2016	49	1976	\$88.77
3015 LINMUTH DR WEST	Springfield	OH	4.0	4.0	2,744	\$214,900	\$210,000	6/24/2016	20	1976	\$76.53
2395 CLARK RUN	Xenia	OH	3.0	2.5	1,748	\$224,900	\$212,500	4/14/2014	182	1976	\$121.57
124 N Clairmont	Springfield	OH	3.0	1.0	1,633	\$58,900	\$50,000	6/12/2017	76	1977	\$30.62
2678 Cleve AVE	Springfield	OH	3.0	1.0	1,248	\$47,500	\$51,000	3/17/2017	104	1977	\$40.87
6945 JOSEPH	Enon	OH	3.0	2.0	1,402	\$89,900	\$79,500	12/10/2014	56	1977	\$56.70
2966 COLUMBUS	Springfield	OH	2.0	1.0	1,134	\$85,000	\$85,000	1/31/2014	56	1977	\$74.96
2726 CONESTOGA	Springfield	OH	3.0	2.0	1,260	\$99,500	\$90,000	5/20/2015	186	1977	\$71.43
1228 SANTA MONICA	Springfield	OH	3.0	2.0	1,586	\$124,900	\$117,500	1/29/2016	105	1977	\$74.09
2962 CLAYTON	Springfield	OH	3.0	1.5	1,304	\$126,000	\$124,900	6/19/2015	170	1977	\$95.78
3001 OLD SPRINGFIELD RD	Springfield	OH	6.0	3.0	3,302	\$150,000	\$130,000	4/24/2015	36	1977	\$39.37
2728 SEYMOUR LN	Springfield	OH	3.0	2.0	1,603	\$139,900	\$134,000	9/16/2015	128	1977	\$83.59
2520 E HOME RD	Springfield	OH	3.0	1.5	1,799	\$139,900	\$136,000	10/14/2016	41	1977	\$75.60
1259 APOLLO AVE	Springfield	OH	3.0	2.0	1,842	\$149,900	\$140,000	10/22/2015	21	1977	\$76.00
38 NIGHTINGALE TRL	Enon	OH	3.0	2.0	1,816	\$154,900	\$143,500	3/18/2016	373	1977	\$79.02
205 SUNNYBROOK TRL	Enon	OH	4.0	2.0	1,749	\$149,900	\$147,900	5/16/2016	164	1977	\$84.56
1921 WEST MILE	Springfield	OH	4.0	2.5	2,032	\$162,500	\$156,000	3/17/2014	142	1977	\$76.77
922 SUNCREST DR	Springfield	OH	3.0	2.0	2,134	\$173,500	\$166,400	6/13/2014	4	1977	\$77.98
2144 E POSSUM	Springfield	OH	3.0	2.0	2,148	\$176,500	\$176,500	6/19/2015	27	1977	\$82.17
3645 MADRID ST	Springfield	OH	3.0	2.5	1,988	\$179,900	\$177,000	4/18/2016	147	1977	\$89.03
3332 SENECA	Springfield	OH	3.0	2.0	1,877	\$184,400	\$180,000	2/25/2015	109	1977	\$95.90
39 NIGHTINGALE	Enon	OH	4.0	3.0	2,252	\$185,500	\$182,000	6/30/2015	41	1977	\$80.82
3360 YUMA	Springfield	OH	4.0	2.5	2,648	\$190,000	\$185,000	5/4/2015	62	1977	\$69.86
1216 APOLLO	Springfield	OH	4.0	3.0	2,854	\$189,900	\$189,900	5/8/2015	89	1977	\$66.54
3614 MADRID	Springfield	OH	3.0	2.5	2,199	\$197,500	\$190,000	10/31/2016	59	1977	\$86.40
662 ONEIDA DR	Springfield	OH	3.0	2.5	3,062	\$214,900	\$209,000	9/24/2014	236	1977	\$68.26
1211 CARDINAL DR	Enon	OH	4.0	2.5	1,968	\$224,000	\$224,000	7/28/2016	69	1977	\$113.82
5590 BROADWAY RD	Springfield	OH	4.0	3.0	2,254	\$248,000	\$231,500	4/10/2014	188	1977	\$102.71
4139 CHICO CT	Springfield	OH	4.0	2.5	2,754	\$264,500	\$260,000	7/30/2015	20	1977	\$94.41
122 SUNNYBROOK	Enon	OH	3.0	2.0	1,474	\$90,000	\$64,123	3/5/2015	60	1978	\$43.50
302 S XENIA ST	Enon	OH	3.0	2.0	1,619	\$105,000	\$105,000	10/27/2016	44	1978	\$64.85
4525 BROADWAY	Springfield	OH	3.0	2.0	1,679	\$104,000	\$105,200	9/12/2014	39	1978	\$62.66
235 SUNNYBROOK TRL	Enon	OH	3.0	2.0	1,561	\$126,900	\$123,000	10/3/2016	3	1978	\$78.80
122 SUNNYBROOK	Enon	OH	3.0	2.0	1,474	\$129,000	\$124,500	10/19/2015	102	1978	\$84.46
25 SUNNYBROOK	Enon	OH	3.0	2.0	1,367	\$129,900	\$127,900	4/22/2016	244	1978	\$93.56
1709 Villa RD	Springfield	OH	3.0	1.5	1,504	\$137,500	\$133,500	3/31/2017	63	1978	\$88.76
3558 Petre RD	Springfield	OH	3.0	2.0	1,744	\$134,900	\$140,000	6/28/2017	28	1978	\$80.28
222 MARBELLA AVE	Springfield	OH	3.0	2.0	1,904	\$169,900	\$165,000	6/13/2014	20	1978	\$86.66
1240 APOLLO AVE	Springfield	OH	3.0	2.5	2,080	\$172,900	\$166,000	6/10/2014	171	1978	\$79.81
2727 CONESTOGA ST	Springfield	OH	3.0	2.5	1,634	\$169,900	\$169,000	6/15/2016	138	1978	\$103.43
925 SANTA MONICA	Springfield	OH	3.0	3.0	2,130	\$179,900	\$170,000	11/14/2014	193	1978	\$79.81
2727 CONESTOGA	Springfield	OH	3.0	2.5	1,823	\$174,900	\$170,000	9/1/2015	36	1978	\$93.25
5225 W JACKSON	Enon	OH	3.0	2.0	1,613	\$185,900	\$180,000	4/14/2014	160	1978	\$111.59
54 Nightingale TRL	Enon	OH	4.0	2.5	1,660	\$189,900	\$183,000	6/1/2017	59	1978	\$110.24
222 MARBELLA	Springfield	OH	3.0	2.0	1,904	\$185,000	\$183,500	6/15/2016	75	1978	\$96.38
3042 E Possum RD	Springfield	OH	3.0	2.0	2,236	\$189,900	\$185,000	5/1/2017	64	1978	\$82.74
1074 Lisa	Springfield	OH	4.0	2.5	2,496	\$209,900	\$200,000	6/23/2017	28	1978	\$80.13
5224 W JACKSON	Enon	OH	5.0	3.5	3,226	\$250,000	\$247,500	11/6/2015	61	1978	\$76.72
107 DOVE CT	Enon	OH	5.0	3.5	3,276	\$299,900	\$288,000	6/15/2016	3	1978	\$87.91
1762 Deerbrook	Beavercreek	OH	3.0	4.0	3,546	\$479,900	\$453,000	8/1/2017	195	1978	\$127.75
921 AMLIN DR	Xenia	OH	3.0	2.5	1,652	\$69,900	\$45,000	4/27/2016	35	1979	\$27.24
3124 REVELS ST	Springfield	OH	4.0	1.0	1,118	\$59,900	\$58,500	4/4/2016	74	1979	\$52.33
816 SANTA MONICA	Springfield	OH	4.0	2.5	3,437	\$110,200	\$91,214	2/20/2015	192	1979	\$26.54
1801 VILLA	Springfield	OH	3.0	1.5	1,555	\$137,900	\$134,900	10/21/2015	31	1979	\$86.75
2074 Conowoods	Springfield	OH	3.0	2.5	1,924	\$155,900	\$147,000	5/25/2017	82	1979	\$76.40
2067 PROVIDENCE	Springfield	OH	3.0	2.5	1,823	\$151,500	\$151,000	4/9/2014	170	1979	\$82.83
2714 SEYMOUR LN	Springfield	OH	4.0	2.5	2,138	\$162,900	\$159,500	7/19/2016	275	1979	\$74.60
3753 CHICKASAW	Springfield	OH	3.0	2.5	2,050	\$169,900	\$162,000	3/25/2016	152	1979	\$79.02
3232 RHEA LN	Springfield	OH	4.0	2.0	1,928	\$159,900	\$165,000	7/28/2014	24	1979	\$85.58
816 Santa Monica	Springfield	OH	4.0	2.5	2,317	\$189,900	\$181,000	1/24/2017	63	1979	\$78.12
2330 Paradise	Springfield	OH	3.0	2.0	2,003	\$209,500	\$205,000	6/9/2017	155	1979	\$102.35
614 N BIRD	Springfield	OH	3.0	2.5	2,317	\$219,900	\$208,000	9/23/2016	59	1979	\$89.77
5641 Peach Blossom CT	Springfield	OH	5.0	2.5	2,140	\$259,900	\$257,000	5/18/2017	31	1979	\$120.09
1925 VILLA	Springfield	OH	3.0	1.5	1,362	\$99,900	\$99,900	12/22/2015	20	1980	\$73.35
1443 VILLA RD	Springfield	OH	3.0	2.0	1,437	\$106,000	\$106,000	8/19/2016	3	1980	\$73.76
2006 W MILE	Springfield	OH	4.0	2.5	2,664	\$149,900	\$142,500	1/24/2014	60	1980	\$53.49
2728 CONESTOGA ST	Springfield	OH	3.0	2.5	1,870	\$169,900	\$166,000	5/5/2016	43	1980	\$88.77

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
815 RIVERSIDE DR	Springfield	OH	3.0	2.5	2,314	\$176,500	\$167,000	1/23/2017	126	1980	\$72.17
294 RA MAR	Springfield	OH	4.0	2.5	3,246	\$249,900	\$251,000	7/28/2016	77	1980	\$77.33
3560 Mechanicsburg	Springfield	OH	3.0	2.0	1,856	\$239,900	\$259,000	5/31/2017	35	1980	\$139.55
1032 LISA CT	Springfield	OH	3.0	2.5	2,926	\$350,000	\$350,000	10/9/2014	22	1980	\$119.62
2913 ERTER DR	Springfield	OH	3.0	1.0	936	\$59,900	\$45,000	1/21/2014	14	1981	\$48.08
2913 ERTER DR	Springfield	OH	3.0	1.0	936	\$73,000	\$75,000	7/25/2014	127	1981	\$80.13
3040 STURBRIDGE ST	Springfield	OH	3.0	1.0	936	\$89,900	\$85,000	10/30/2015	148	1981	\$90.81
297 RAMAR DR	Springfield	OH	4.0	2.5	2,268	\$178,000	\$178,000	3/28/2016	168	1981	\$78.48
1153 Cardinal	Enon	OH	4.0	2.5	2,673	\$203,000	\$189,000	5/19/2017	98	1981	\$70.71
1130 CARDINAL	Enon	OH	4.0	3.0	3,327	\$229,900	\$215,000	9/30/2014	9	1981	\$64.62
2918 DERR	Springfield	OH	3.0	1.0	1,040	\$50,000	\$50,000	3/27/2014	21	1982	\$48.08
3039 NEW HAVEN	Springfield	OH	3.0	1.0	1,040	\$76,500	\$76,500	5/26/2015	110	1982	\$73.56
1150 Cardinal DR	Enon	OH	3.0	2.5	2,376	\$239,900	\$225,000	6/30/2017	51	1982	\$94.70
5840 S PITCHIN	Springfield	OH	3.0	1.0	1,056	\$109,000	\$108,000	1/8/2014	129	1983	\$102.27
3905 E Pitchin RD	Springfield	OH	2.0	1.0	1,008	\$124,900	\$124,900	7/31/2017	42	1983	\$123.91
3860 GORDON HILL	Springfield	OH	5.0	3.0	2,374	\$115,000	\$125,000	9/2/2014	64	1983	\$52.65
990 Cardinal Dr	Enon Village	OH	3.0	2.0	1,988	\$188,500	\$183,500	2/7/2017	65	1983	\$92.30
6965 GINGER	Enon	OH	3.0	1.0	952	\$56,500	\$53,500	1/30/2015	28	1984	\$56.20
2927 DERR RD	Springfield	OH	2.0	1.5	1,135	\$89,900	\$89,900	9/30/2014	46	1984	\$79.21
2039 SUNDANCE	Springfield	OH	4.0	2.5	2,710	\$169,900	\$160,000	12/12/2014	69	1984	\$59.04
2496 SIGNAL HILL RD	Springfield	OH	4.0	5.5	5,604	\$925,000	\$925,000	9/24/2015	8	1984	\$165.06
4895 N River RD	Springfield	OH	3.0	1.0	952	\$89,900	\$87,000	7/10/2017	126	1985	\$91.39
144 TITUS RD	Springfield	OH	3.0	2.0	2,139	\$169,900	\$169,900	5/26/2015	7	1985	\$79.43
3800 HUSTEAD RD	Springfield	OH	3.0	2.5	1,747	\$169,900	\$169,900	11/20/2014	10	1985	\$97.25
212 MARBELLA	Springfield	OH	3.0	2.0	1,812	\$188,000	\$182,000	7/18/2016	75	1985	\$100.44
1095 MEADOWLARK	Enon	OH	4.0	2.5	2,869	\$224,900	\$223,900	4/10/2014	14	1985	\$78.04
714 MOHAWK	Springfield	OH	4.0	2.5	2,312	\$254,900	\$240,000	7/27/2015	1	1985	\$103.81
239 ROSCOMMON	Springfield	OH	3.0	2.5	2,672	\$299,000	\$275,000	10/31/2016	229	1985	\$102.92
2392 FIELDSTONE	Fairborn	OH	3.0	1.5	1,215	\$84,901	\$80,000	11/11/2016	15	1986	\$65.84
759 HIDDEN VALLEY	Fairborn	OH	2.0	2.5	1,600	\$92,425	\$92,000	9/30/2016	44	1986	\$57.50
106 CALIFORNIA	Springfield	OH	3.0	2.0	1,080	\$129,900	\$128,000	9/22/2015	67	1986	\$118.52
3227 COLUMBUS AVE	Springfield	OH	3.0	2.0	1,956	\$149,000	\$135,210	1/30/2015	72	1986	\$69.13
2277 MONTEREY DR	Xenia	OH	3.0	2.5	1,815	\$159,900	\$157,900	9/30/2016	9	1986	\$87.00
771 Hunters Ridge	Fairborn	OH	3.0	2.0	1,466	\$160,000	\$160,000	7/14/2017	50	1986	\$109.14
2018 WEST MILE RD	Springfield	OH	4.0	2.5	2,676	\$169,900	\$160,000	2/3/2016	134	1986	\$59.79
783 HUNTERS RIDGE DR	Fairborn	OH	3.0	2.5	1,954	\$173,900	\$166,000	6/17/2015	52	1986	\$84.95
3818 MALAGA	Springfield	OH	4.0	2.5	2,077	\$174,900	\$169,000	7/20/2015	24	1986	\$81.37
1020 MEADOWLARK DR	Enon	OH	4.0	2.5	2,520	\$218,900	\$214,000	5/30/2014	31	1986	\$84.92
1877 S HIGHGATE	Beavercreek	OH	4.0	2.5	2,828	\$229,650	\$214,900	6/22/2016	89	1986	\$75.99
1000 MEADOWLARK DR	Enon	OH	4.0	3.0	2,498	\$225,000	\$216,000	4/8/2016	173	1986	\$86.47
4982 Horseman	Fairborn	OH	4.0	2.5	2,916	\$259,900	\$264,900	4/27/2017	34	1986	\$90.84
250 ROSCOMMON DR	Springfield	OH	4.0	3.5	3,012	\$315,000	\$275,000	11/29/2016	310	1986	\$91.30
387 N ENON RD	Yellow Springs	OH	4.0	2.5	3,072	\$395,000	\$315,000	3/4/2016	259	1986	\$102.54
101 ROSCOMMON	Springfield	OH	5.0	4.5	5,153	\$375,000	\$378,500	1/10/2017	69	1986	\$73.45
387 N ENON RD	Yellow Springs	OH	4.0	2.5	3,072	\$439,000	\$410,000	8/10/2017	60	1986	\$133.46
39 W HUNTER DR	Enon	OH	3.0	2.5	1,981	\$91,700	\$74,494	7/9/2015	335	1987	\$37.60
1655 Titus	Springfield	OH	4.0	2.0	1,296	\$91,800	\$79,600	8/31/2017	116	1987	\$61.42
2333 RAIDER DR	Fairborn	OH	2.0	1.5	1,154	\$87,200	\$85,000	5/27/2014	27	1987	\$73.66
729 SUNNYMEAD DR	Fairborn	OH	3.0	2.0	1,410	\$136,900	\$132,000	8/3/2015	89	1987	\$93.62
5755 SELMA	Springfield	OH	3.0	2.0	1,652	\$159,900	\$159,900	11/25/2014	62	1987	\$96.79
3773 SELMA PIKE	Springfield	OH	3.0	2.0	1,711	\$169,900	\$163,000	4/30/2015	68	1987	\$95.27
476 CARILLION DR	Springfield	OH	3.0	2.5	2,176	\$199,900	\$195,000	7/20/2015	196	1987	\$89.61
3098 FAIRFIELD PK	Springfield	OH	3.0	2.5	2,184	\$217,900	\$217,900	5/15/2014	224	1987	\$99.77
1120 BLUE JAY	Enon	OH	4.0	2.5	2,858	\$229,000	\$229,000	6/23/2015	34	1987	\$80.13
822 ONEIDA DR	Springfield	OH	4.0	3.0	3,048	\$250,000	\$245,000	5/29/2015	6	1987	\$80.38
306 S XENIA DR	Enon	OH	3.0	2.0	2,116	\$39,900	\$37,700	3/28/2016	121	1988	\$17.82
1201 BRUSH ROW RD	Xenia	OH	2.0	1.0	936	\$79,900	\$77,000	7/20/2016	167	1988	\$82.26
7995 WESTCOTT	Fairborn	OH	3.0	1.0	900	\$85,900	\$85,000	9/30/2016	46	1988	\$94.44
3250 ROCKY PT RD	Springfield	OH	3.0	2.0	1,800	\$119,000	\$120,550	10/24/2014	22	1988	\$66.97
880 E POSSUM	Springfield	OH	3.0	2.5	2,229	\$148,500	\$140,500	10/3/2014	524	1988	\$63.03
2740 CONESTOGA	Springfield	OH	3.0	2.0	1,573	\$146,900	\$145,000	7/22/2015	109	1988	\$92.18
2204 CAPESTRANO DR	Xenia	OH	4.0	2.5	2,595	\$168,500	\$160,000	7/30/2014	38	1988	\$61.66
1067 BLUE JAY	Enon	OH	4.0	2.5	2,490	\$209,900	\$195,000	9/29/2014	64	1988	\$78.31
306 S Xenia DR	Enon	OH	5.0	4.0	3,195	\$219,900	\$216,250	3/10/2017	105	1988	\$67.68
3779 OLD MILL RD	Springfield	OH	4.0	2.5	2,241	\$220,000	\$220,000	8/3/2016	5	1988	\$98.17
3670 OLD CLIFTON RD	Springfield	OH	3.0	2.0	1,820	\$239,000	\$235,000	12/31/2015	45	1988	\$129.12
3115 IMPERIAL BLVD	Springfield	OH	5.0	4.5	3,245	\$295,000	\$280,000	11/12/2015	175	1988	\$86.29
274 ROSCOMMON	Springfield	OH	4.0	3.5	4,052	\$500,000	\$455,000	8/5/2016	64	1988	\$112.29

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
4905 LIMRICK RD	Springfield	OH	3.0	2.0	1,204	\$155,900	\$154,500	3/19/2015	149	1989	\$128.32
2346 VALLE GREENE	Fairborn	OH	3.0	2.5	1,831	\$164,000	\$164,000	8/15/2016	40	1989	\$89.57
2958 MEADOWGATE	Springfield	OH	4.0	3.5	1,768	\$163,500	\$164,500	7/10/2015	382	1989	\$93.04
2260 RIDGE	Springfield	OH	3.0	2.5	2,008	\$172,000	\$165,000	6/29/2016	55	1989	\$82.17
1129 RYAN RD	Springfield	OH	4.0	2.5	2,102	\$174,900	\$169,000	7/19/2016	122	1989	\$80.40
1129 Ryan	Springfield	OH	4.0	2.5	2,102	\$184,900	\$175,000	2/2/2017	57	1989	\$83.25
2240 GREEN KNOLL	Springfield	OH	3.0	2.5	1,808	\$184,900	\$178,000	4/16/2015	42	1989	\$98.45
1093 KINGSGATE RD	Springfield	OH	4.0	2.5	2,106	\$179,900	\$178,000	2/28/2014	242	1989	\$84.52
1139 RYAN RD	Springfield	OH	4.0	2.5	2,096	\$184,900	\$180,000	8/15/2016	28	1989	\$85.88
2002 SUNDANCE	Springfield	OH	3.0	2.5	2,062	\$194,900	\$188,000	4/20/2015	129	1989	\$91.17
380 N BIRD RD	Springfield	OH	3.0	2.0	2,437	\$275,000	\$265,000	12/29/2015	118	1989	\$108.74
380 N BIRD	Springfield	OH	3.0	2.0	2,917	\$285,000	\$279,900	3/3/2017	122	1989	\$95.95
1854 APPIAN WAY	Springfield	OH	4.0	3.5	4,099	\$300,000	\$290,000	1/23/2017	117	1989	\$70.75
2684 KILKENNY	Springfield	OH	5.0	3.5	4,538	\$460,000	\$440,000	12/23/2014	13	1989	\$96.96
2211 SHAWNEE	Springfield	OH	3.0	1.0	1,316	\$39,900	\$36,500	5/28/2014	65	1990	\$27.74
2211 SHAWNEE	Springfield	OH	3.0	1.0	1,316	\$63,000	\$63,000	10/29/2014	42	1990	\$47.87
883 Emery ST	Springfield	OH	2.0	1.0	1,160	\$87,500	\$80,000	9/25/2017	136	1990	\$68.97
4716 OLD CLIFTON RD	Springfield	OH	2.0	1.0	900	\$89,900	\$85,000	10/12/2016	83	1990	\$94.44
2360 RIDGE RD	Springfield	OH	3.0	2.0	1,456	\$119,900	\$119,900	10/31/2014	69	1990	\$82.35
3606 OLD MILL RD	Springfield	OH	3.0	2.0	1,661	\$129,900	\$121,875	10/30/2015	118	1990	\$73.37
2744 CONESTOGA ST	Springfield	OH	3.0	2.0	1,528	\$140,000	\$136,500	10/21/2014	63	1990	\$89.33
2195 GREENKNOLL DR	Springfield	OH	4.0	2.5	1,900	\$170,000	\$164,000	5/30/2014	18	1990	\$86.32
3681 MARBELLA	Springfield	OH	4.0	2.5	2,235	\$179,900	\$176,000	9/25/2015	25	1990	\$78.75
4747 LOWER VALLEY	Springfield	OH	3.0	2.0	1,655	\$199,500	\$185,000	4/20/2016	202	1990	\$111.78
452 CARILLION	Springfield	OH	3.0	2.5	2,447	\$199,900	\$198,000	9/12/2016	160	1990	\$80.92
3137 MEYER CT	Springfield	OH	3.0	2.5	2,592	\$239,900	\$215,000	10/30/2014	104	1990	\$82.95
3125 MEYER CT	Springfield	OH	4.0	2.5	2,490	\$225,000	\$215,000	1/9/2017	105	1990	\$86.35
1006 Blue Jay	Enon	OH	3.0	2.5	2,077	\$225,000	\$216,500	6/19/2017	107	1990	\$104.24
1960 Ashbrook DR	Springfield	OH	3.0	2.5	2,182	\$225,000	\$218,000	4/26/2017	43	1990	\$99.91
1115 KINGSGATE	Springfield	OH	4.0	2.5	3,172	\$238,500	\$235,000	11/25/2015	73	1990	\$74.09
3120 IMPERIAL	Springfield	OH	3.0	3.5	3,053	\$299,000	\$280,000	9/2/2015	126	1990	\$91.71
1083 ANKENY	Xenia	OH	3.0	2.5	2,676	\$390,000	\$375,000	9/30/2016	39	1990	\$140.13
56 ADLYN	Springfield	OH	3.0	2.0	1,400	\$121,900	\$121,000	7/15/2016	17	1991	\$86.43
1905 CHEVIOT HILLS DR	Springfield	OH	3.0	2.5	1,996	\$149,900	\$149,000	4/8/2016	4	1991	\$74.65
4725 KINGS RIDGE	Fairborn	OH	3.0	2.5	2,438	\$226,500	\$222,000	6/30/2015	55	1991	\$91.06
3120 MEYER CT	Springfield	OH	4.0	2.5	2,350	\$239,900	\$232,000	6/2/2014	42	1991	\$98.72
4179 Crabill RD	Springfield	OH	3.0	3.0	2,968	\$240,000	\$235,000	5/10/2017	171	1991	\$79.18
1161 RYAN	Springfield	OH	4.0	3.5	2,640	\$259,000	\$259,900	4/8/2016	52	1991	\$98.45
2445 SHAWNEE BLVD	Springfield	OH	5.0	4.5	3,794	\$279,900	\$270,000	9/30/2016	171	1991	\$71.16
3264 Crist RD	Springfield	OH	3.0	2.0	2,300	\$289,900	\$280,000	6/9/2017	47	1991	\$121.74
3114 MEYER	Springfield	OH	4.0	3.5	2,381	\$298,000	\$285,000	8/12/2016	6	1991	\$119.70
806 N Enon Rd	Yellow Springs	OH	3.0	2.5	2,267	\$349,000	\$349,000	8/24/2017	69	1991	\$153.95
2699 KILKENNY	Springfield	OH	3.0	3.5	4,100	\$389,000	\$371,000	4/3/2014	137	1991	\$90.49
2112 KITTYHAWK	Springfield	OH	3.0	2.0	1,038	\$99,900	\$99,500	12/18/2014	62	1992	\$95.86
630 Westwood DR	Fairborn	OH	3.0	2.0	1,518	\$149,900	\$146,000	1/23/2017	76	1992	\$96.18
2119 SIMON CT	Springfield	OH	3.0	2.5	1,668	\$175,000	\$165,000	5/7/2015	230	1992	\$98.92
2751 CONESTOGA ST	Springfield	OH	3.0	2.5	1,613	\$172,700	\$166,800	7/7/2015	77	1992	\$103.41
2804 CONESTOGA	Springfield	OH	3.0	2.0	1,486	\$167,900	\$167,900	12/19/2016	51	1992	\$112.99
2740 OLD OAK	Springfield	OH	3.0	2.5	1,706	\$179,900	\$174,000	4/25/2014	36	1992	\$101.99
1203 RYAN	Springfield	OH	4.0	2.5	2,067	\$179,900	\$175,000	4/15/2016	241	1992	\$84.66
2820 CONESTOGA ST	Springfield	OH	3.0	2.5	1,700	\$179,900	\$176,200	11/9/2015	34	1992	\$103.65
2816 CONESTOGA	Springfield	OH	4.0	2.5	2,131	\$185,000	\$179,900	5/1/2014	49	1992	\$84.42
1103 KINGSGATE	Springfield	OH	3.0	2.0	1,903	\$180,000	\$180,000	8/24/2015	177	1992	\$94.59
2744 OLD OAK LN	Springfield	OH	4.0	2.5	2,043	\$189,000	\$183,000	4/7/2015	14	1992	\$89.57
2815 CONESTOGA	Springfield	OH	4.0	2.5	2,247	\$187,900	\$189,500	3/17/2016	45	1992	\$84.33
1173 SCANLON	Springfield	OH	3.0	2.5	2,103	\$219,000	\$205,000	8/11/2016	83	1992	\$97.48
1138 SCANLON	Springfield	OH	4.0	2.5	2,427	\$214,900	\$210,000	9/12/2014	101	1992	\$86.53
3747 MARBELLA ST	Springfield	OH	4.0	2.5	2,644	\$229,900	\$215,000	12/29/2014	23	1992	\$81.32
3101 CAMPBELL DR	Springfield	OH	3.0	2.0	2,217	\$224,900	\$221,900	12/30/2016	146	1992	\$100.09
3590 HEATHERWOOD AVE	Springfield	OH	3.0	2.5	2,176	\$229,900	\$225,000	5/23/2016	2	1992	\$103.40
1148 SCANLON LN	Springfield	OH	3.0	2.5	2,278	\$239,900	\$230,000	8/1/2014	45	1992	\$100.97
4874 KINGS RIDGE	Fairborn	OH	4.0	3.0	2,626	\$234,450	\$230,500	5/19/2016	30	1992	\$87.78
1131 SCANLON	Springfield	OH	3.0	2.5	2,537	\$228,500	\$233,000	12/31/2015	239	1992	\$91.84
1330 QUINLAN CT	Springfield	OH	4.0	2.0	2,837	\$259,000	\$239,900	11/12/2015	95	1992	\$84.56
3105 CAMPBELL DR	Springfield	OH	4.0	2.5	1,974	\$242,900	\$242,400	12/19/2014	183	1992	\$122.80
1126 KINGSGATE	Springfield	OH	3.0	3.5	2,660	\$269,900	\$259,000	4/29/2016	47	1992	\$97.37
4823 Fox Run	Fairborn	OH	5.0	3.5	2,690	\$272,500	\$273,000	4/13/2017	31	1992	\$101.49
5905 Garrison RD	Enon Village	OH	4.0	2.5	2,059	\$324,900	\$315,000	9/8/2017	135	1992	\$152.99

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Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
2519 VIRGINIA AVE	Springfield	OH	2.0	1.5	900	\$32,900	\$33,000	4/7/2015	23	1993	\$36.67
2370 W POSSUM RD	Springfield	OH	3.0	2.0	1,456	\$140,000	\$130,000	1/29/2016	64	1993	\$89.29
2132 SIMON CT	Springfield	OH	3.0	2.5	1,636	\$155,000	\$145,000	4/1/2016	82	1993	\$88.63
2115 SIMON CT	Springfield	OH	3.0	2.0	1,673	\$156,000	\$149,000	10/28/2016	77	1993	\$89.06
2739 Ashlar DR	Springfield	OH	3.0	3.0	1,164	\$147,000	\$150,000	6/12/2017	52	1993	\$128.87
4701 FOX RUN	Fairborn	OH	3.0	2.0	1,970	\$159,900	\$152,000	3/3/2014	53	1993	\$77.16
2508 COUNTRYSIDE DR	Fairborn	OH	3.0	2.0	1,944	\$159,000	\$152,895	6/18/2015	45	1993	\$78.65
2128 KITTYHAWK AVE	Springfield	OH	3.0	2.5	1,900	\$169,900	\$171,000	5/31/2016	109	1993	\$90.00
2736 Ashlar DR	Springfield	OH	3.0	2.5	2,030	\$185,000	\$185,000	7/24/2017	62	1993	\$91.13
6 W Hunter Dr	Enon	OH	3.0	2.0	1,848	\$194,500	\$194,500	7/19/2017	63	1993	\$105.25
2453 KNOBS END CT	Springfield	OH	4.0	2.5	2,488	\$209,000	\$195,000	5/22/2015	343	1993	\$78.38
7760 KINGS RIDGE CIR	Enon	OH	3.0	2.5	2,495	\$209,900	\$201,000	7/9/2014	88	1993	\$80.56
2453 KNOBS END CT	Springfield	OH	4.0	2.5	2,488	\$219,900	\$212,900	4/29/2016	161	1993	\$85.57
2095 Ashbrook	Springfield	OH	4.0	2.5	2,512	\$269,000	\$262,000	7/20/2017	145	1993	\$104.30
1315 QUINLAN CT	Springfield	OH	4.0	3.5	2,471	\$269,900	\$263,000	5/2/2016	248	1993	\$106.43
2225 E Possum RD	Springfield	OH	4.0	2.5	2,306	\$269,900	\$265,000	12/16/2016	32	1993	\$114.92
1276 QUINLAN CT	Springfield	OH	5.0	3.5	3,700	\$289,900	\$282,000	10/30/2015	32	1993	\$76.22
344 ROSCOMMON DR	Springfield	OH	4.0	4.0	3,756	\$525,000	\$525,000	3/8/2016	316	1993	\$139.78
6120 DOHRMAN	Enon	OH	3.0	2.0	1,458	\$119,900	\$112,500	3/14/2014	25	1994	\$77.16
2377 OLD SELMA	Springfield	OH	4.0	3.0	1,944	\$125,900	\$119,000	11/25/2014	105	1994	\$61.21
1025 OLD COLUMBUS RD	Springfield	OH	3.0	2.0	1,560	\$155,000	\$139,750	10/17/2014	4	1994	\$89.58
2760 ASHLAR DR	Springfield	OH	3.0	2.5	1,150	\$139,900	\$139,900	8/14/2015	58	1994	\$121.65
41 W HUNTER	Enon	OH	4.0	3.0	2,004	\$164,500	\$156,500	10/30/2014	170	1994	\$78.09
2948 MIDDLE URBANA	Springfield	OH	4.0	2.5	2,444	\$185,000	\$172,000	12/2/2015	7	1994	\$70.38
2948 MIDDLE URBANA	Springfield	OH	4.0	2.5	2,444	\$183,000	\$183,000	6/11/2014	496	1994	\$74.88
2815 ASHLAR	Springfield	OH	3.0	2.5	2,696	\$204,900	\$193,000	5/5/2015	135	1994	\$71.59
7769 KINGS RIDGE CIR	Mad River	OH	3.0	2.5	2,016	\$220,000	\$205,000	4/26/2016	10	1994	\$101.69
3623 MARBELLA	Springfield	OH	3.0	2.5	2,676	\$209,900	\$207,700	11/10/2015	4	1994	\$77.62
3434 SELMA PIKE	Springfield	OH	4.0	2.5	2,464	\$224,900	\$214,000	10/30/2015	63	1994	\$86.85
7836 KINGS RIDGE CIR	Enon	OH	4.0	3.0	3,366	\$229,900	\$222,500	9/18/2014	118	1994	\$66.10
1129 Kingsgate RD	Springfield	OH	4.0	3.5	2,396	\$239,000	\$230,000	5/17/2017	59	1994	\$95.99
1184 Ryan RD	Springfield	OH	3.0	2.5	2,345	\$235,000	\$235,000	10/6/2017	57	1994	\$100.21
4887 FOX RUN	Fairborn	OH	4.0	2.5	2,504	\$239,900	\$239,000	9/8/2014	154	1994	\$95.45
4498 HOLLWOOD	Springfield	OH	4.0	2.5	3,314	\$249,500	\$249,400	7/22/2016	5	1994	\$75.26
872 Oneida DR	Springfield	OH	3.0	3.0	2,590	\$269,900	\$259,900	7/19/2017	37	1994	\$100.35
1354 RYAN	Springfield	OH	4.0	2.5	3,082	\$273,500	\$260,000	4/17/2014	86	1994	\$84.36
2295 ASHBROOK	Springfield	OH	6.0	3.5	3,081	\$269,900	\$268,900	1/11/2016	88	1994	\$87.28
4595 Bolin AVE	Springfield	OH	3.0	2.5	2,810	\$324,900	\$324,900	5/20/2017	65	1994	\$115.62
3571 TOWERWOOD CT	Springfield	OH	4.0	4.5	3,220	\$399,000	\$385,000	1/29/2016	216	1994	\$119.57
582 MOUNT VERNON	Springfield	OH	3.0	1.5	1,441	\$39,900	\$37,000	12/31/2014	6	1995	\$25.68
2999 W JACKSON RD	Springfield	OH	2.0	2.0	1,214	\$139,900	\$138,000	6/22/2016	1	1995	\$113.67
3122 Mitchell RD	Springfield	OH	3.0	2.0	2,016	\$159,900	\$159,900	9/25/2017	47	1995	\$79.32
1576 HINKLE RD	Springfield	OH	3.0	2.5	2,240	\$169,900	\$165,000	3/25/2016	4	1995	\$73.66
2828 CONOWOODS	Springfield	OH	3.0	2.5	2,320	\$169,900	\$166,500	5/31/2016	83	1995	\$71.77
4530 ECHO HILLS AVE	Springfield	OH	3.0	2.5	2,350	\$229,900	\$229,900	8/6/2014	70	1995	\$97.83
2385 ASH BROOK	Springfield	OH	4.0	3.0	2,804	\$247,550	\$237,000	6/26/2015	35	1995	\$84.52
4530 ECHO HILLS	Springfield	OH	3.0	2.5	2,350	\$249,900	\$245,000	4/26/2017	194	1995	\$104.26
3370 Kenerly	Springfield	OH	4.0	2.5	2,700	\$259,900	\$245,000	5/15/2017	87	1995	\$90.74
3788 Petre	Springfield	OH	4.0	3.0	2,271	\$259,900	\$250,000	10/5/2017	42	1995	\$110.08
3585 TOWERWOOD	Springfield	OH	5.0	3.5	3,003	\$284,900	\$270,000	11/12/2015	78	1995	\$89.91
1031 Pinto DR	Fairborn	OH	3.0	2.5	2,581	\$269,900	\$274,900	8/19/2017	45	1995	\$106.51
1765 Appian WAY	Springfield	OH	4.0	2.5	2,744	\$349,900	\$330,000	6/14/2017	52	1995	\$120.26
1747 YORK	Springfield	OH	3.0	1.0	1,053	\$22,900	\$23,501	7/30/2015	108	1996	\$22.32
280 CALIFORNIA	Springfield	OH	3.0	2.0	2,056	\$179,900	\$163,000	3/7/2014	101	1996	\$79.28
2400 SPYGLASS	Fairborn	OH	4.0	2.5	1,848	\$179,900	\$165,000	11/21/2014	98	1996	\$89.29
2819 CONOWOODS DR	Springfield	OH	3.0	2.5	1,640	\$169,900	\$169,900	10/14/2015	56	1996	\$103.60
3894 PETRE RD	Springfield	OH	4.0	2.0	1,952	\$189,900	\$178,000	12/3/2014	91	1996	\$91.19
1005 TIOGA	Springfield	OH	4.0	2.5	2,198	\$210,000	\$180,000	10/21/2016	15	1996	\$81.89
2218 W POSSUM	Springfield	OH	4.0	2.5	2,158	\$188,000	\$188,000	3/13/2014	121	1996	\$87.12
3285 ROCKY POINT RD	Springfield	OH	3.0	2.0	2,513	\$197,500	\$195,000	11/19/2015	149	1996	\$77.60
1000 Blue Jay	Enon	OH	3.0	2.0	2,008	\$210,000	\$200,000	1/13/2017	31	1996	\$99.60
5825 SELMA PIKE	Springfield	OH	3.0	2.0	2,010	\$204,900	\$209,450	8/10/2016	8	1996	\$104.20
1343 RYAN CT.	Springfield	OH	4.0	2.5	2,644	\$229,900	\$214,000	6/6/2014	82	1996	\$80.94
2170 ASHBROOK	Springfield	OH	3.0	2.5	2,417	\$239,000	\$226,000	12/6/2016	118	1996	\$93.50
8335 SPRINGFIELD JAMESTOWN	Springfield	OH	3.0	2.5	2,068	\$249,900	\$235,000	11/18/2016	21	1996	\$113.64
4187 TREE LINE	Springfield	OH	4.0	3.0	3,000	\$255,000	\$254,000	9/16/2015	46	1996	\$84.67
4210 TREE LINE AVE	Springfield	OH	3.0	2.5	2,760	\$258,900	\$260,900	7/18/2014	128	1996	\$94.53
4187 Tree Line AVE	Springfield	OH	4.0	3.0	2,686	\$264,900	\$264,900	6/5/2017	126	1996	\$98.62

### Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1911 Ashbrook DR	Springfield	OH	4.0	3.5	2,731	\$279,900	\$269,000	3/27/2017	97	1996	\$98.50
1343 Ryan CT	Springfield	OH	4.0	2.5	2,644	\$269,900	\$269,000	6/30/2017	89	1996	\$101.74
4943 RILEY	Springfield	OH	4.0	3.0	2,559	\$359,900	\$358,000	9/1/2016	1	1996	\$139.90
2861 CALDWELL ST	Springfield	OH	3.0	1.5	1,048	\$74,900	\$56,500	2/10/2017	142	1997	\$53.91
2124 AMARILLO	Springfield	OH	3.0	1.5	1,048	\$85,000	\$86,500	1/20/2014	127	1997	\$82.54
2148 AMARILLO	Springfield	OH	3.0	1.5	1,048	\$89,900	\$86,900	11/20/2015	154	1997	\$82.92
1308 W PERRIN	Springfield	OH	4.0	3.5	1,988	\$88,400	\$87,500	2/24/2016	5	1997	\$44.01
2741 CONOWOODS	Springfield	OH	3.0	2.5	1,450	\$136,800	\$96,888	1/23/2015	90	1997	\$66.82
2873 Dawn	Springfield	OH	3.0	1.5	1,048	\$100,000	\$105,000	10/6/2017	46	1997	\$100.19
2861 Caldwell ST	Springfield	OH	3.0	2.0	1,048	\$109,900	\$109,900	6/2/2017	45	1997	\$104.87
2741 CONOWOODS	Springfield	OH	3.0	2.5	1,450	\$119,900	\$119,900	3/27/2015	51	1997	\$82.69
2713 CONOWOODS	Springfield	OH	3.0	2.0	1,161	\$150,500	\$142,000	4/30/2016	22	1997	\$122.31
2384 SPYGLASS	Fairborn	OH	3.0	1.5	1,464	\$168,000	\$168,000	12/31/2014	200	1997	\$114.75
4487 S PITCHIN	Springfield	OH	3.0	2.0	1,744	\$174,900	\$169,000	6/23/2016	139	1997	\$96.90
2139 CONOWOODS DR	Springfield	OH	3.0	2.5	1,508	\$174,900	\$175,000	3/17/2014	169	1997	\$116.05
4702 STEEPLE CHASE	Fairborn	OH	3.0	2.5	1,990	\$189,900	\$184,000	1/15/2015	79	1997	\$92.46
2163 CONOWOODS	Springfield	OH	4.0	2.5	2,012	\$189,900	\$184,000	12/9/2016	129	1997	\$91.45
7956 OLD CLIFTON RD	Springfield	OH	4.0	3.0	2,279	\$199,900	\$193,000	12/31/2014	5	1997	\$84.69
2672 CORTSVILLE	Yellow Springs	OH	3.0	2.5	2,394	\$212,900	\$212,900	3/18/2016	44	1997	\$88.93
1344 RYAN CT	Springfield	OH	4.0	2.5	3,332	\$239,900	\$230,000	4/30/2015	25	1997	\$69.03
1015 TIOGA	Springfield	OH	3.0	3.5	2,096	\$243,000	\$243,000	9/21/2016	5	1997	\$115.94
1174 KINGSGATE	Springfield	OH	5.0	2.5	2,918	\$263,500	\$258,500	10/18/2016	175	1997	\$88.59
1344 Ryan CT	Springfield	OH	4.0	2.5	2,432	\$268,000	\$261,500	8/31/2017	57	1997	\$107.52
3064 REBERT PIKE	Springfield	OH	3.0	2.0	1,636	\$269,900	\$262,500	10/19/2015	99	1997	\$160.45
1360 Saybrook LN	Springfield	OH	4.0	2.5	2,952	\$289,900	\$280,000	5/30/2017	25	1997	\$94.85
2420 GREYSTONE LN	Springfield	OH	3.0	2.5	3,387	\$342,900	\$330,000	6/24/2016	70	1997	\$97.43
3250 FAIRFIELD PK	Springfield	OH	5.0	4.5	3,440	\$389,000	\$377,500	4/30/2014	264	1997	\$109.74
145 Highview AVE	Springfield	OH	3.0	2.0	1,296	\$87,900	\$82,000	8/25/2017	101	1998	\$63.27
266 Englewood	Springfield	OH	3.0	2.0	1,229	\$148,000	\$148,000	8/24/2017	47	1998	\$120.42
2130 CONOWOODS	Springfield	OH	3.0	2.5	1,788	\$182,900	\$182,000	1/17/2014	88	1998	\$101.79
1900 OLD COACH RD	Springfield	OH	4.0	3.0	2,080	\$193,000	\$191,000	12/31/2014	234	1998	\$91.83
3080 FAIRFIELD PIKE	Springfield	OH	4.0	2.5	1,913	\$199,900	\$195,000	12/30/2015	61	1998	\$101.93
4700 SNIDER	Fairborn	OH	3.0	3.0	2,443	\$210,000	\$210,000	8/25/2015	61	1998	\$85.96
670 MAUMEE	Springfield	OH	3.0	2.5	2,272	\$235,000	\$223,000	10/8/2014	72	1998	\$98.15
1195 KINGSGATE RD	Springfield	OH	3.0	2.0	1,748	\$237,500	\$233,000	10/16/2017	44	1998	\$133.30
3865 MALAGA	Springfield	OH	4.0	2.5	2,151	\$249,900	\$233,000	5/9/2014	60	1998	\$108.32
4531 JEREMY	Springfield	OH	4.0	3.5	2,756	\$249,900	\$245,000	11/30/2015	195	1998	\$88.90
749 TIMBERVIEW	Springfield	OH	4.0	2.5	3,190	\$259,000	\$257,500	9/9/2015	160	1998	\$80.72
400 ROSCOMMON	Springfield	OH	3.0	2.5	2,725	\$275,900	\$275,000	5/19/2016	187	1998	\$100.92
1347 BEVERLY AVE	Springfield	OH	2.0	2.0	1,729	\$50,000	\$50,000	8/15/2014	15	1999	\$28.92
1493 S BURNETT RD	Springfield	OH	3.0	2.0	1,340	\$109,900	\$105,000	1/7/2016	197	1999	\$78.36
2114 WILLOW RUN CIR	Enon	OH	2.0	2.0	1,366	\$132,900	\$132,900	9/21/2015	1	1999	\$97.29
2814 CONOWOODS	Springfield	OH	3.0	2.5	2,000	\$178,900	\$172,000	6/8/2016	1	1999	\$86.00
1175 KINGSGATE RD	Springfield	OH	3.0	2.0	1,662	\$179,900	\$172,420	4/6/2014	358	1999	\$103.74
3021 Willow Run CIR	Enon	OH	3.0	2.0	1,685	\$175,500	\$177,000	9/15/2017	36	1999	\$105.04
1660 HINKLE RD	Springfield	OH	4.0	2.5	2,508	\$179,900	\$179,500	4/29/2016	2	1999	\$71.57
7775 KINGS RIDGE CIR	Enon	OH	4.0	2.5	2,070	\$189,500	\$179,500	11/20/2014	211	1999	\$86.71
2600 FALLING LEAF	Fairborn	OH	3.0	2.0	1,694	\$189,900	\$189,950	10/14/2016	57	1999	\$112.13
5105 SELMA PK.	Springfield	OH	4.0	2.5	2,784	\$189,900	\$195,000	6/21/2016	8	1999	\$70.04
2415 GREYSTONE LN	Springfield	OH	3.0	3.0	2,796	\$209,900	\$210,000	6/26/2014	28	1999	\$75.11
2614 QUAIL RUN	Fairborn	OH	5.0	3.5	2,332	\$235,000	\$233,000	11/14/2016	27	1999	\$99.91
1261 KINGSGATE RD	Springfield	OH	4.0	2.5	2,400	\$245,900	\$243,500	11/23/2016	139	1999	\$101.46
7923 KINGS RIDGE	Fairborn	OH	3.0	2.0	2,386	\$245,000	\$245,000	2/26/2016	20	1999	\$102.68
970 Timberview	Springfield	OH	4.0	3.5	2,516	\$254,900	\$245,000	10/10/2017	118	1999	\$97.38
3020 WYANDOT	Springfield	OH	4.0	2.5	2,263	\$269,900	\$269,900	10/16/2015	238	1999	\$119.27
650 W POSSUM	Springfield	OH	3.0	2.0	2,327	\$289,900	\$271,000	10/28/2016	218	1999	\$116.46
1402 DARIEN	Springfield	OH	4.0	2.5	3,255	\$274,900	\$275,000	3/7/2016	1	1999	\$84.49
2678 SUTTON RD	Yellow Springs	OH	4.0	2.5	3,027	\$382,900	\$382,900	8/28/2015	56	1999	\$126.49
1302 Berwald	Xenia	OH	3.0	1.0	1,088	\$50,000	\$52,500	5/12/2017	88	2000	\$48.25
11 HEDGELY RD	Springfield	OH	3.0	2.5	1,680	\$122,500	\$120,000	7/28/2016	61	2000	\$71.43
2897 WYLIE	Fairborn	OH	3.0	3.0	2,202	\$150,000	\$143,000	2/1/2017	103	2000	\$64.94
1523 WINDING TR	Springfield	OH	2.0	2.5	3,468	\$189,900	\$187,000	3/10/2014	75	2000	\$53.92
7925 KINGS RIDGE	Fairborn	OH	3.0	3.0	2,390	\$214,900	\$210,000	11/10/2014	53	2000	\$87.87
1139 Vista DR	Springfield	OH	3.0	2.5	2,812	\$239,900	\$235,000	9/27/2017	99	2000	\$83.57
4544 SULLIVAN	Enon	OH	4.0	2.5	2,846	\$249,900	\$243,900	2/7/2014	8	2000	\$85.70
678 TIMBERVIEW	Springfield	OH	4.0	2.5	2,384	\$289,500	\$285,000	9/28/2016	2	2000	\$119.55
3595 SEQUOIA DR	Beavercreek	OH	3.0	2.5	1,516	\$137,500	\$130,000	7/31/2014	8	2001	\$85.75
2328 SPYGLASS CT	Fairborn	OH	4.0	2.5	1,710	\$139,000	\$136,000	1/28/2016	77	2001	\$79.53

Sold Listings in SSA

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
3588 KING EDWARD	Beavercreek	OH	3.0	2.5	1,424	\$158,000	\$155,500	7/15/2016	36	2001	\$109.20
7922 Kings Ridge	Fairborn	OH	3.0	2.0	2,031	\$224,900	\$224,900	10/6/2017	53	2001	\$110.73
2462 HILLSDALE	Beavercreek	OH	4.0	2.5	2,157	\$259,900	\$254,000	3/20/2015	45	2001	\$117.76
2194 Bandit TRL	Beavercreek	OH	3.0	3.5	2,976	\$289,900	\$284,900	5/30/2017	210	2001	\$95.73
1832 MARYLAND AVE	Springfield	OH	2.0	1.5	1,168	\$59,900	\$50,000	7/10/2015	208	2002	\$42.81
173 LAWNVIEW	Springfield	OH	3.0	2.0	1,081	\$59,900	\$56,500	9/12/2014	163	2002	\$52.27
2311 FAIRCREEK RIDGE	Fairborn	OH	3.0	2.5	1,480	\$162,900	\$160,000	7/14/2016	61	2002	\$108.11
2290 FAIRCREEK RIDGE	Fairborn	OH	3.0	2.5	2,248	\$179,150	\$169,900	5/19/2015	69	2002	\$75.58
2337 Spyglass CT	Fairborn	OH	3.0	3.0	2,049	\$194,900	\$194,000	8/1/2017	45	2002	\$94.68
1107 SCANLON LN	Springfield	OH	4.0	2.5	2,442	\$225,900	\$217,000	1/20/2016	112	2002	\$88.86
4677 Snider RD	Fairborn	OH	4.0	2.5	2,291	\$238,000	\$233,000	5/2/2017	93	2002	\$101.70
7919 KINGS RIDGE CIR	Fairborn	OH	3.0	2.0	1,664	\$259,900	\$247,170	5/15/2014	205	2002	\$148.54
3057 MINGO LN	Springfield	OH	4.0	4.0	2,209	\$295,000	\$268,500	2/27/2017	124	2002	\$121.55
2778 DAYTON SPRINGFIELD	Springfield	OH	3.0	2.0	1,500	\$139,900	\$132,000	2/21/2014	172	2003	\$88.00
3364 ASHBURY LN	Springfield	OH	4.0	2.5	2,284	\$233,000	\$217,000	1/22/2016	173	2003	\$95.01
3140 CAMPBELL	Springfield	OH	3.0	2.5	1,890	\$239,900	\$230,000	4/11/2015	28	2003	\$121.69
1109 DEERCREEK DR	Beavercreek	OH	4.0	3.5	2,655	\$249,900	\$245,000	9/21/2016	72	2003	\$92.28
1020 WHITETAIL	Fairborn	OH	5.0	3.5	3,074	\$235,000	\$245,000	6/5/2014	4	2003	\$79.70
2955 WHISPERING PINES	Beavercreek	OH	4.0	3.0	4,198	\$339,900	\$326,000	11/30/2016	79	2003	\$77.66
2626 Wyndham DR	Beavercreek	OH	4.0	2.5	3,399	\$418,000	\$405,000	1/26/2017	179	2003	\$119.15
2025 MARYLAND	Springfield	OH	3.0	2.0	1,188	\$30,000	\$17,100	8/17/2016	78	2004	\$14.39
245 FITCHLAND	Fairborn	OH	4.0	2.0	2,058	\$80,000	\$54,400	3/6/2014	104	2004	\$26.43
1426 W North ST	Springfield	OH	3.0	1.0	1,008	\$63,900	\$58,000	7/12/2017	118	2004	\$57.54
245 FITCHLAND DR	Fairborn	OH	4.0	2.0	2,058	\$79,900	\$83,500	3/31/2015	268	2004	\$40.57
2746 CONOWOODS	Springfield	OH	3.0	2.5	1,826	\$169,900	\$165,000	2/14/2014	105	2004	\$90.36
4676 MILLS	Springfield	OH	4.0	3.0	2,479	\$249,900	\$240,000	9/5/2014	89	2004	\$96.81
321 EAGLE CT	Springfield	OH	4.0	3.0	3,160	\$279,900	\$279,900	7/10/2015	15	2004	\$88.58
3120 MINGO LN	Springfield	OH	4.0	3.5	4,420	\$324,900	\$300,000	7/31/2015	1	2004	\$67.87
1391 Kingsgate	Springfield	OH	5.0	3.5	2,705	\$370,000	\$358,000	7/28/2017	65	2004	\$132.35
3435 LAYBOURNE RD	Springfield	OH	3.0	2.0	1,404	\$142,500	\$142,500	10/14/2016	48	2005	\$101.50
2852 DOUBLE EAGLE DR	Beavercreek	OH	4.0	3.0	2,457	\$184,500	\$165,000	3/31/2014	177	2005	\$67.16
2315 MURILLO	Fairborn	OH	4.0	2.5	2,592	\$218,500	\$214,000	4/17/2015	246	2005	\$82.56
2041 S TECUMSEH	Springfield	OH	3.0	2.0	2,150	\$250,000	\$245,000	5/27/2015	107	2005	\$113.95
877 E BLEE	Springfield	OH	3.0	2.5	2,764	\$254,900	\$252,500	5/8/2015	40	2005	\$91.35
1423 KINGSGATE RD	Springfield	OH	5.0	4.5	3,500	\$278,900	\$268,000	1/30/2014	44	2005	\$76.57
1375 KINGSGATE RD	Springfield	OH	4.0	2.5	2,508	\$274,900	\$272,000	10/24/2016	68	2005	\$108.45
1423 KINGSGATE RD	Springfield	OH	5.0	4.0	3,500	\$300,000	\$287,500	9/16/2016	15	2005	\$82.14
260 CALIFORNIA AVE	Springfield	OH	5.0	3.0	4,128	\$314,900	\$306,900	2/21/2017	48	2005	\$74.35
1365 WOODBRIDGE	Springfield	OH	3.0	2.5	2,511	\$335,900	\$325,000	10/20/2014	30	2005	\$129.43
718 PRESERVATION ST	Fairborn	OH	3.0	2.0	1,280	\$159,900	\$158,000	8/25/2016	55	2006	\$123.44
2477 US ROUTE 42	Cedarville	OH	3.0	2.5	1,767	\$259,900	\$169,100	6/13/2014	195	2006	\$95.70
1756 SWINDON CT	Fairborn	OH	3.0	2.5	2,472	\$239,000	\$210,000	9/16/2016	7	2006	\$84.95
2244 RACEWAY TRL	Beavercreek	OH	4.0	2.5	2,527	\$200,000	\$210,025	4/25/2014	9	2006	\$83.11
1460 OBSERVATORY DR	Fairborn	OH	4.0	3.0	2,598	\$219,900	\$214,000	3/13/2014	65	2006	\$82.37
1474 RUNNYMEADE WAY	Beavercreek	OH	4.0	3.0	1,994	\$289,900	\$255,000	8/27/2014	21	2006	\$127.88
1343 KINGSGATE RD	Springfield	OH	3.0	2.5	2,451	\$265,000	\$260,000	7/17/2015	3	2006	\$106.08
1422 KINGSGATE	Springfield	OH	4.0	4.0	2,656	\$318,000	\$306,000	7/16/2015	66	2006	\$115.21
4300 OLD SPRINGFIELD	Springfield	OH	4.0	4.0	4,810	\$428,000	\$415,000	5/7/2016	247	2006	\$86.28
1221 GLEN RD	Yellow Springs	OH	4.0	4.5	4,272	\$699,900	\$635,000	8/1/2016	144	2006	\$148.64
1734 Northpoint LN	Springfield	OH	2.0	2.0	1,372	\$145,000	\$145,500	6/29/2017	44	2007	\$106.05
557 PRESERVATION	Fairborn	OH	4.0	2.5	2,060	\$179,900	\$178,000	2/18/2015	34	2007	\$86.41
2300 E POSSUM	Springfield	OH	3.0	2.5	1,928	\$212,900	\$212,900	11/26/2014	112	2007	\$110.43
25 E YELLOW SPRINGS FAIRFIELD	Yellow Springs	OH	4.0	3.5	3,236	\$429,900	\$395,000	10/28/2016	366	2007	\$122.06
2889 HELEN GORBY WAY	Beavercreek	OH	4.0	3.5	4,450	\$419,900	\$399,000	9/15/2014	115	2007	\$89.66
405 SECRETARIAT	Springfield	OH	5.0	4.5	5,000	\$445,000	\$408,500	2/15/2016	374	2007	\$81.70
3516 Kingsgate CT	Springfield	OH	3.0	2.5	2,959	\$440,000	\$440,000	6/8/2017	60	2007	\$148.70
3522 Eichelberger	Springfield	OH	3.0	2.0	1,572	\$189,900	\$185,000	4/12/2017	45	2008	\$117.68
1518 STATE ROUTE 343	Yellow Springs	OH	4.0	2.5	2,700	\$289,900	\$274,900	10/20/2016	63	2008	\$101.81
390 SECRETARIAT DR	Springfield	OH	5.0	4.5	4,061	\$575,000	\$499,900	5/12/2016	94	2008	\$123.10
1864 SPRING RIDGE CT	Xenia	OH	4.0	2.5	1,840	\$93,000	\$121,900	7/14/2016	14	2009	\$66.25
3035 S TECUMSEH	Springfield	OH	4.0	2.5	3,259	\$355,000	\$350,000	3/15/2016	91	2009	\$107.39
700 VILLA RD	Springfield	OH	3.0	2.0	1,464	\$145,900	\$144,000	12/17/2014	156	2010	\$98.36
700 Villa RD	Springfield	OH	3.0	2.0	1,464	\$157,900	\$153,500	2/18/2017	79	2010	\$104.85
39 FAIRFIELD PIKE	Enon	OH	3.0	2.0	1,562	\$244,000	\$232,500	9/29/2016	94	2010	\$148.85
1518 CAMERON	Fairborn	OH	4.0	3.0	2,485	\$244,900	\$244,900	9/8/2015	2	2010	\$98.55
3586 KINGSGATE CT	Springfield	OH	3.0	2.5	2,029	\$339,900	\$335,000	10/21/2016	118	2010	\$165.11
770 CLIFFSIDE	Fairborn	OH	3.0	2.5	1,720	\$154,900	\$151,000	2/12/2016	159	2011	\$87.79
1970 DAFFODIL	Beavercreek	OH	4.0	3.5	3,240	\$319,900	\$320,000	9/19/2014	25	2011	\$98.77

**Sold Listings in SSA**

Address	City	State	Beds	Baths	Square Feet	List Price	Sold Price	Sold Date	Days on Market	Year Built	Price Per Square Foot
1314 CRYSTAL HARBOUR DR	Fairborn	OH	4.0	2.5	2,384	\$185,900	\$182,000	5/29/2015	139	2012	\$76.34
2413 GARDNER	Fairborn	OH	3.0	2.5	2,608	\$249,900	\$249,000	7/14/2015	1	2012	\$95.48
2030 STEDMAN	Beavercreek	OH	4.0	3.0	2,464	\$282,000	\$280,000	5/16/2017	230	2012	\$113.64
3564 KINGSGATE CT.	Springfield	OH	3.0	2.5	2,084	\$329,000	\$325,000	7/22/2015	132	2014	\$155.95
327 N JACKSON ST	Springfield	OH	3.0	2.5	1,650	\$86,000	\$86,000	4/29/2016	167	2015	\$52.12
5779 HILLGROVE CIR	Fairborn	OH	4.0	2.5	2,448	\$399,999	\$380,000	9/14/2017	149	2015	\$155.23
411 FAIRWAY	Fairborn	OH	3.0	2.0	2,109	\$176,900	\$173,000	7/20/2016	57	2016	\$82.03
1136 BAYWOOD DR	Fairborn	OH	3.0	1.5	1,402	\$175,990	\$182,965	3/23/2017	141	2016	\$130.50
1112 DRIFTWOOD DR	Fairborn	OH	4.0	2.5	2,229	\$202,990	\$194,400	5/18/2016	236	2016	\$87.21
1142 DRIFTWOOD DR	Fairborn	OH	3.0	2.5	1,680	\$164,990	\$200,300	2/4/2016	244	2016	\$119.23
1123 DRIFTWOOD	Fairborn	OH	4.0	2.5	2,229	\$202,990	\$222,200	5/18/2016	348	2016	\$99.69
1203 DRIFTWOOD DR	Fairborn	OH	4.0	2.5	1,962	\$192,990	\$251,910	10/28/2016	396	2016	\$128.39



**Addendum D:**  
**Non-Conventional and Airbnb Rentals**

Address	City	Beds	Baths	Sq. Ft	Year Built	Rent	Type
N/A	Yellow Springs	3	2	-	-	\$1,450	Single-Family Home
N/A	Yellow Springs	5	1	-	-	\$1,400	Single-Family Home
N/A	Yellow Springs	-	-	-	-	\$1,200	Finished Basement
N/A	Yellow Springs	3	2	-	1950s	\$1,360	Single-Family Home
N/A	Yellow Springs	-	-	-	-	-	Single-Family Home
126-128 Dayton Street	Yellow Springs	-	-	-	1900	-	Units Above Commercial Space
111 1/2 Corry Street	Yellow Springs	-	-	-	1900	-	Units Above Commercial Space
252-254 Xenia Avenue	Yellow Springs	-	-	-	1900	-	Units Above Commercial Space
120-124 Dayton Street	Yellow Springs	-	-	-	1930	-	Units Above Commercial Space
101B Corry Street	Yellow Springs	-	-	-	1970	-	Units Above Commercial Space

Sources: Craigslist, Yellow Springs News classified ads, various rental housing listing websites, and a windshield survey by a BNR field analyst

Name as Listed on Airbnb	Style	# Bedrooms	# Beds Provided	# Baths	# Guests	Nightly Rate	Weekend Rate (per Night)	
A Loft in the Springs	Entire Apartment (ADU)	0	2	1	4	\$100	\$150	
Annie's Place	Private Room in House	0	3	1	5	\$74	-	
Aria Cabin	Entire Apartment (ADU)	0	2	1	3	\$75	-	
Bungalow on Herman	Entire House	1	2	1	4	\$84	-	
Cozy Room, Wonderful Setting	Private Room in House	1	1	1	1	\$50	\$60	
Cute House, Great for Family	Entire House	2	2	1	4	\$60	-	
Hoot n' Haller Studio	Entire Apartment (ADU)	0	3	1	6	\$100	-	
Jaihouse Suites	Entire Apartment in Office Building	0	2	1	3	\$110	\$125	
Jaihouse Suites Union Cottage Master Suite	Entire Apartment	0	2	1	3	\$110	\$125	
Jaihouse Suites Union Cottage Studio	Entire Apartment	0	2	1	3	\$110	\$125	
Jailhouse Suites Tower	Entire Apartment (ADU)	0	3	1	5	\$115	\$135	
Private, Studio Space in Yellow Springs	Private Room in House	0	2	1	2	\$100	-	
Retreat Style Getaway	Private Room in House	1	1	1	2	\$100	-	
Retreat, One Block from Downtown	Entire Apartment	0	1	1	2	\$68	-	
Room Near the Center of Village	Private Room in House	1	1	1	2	\$85	-	
Sunny 3 Bedroom, 2 Blocks from Downtown YS	Entire House	3	3	2.5	5	\$125	-	
The 1866 House	Entire Apartment in Multifamily Building	2	2	1	4	\$100	\$135	
The English Cottage	Entire House	2	2	2	4	\$179	-	
The Library Loft	Entire Apartment (ADU)	1	2	1	4	\$68	\$99	
The Trailside Farmhouse*	Entire House	2	2	2	4	\$150	-	
The Village Guesthouse	Private Room in House	1	1	Shared	2	\$75	-	
Village Hideaway	Entire Suite in House	1	1	1	2	\$89	\$100	
Walk Everywhere, Spacious & Private	Entire Apartment (ADU)	0	2	1	4	\$79	\$105	
Yellow Springs Hip House	Entire House	2	3	1	6	\$95	-	
						Rate Range	\$50-\$179	\$60-\$150
						Average Rate	\$97	\$116

Source: www.Airbnb.com (October/November 2017) and Yellow Springs Chamber of Commerce

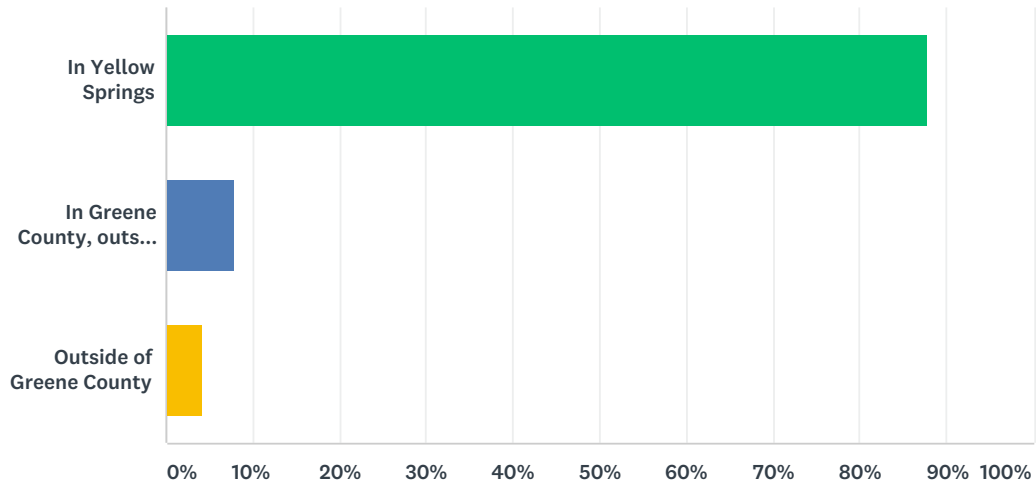
\*Available only five days a year

**Addendum E :**

**Resident Survey  
Instrument and Results**

# Q1 What is your residency as it relates to Yellow Springs?

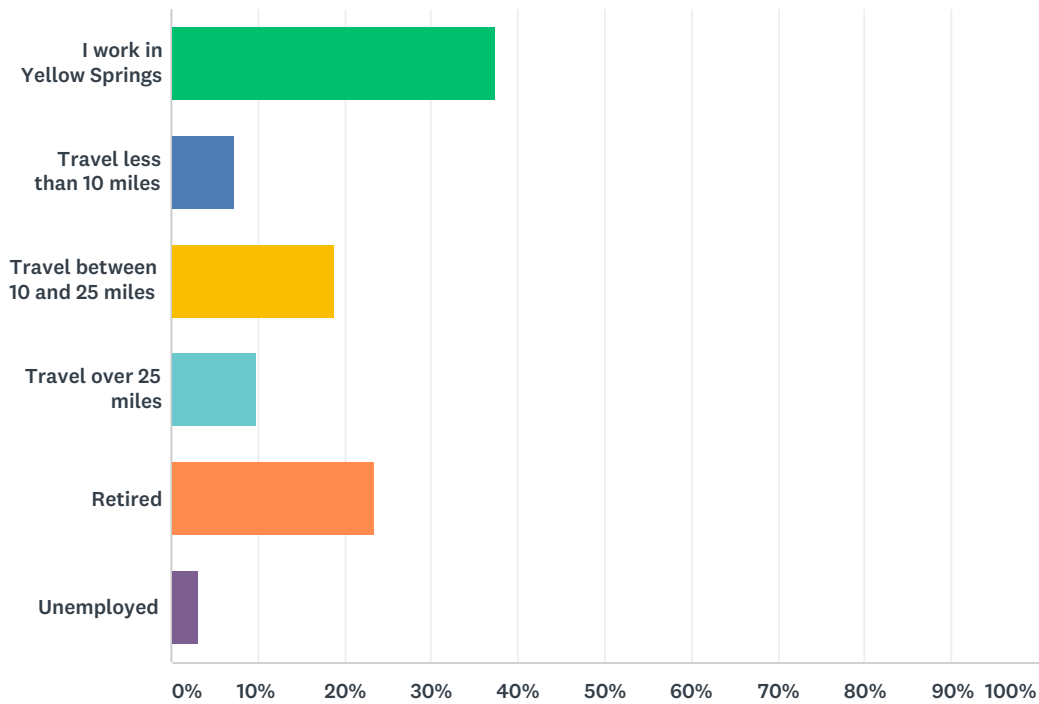
Answered: 581 Skipped: 0



ANSWER CHOICES	RESPONSES	
In Yellow Springs	87.95%	511
In Greene County, outside of Yellow Springs	7.92%	46
Outside of Greene County	4.13%	24
<b>TOTAL</b>		<b>581</b>

## Q2 Do you work in Yellow Springs? If not, how far do you travel for work each way?

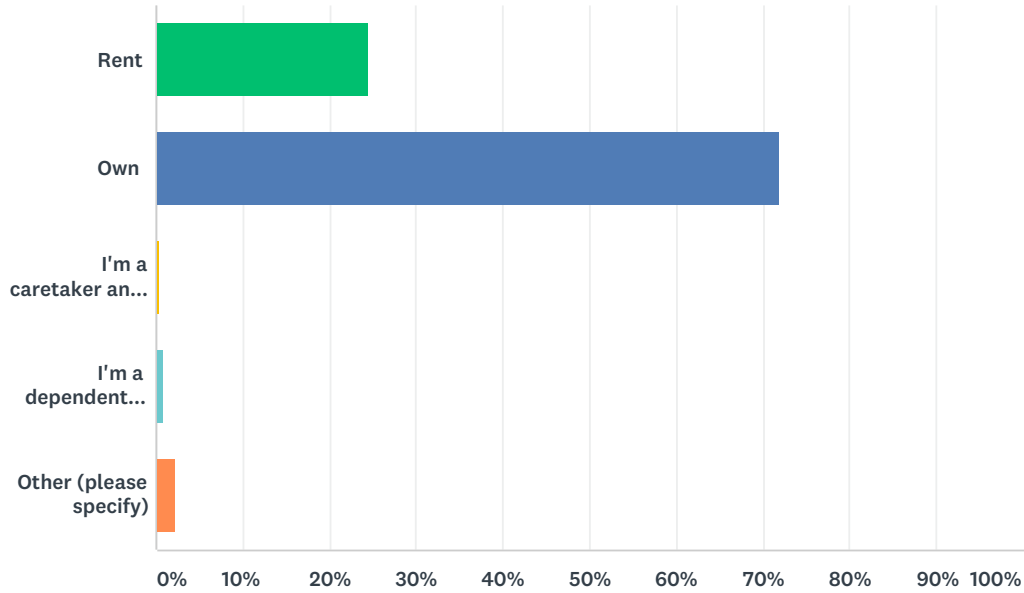
Answered: 554 Skipped: 27



ANSWER CHOICES	RESPONSES	
I work in Yellow Springs	37.55%	208
Travel less than 10 miles	7.40%	41
Travel between 10 and 25 miles	18.77%	104
Travel over 25 miles	9.75%	54
Retired	23.47%	130
Unemployed	3.07%	17
<b>TOTAL</b>		<b>554</b>

### Q3 Do you rent or own the place where you live?

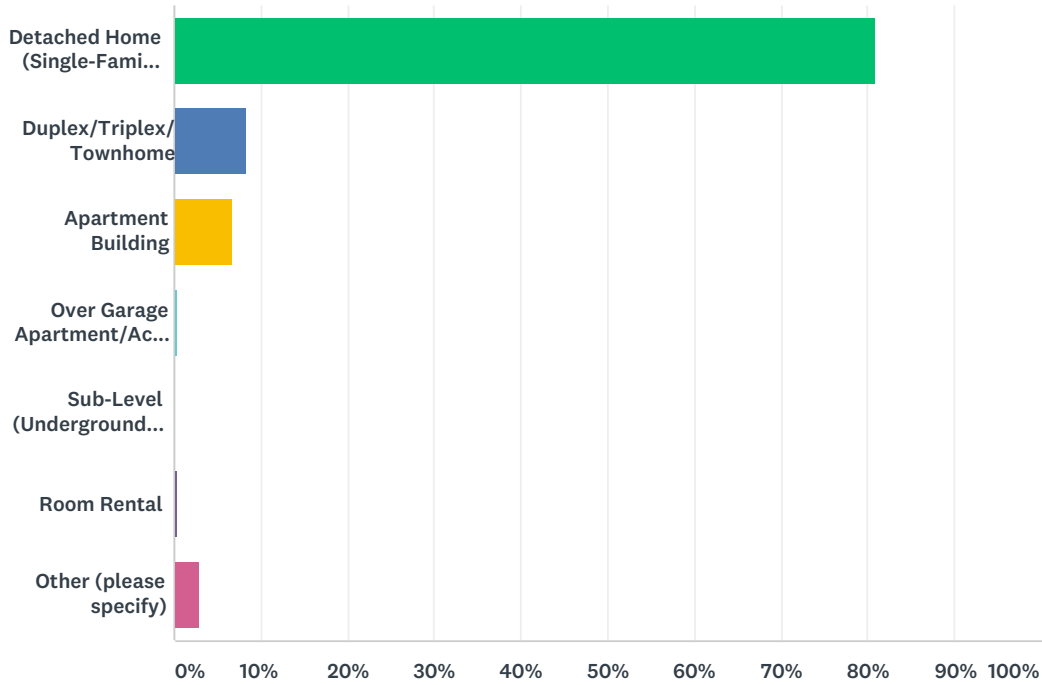
Answered: 581 Skipped: 0



ANSWER CHOICES	RESPONSES	
Rent	24.44%	142
Own	71.94%	418
I'm a caretaker and do not pay rent	0.52%	3
I'm a dependent living with relatives	0.86%	5
Other (please specify)	2.24%	13
<b>TOTAL</b>		<b>581</b>

### Q4 Which of the following best describes your current residence?

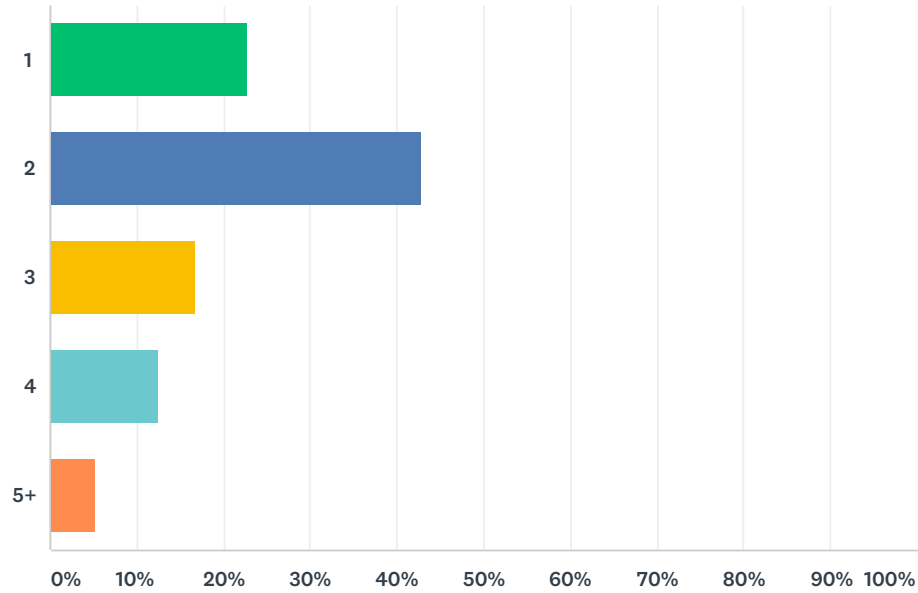
Answered: 579 Skipped: 2



ANSWER CHOICES	RESPONSES	
Detached Home (Single-Family Home)	81.00%	469
Duplex/Triplex/Townhome	8.46%	49
Apartment Building	6.74%	39
Over Garage Apartment/Accessory Unit	0.35%	2
Sub-Level (Underground) Apartment	0.00%	0
Room Rental	0.52%	3
Other (please specify)	2.94%	17
<b>TOTAL</b>		<b>579</b>

### Q5 Including yourself, how many people live in your current residence?

Answered: 577 Skipped: 4

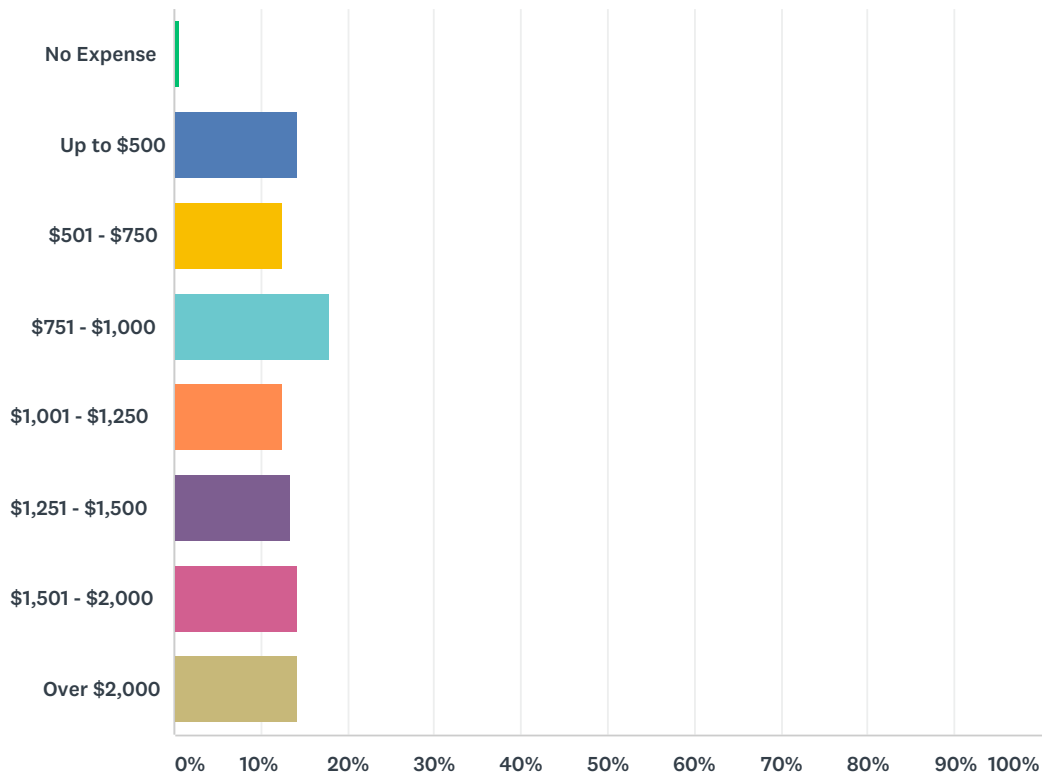


ANSWER CHOICES	RESPONSES	
1	22.88%	132
2	42.81%	247
3	16.64%	96
4	12.48%	72
5+	5.20%	30
TOTAL		577



## Q6 What is your approximate monthly housing expense including all utility costs?

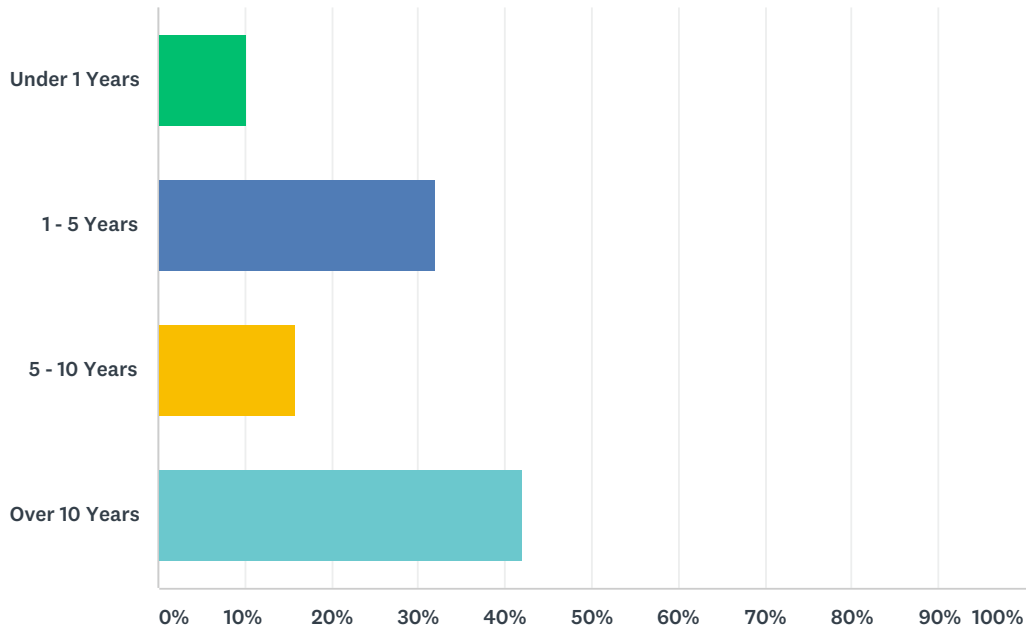
Answered: 569 Skipped: 12



ANSWER CHOICES	RESPONSES
No Expense	0.70% 4
Up to \$500	14.24% 81
\$501 - \$750	12.65% 72
\$751 - \$1,000	17.93% 102
\$1,001 - \$1,250	12.65% 72
\$1,251 - \$1,500	13.36% 76
\$1,501 - \$2,000	14.24% 81
Over \$2,000	14.24% 81
<b>TOTAL</b>	<b>569</b>

## Q7 How long have you lived in your current residence?

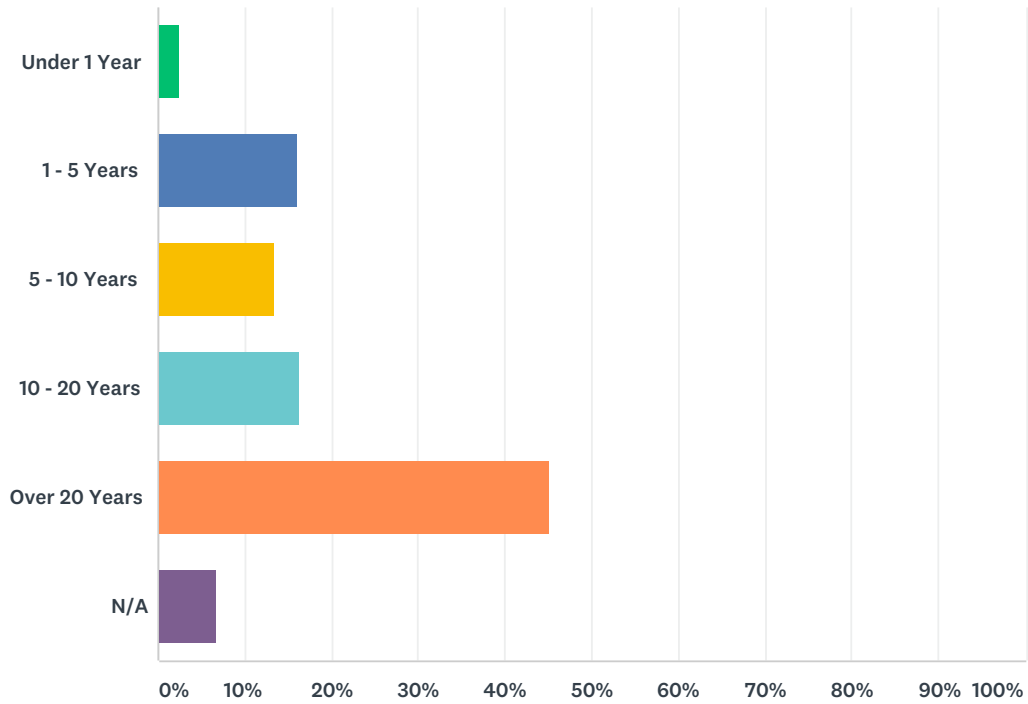
Answered: 579 Skipped: 2



ANSWER CHOICES	RESPONSES
Under 1 Years	10.19% 59
1 - 5 Years	31.95% 185
5 - 10 Years	15.89% 92
Over 10 Years	41.97% 243
TOTAL	579

## Q8 How long have you lived in Yellow Springs?

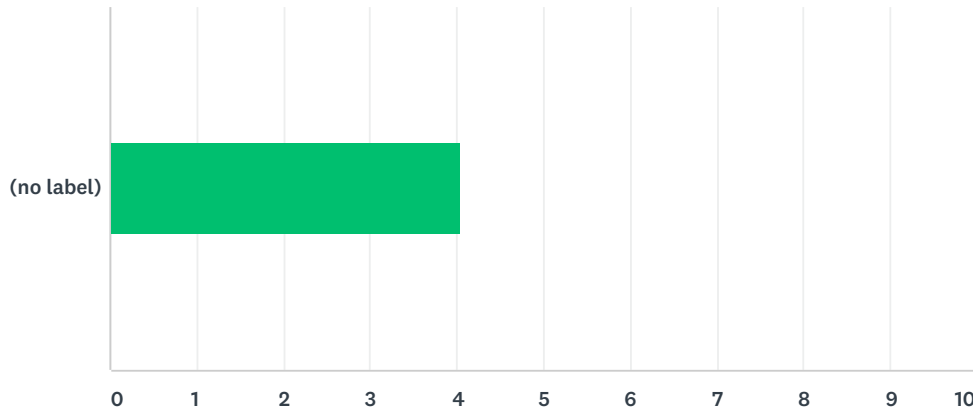
Answered: 581 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 1 Year	2.41%	14
1 - 5 Years	16.01%	93
5 - 10 Years	13.43%	78
10 - 20 Years	16.35%	95
Over 20 Years	45.09%	262
N/A	6.71%	39
<b>TOTAL</b>		<b>581</b>

### Q9 On a scale of 1 to 5 (with 5 being the highest), how satisfied are you with your current residence?

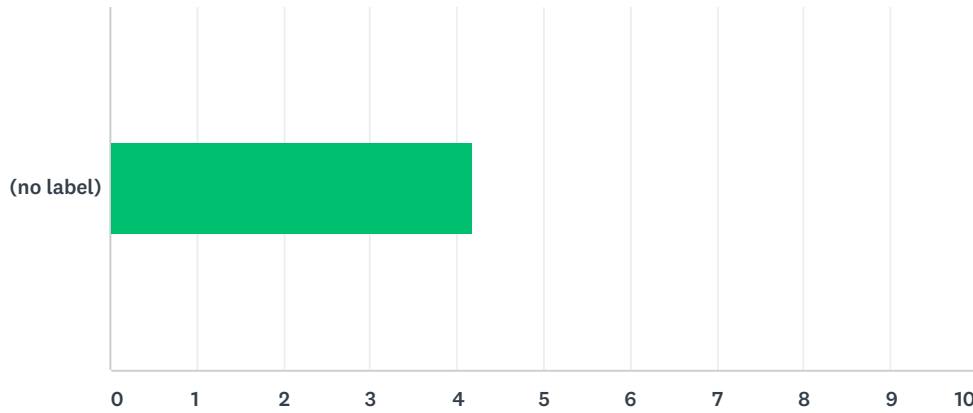
Answered: 579 Skipped: 2



	1 (LEAST SATISFIED)	2	3	4	5 (MOST SATISFIED)	TOTAL	WEIGHTED AVERAGE
(no label)	2.76%	6.22%	17.10%	33.16%	40.76%	579	4.03
	16	36	99	192	236		

### Q10 On a scale of 1 to 5 (with 5 being the highest), how satisfied are you with your current neighborhood?

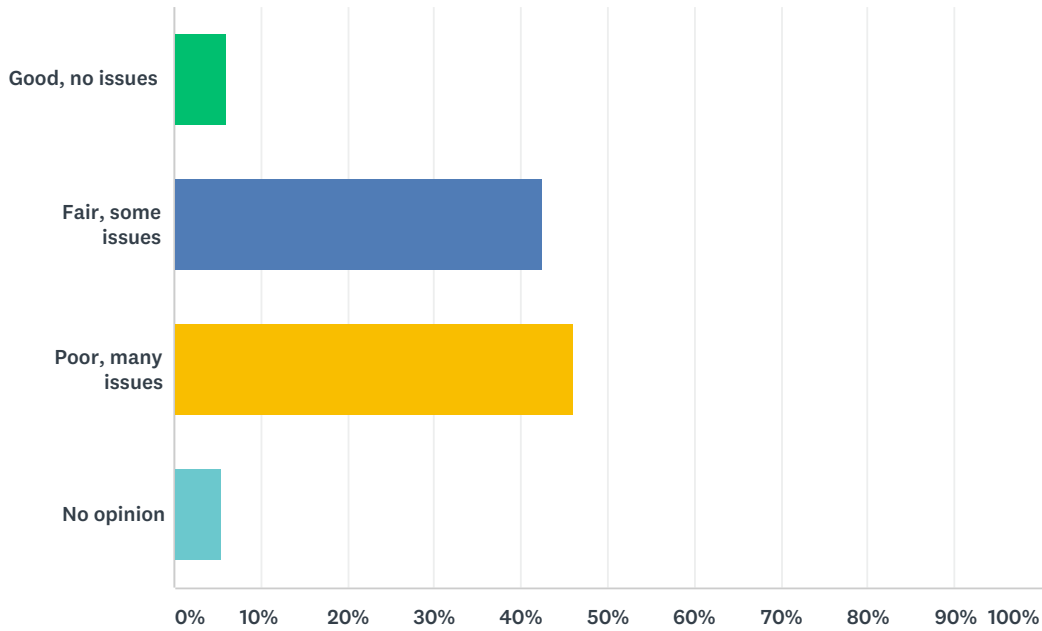
Answered: 578 Skipped: 3



	1 (LEAST SATISFIED)	2	3	4	5 (MOST SATISFIED)	TOTAL	WEIGHTED AVERAGE
(no label)	1.90%	3.63%	14.88%	33.22%	46.37%	578	4.19
	11	21	86	192	268		

# Q11 How would you describe the current overall housing market in Yellow Springs?

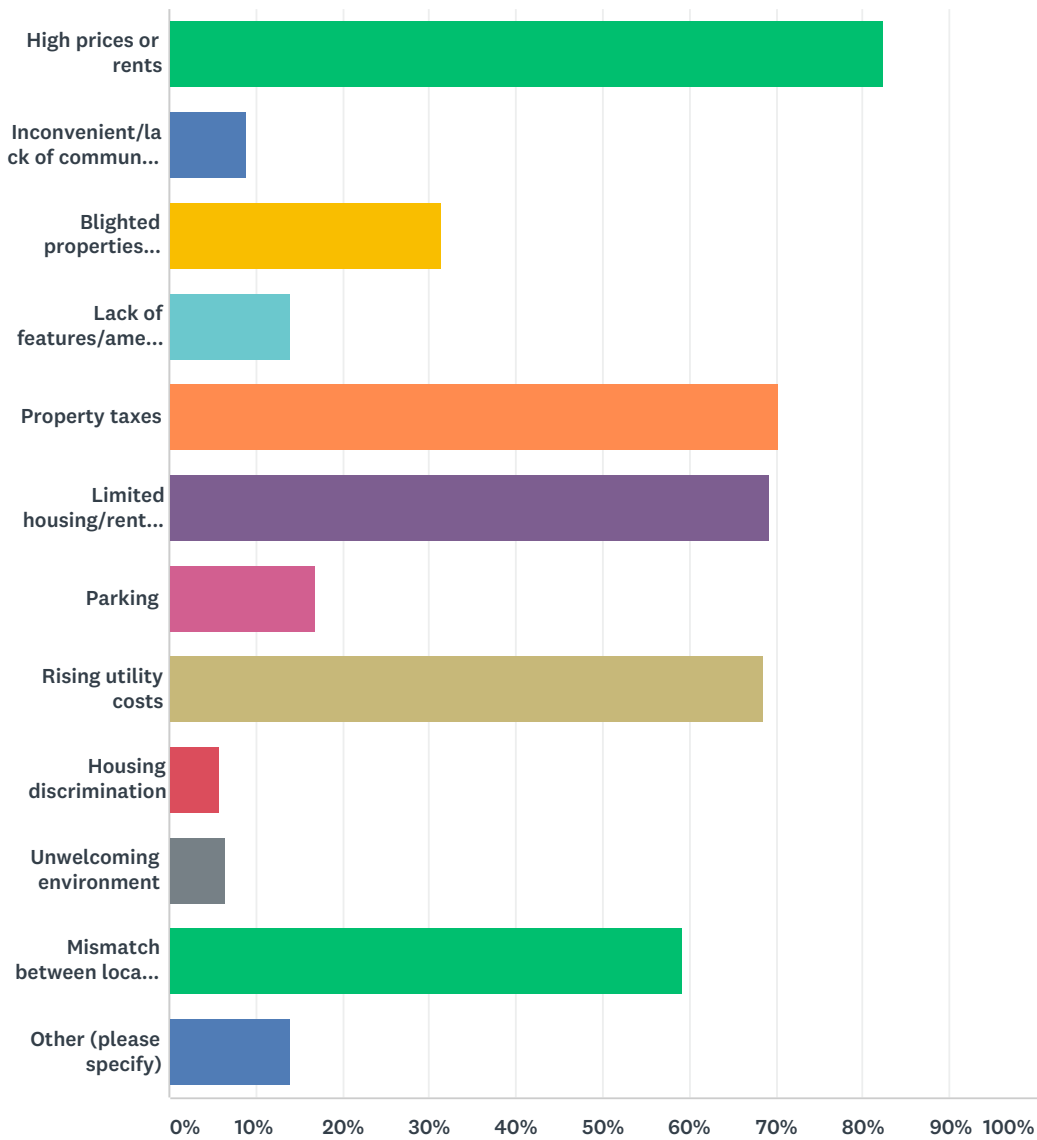
Answered: 577 Skipped: 4



ANSWER CHOICES	RESPONSES	
Good, no issues	6.07%	35
Fair, some issues	42.46%	245
Poor, many issues	46.10%	266
No opinion	5.37%	31
<b>TOTAL</b>		<b>577</b>

### Q12 Which of the following are negatively affecting the local housing market? (check all that apply)

Answered: 575 Skipped: 6



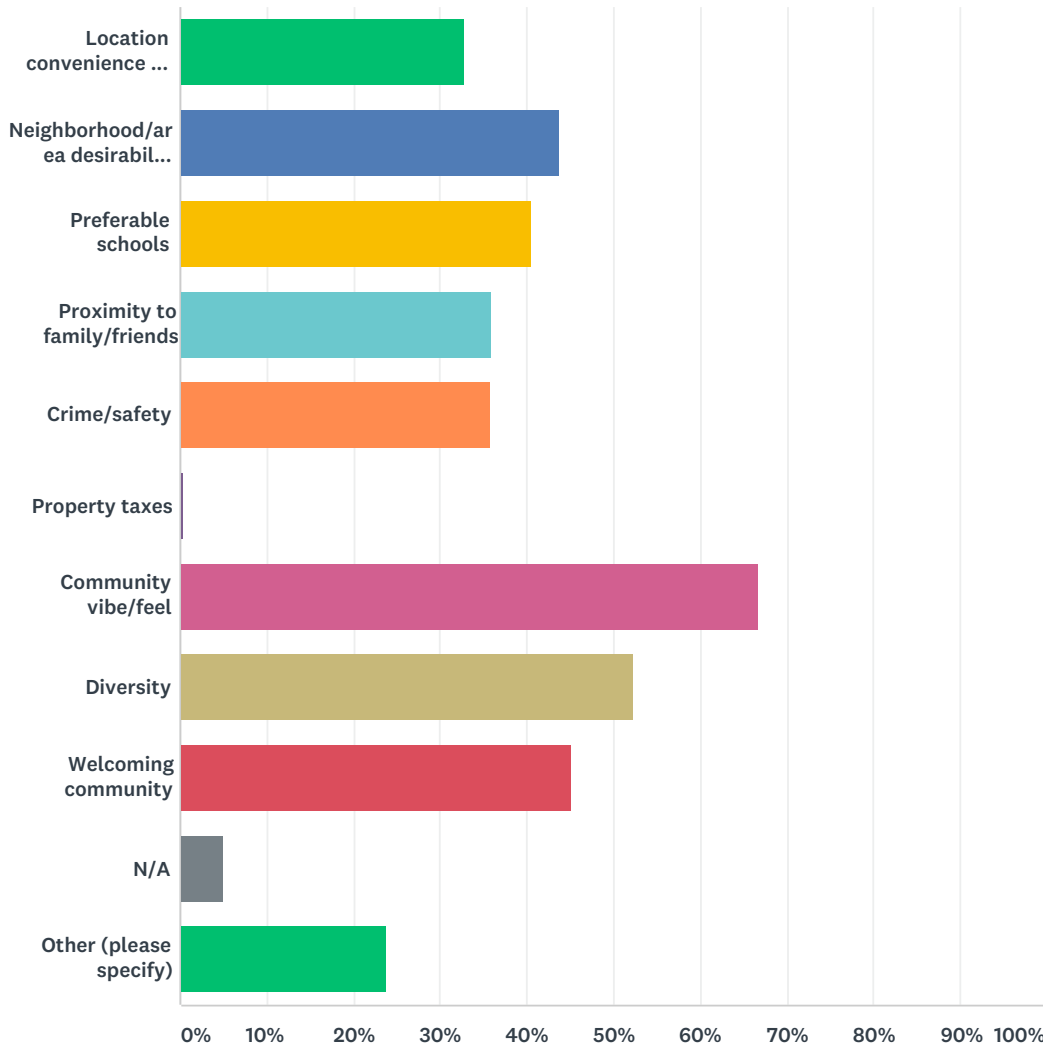
ANSWER CHOICES	RESPONSES	
High prices or rents	82.43%	474
Inconvenient/lack of community services (healthcare, pharmacies, shopping, etc.)	9.04%	52
Blighted properties (poor condition)	31.48%	181
Lack of features/amenities (playground, well-maintained sidewalks, etc.)	13.91%	80
Property taxes	70.26%	404
Limited housing/rental supply	69.22%	398
Parking	17.04%	98

Rising utility costs	68.70%	395
Housing discrimination	5.91%	34
Unwelcoming environment	6.43%	37
Mismatch between local jobs/wages and housing costs	59.13%	340
Other (please specify)	14.09%	81
Total Respondents: 575		



### Q13 For what reason(s) did you choose to live in Yellow Springs? (check all that apply)

Answered: 577 Skipped: 4

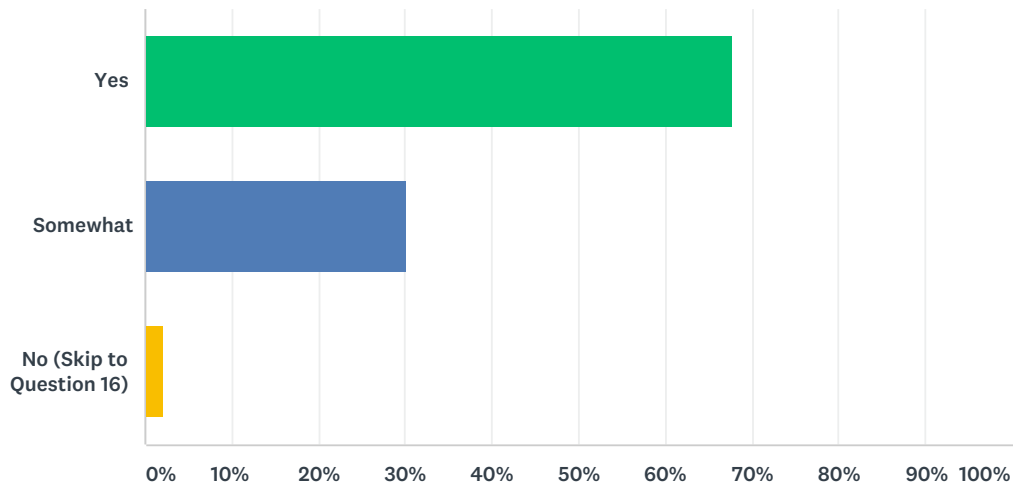


ANSWER CHOICES	RESPONSES	
Location convenience (to work, community services, etc.)	32.76%	189
Neighborhood/area desirability (aesthetic appeal)	43.67%	252
Preferable schools	40.55%	234
Proximity to family/friends	36.05%	208
Crime/safety	35.88%	207
Property taxes	0.35%	2
Community vibe/feel	66.72%	385
Diversity	52.34%	302
Welcoming community	45.23%	261

N/A	5.03%	29
Other (please specify)	23.92%	138
Total Respondents: 577		

# Q14 Do you believe it is difficult for people to find suitable housing in Yellow Springs?

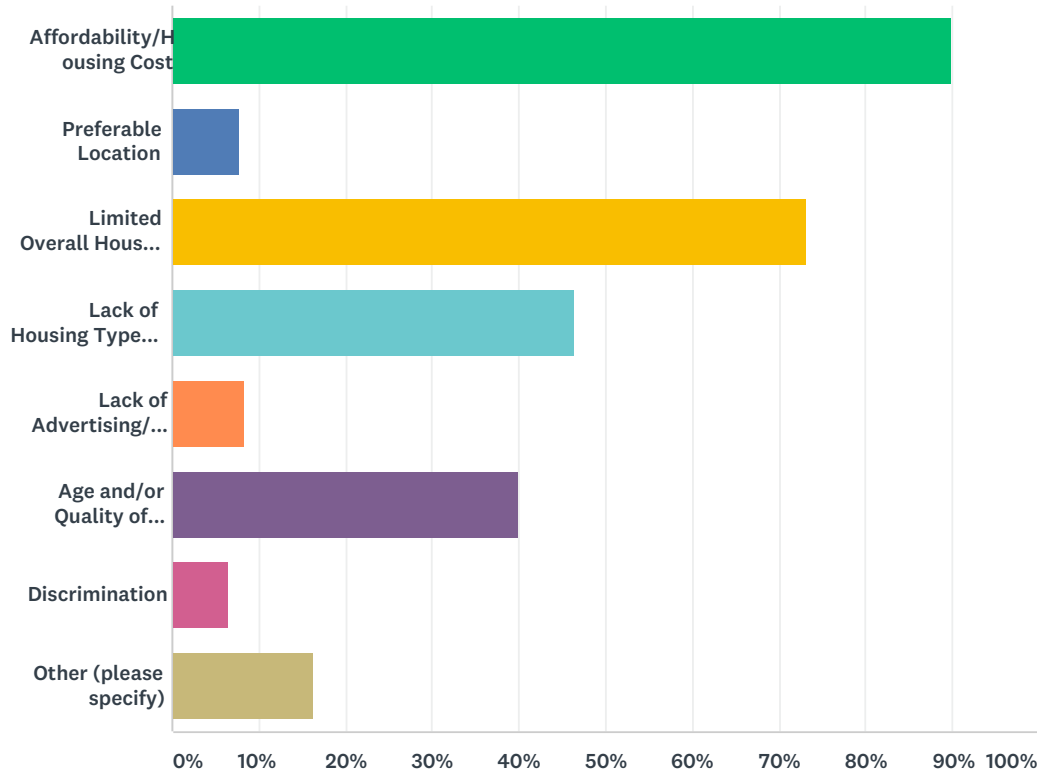
Answered: 576 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	67.71%	390
Somewhat	30.21%	174
No (Skip to Question 16)	2.08%	12
<b>TOTAL</b>		<b>576</b>

### Q15 If you answered YES or SOMEWHAT in the previous question, why do you believe it is difficult for people to find suitable housing in Yellow Springs? (check all that apply)

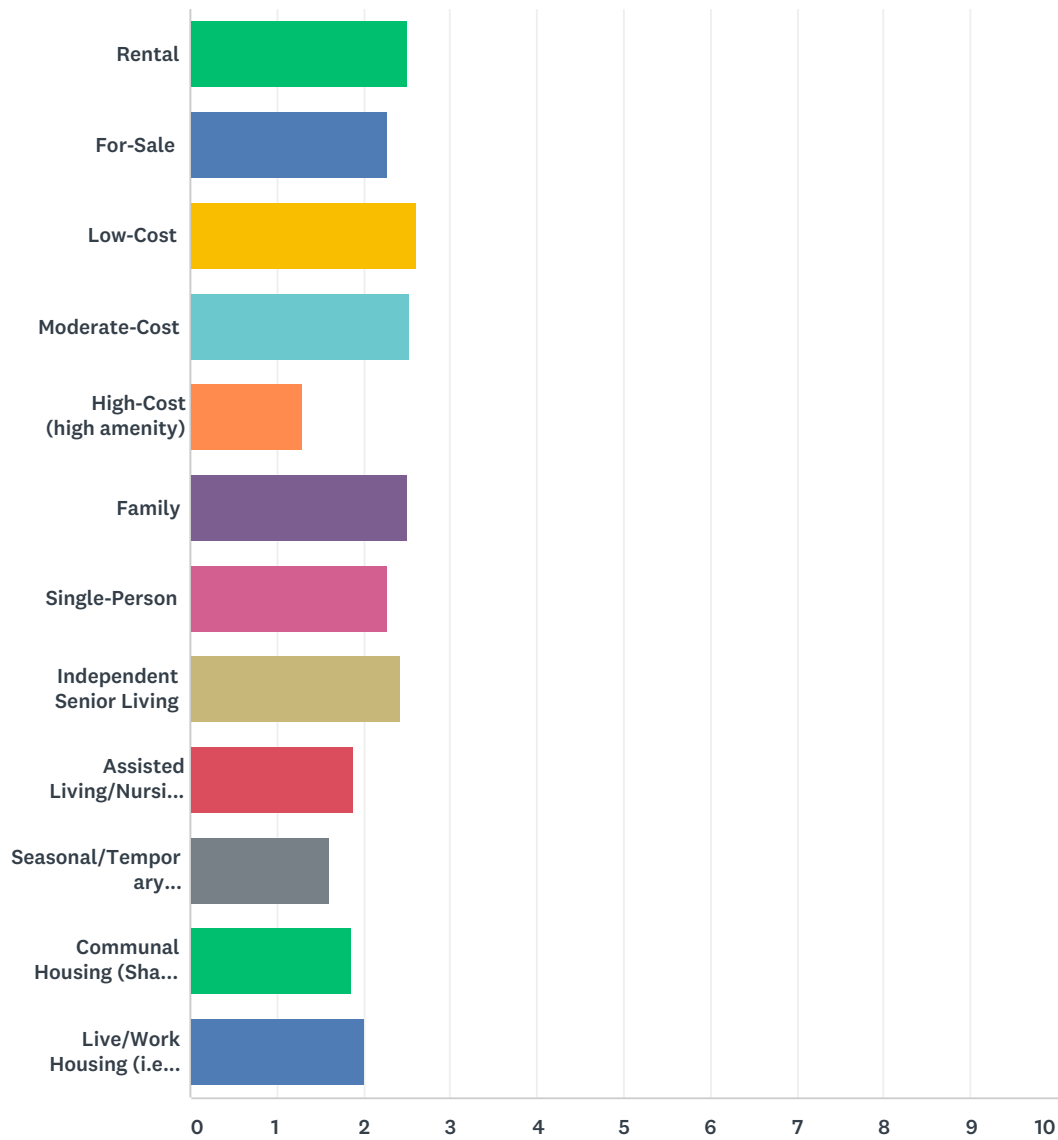
Answered: 563 Skipped: 18



ANSWER CHOICES	RESPONSES	
Affordability/Housing Cost	90.05%	507
Preferable Location	7.82%	44
Limited Overall Housing Supply (low inventory)	73.18%	412
Lack of Housing Type to Meet Specific Needs (i.e. number of bedrooms)	46.54%	262
Lack of Advertising/Resources to Find Available Housing	8.35%	47
Age and/or Quality of Housing	39.96%	225
Discrimination	6.57%	37
Other (please specify)	16.34%	92
Total Respondents: 563		

## Q16 Rank the need for each of the following housing types in Yellow Springs.

Answered: 574 Skipped: 7

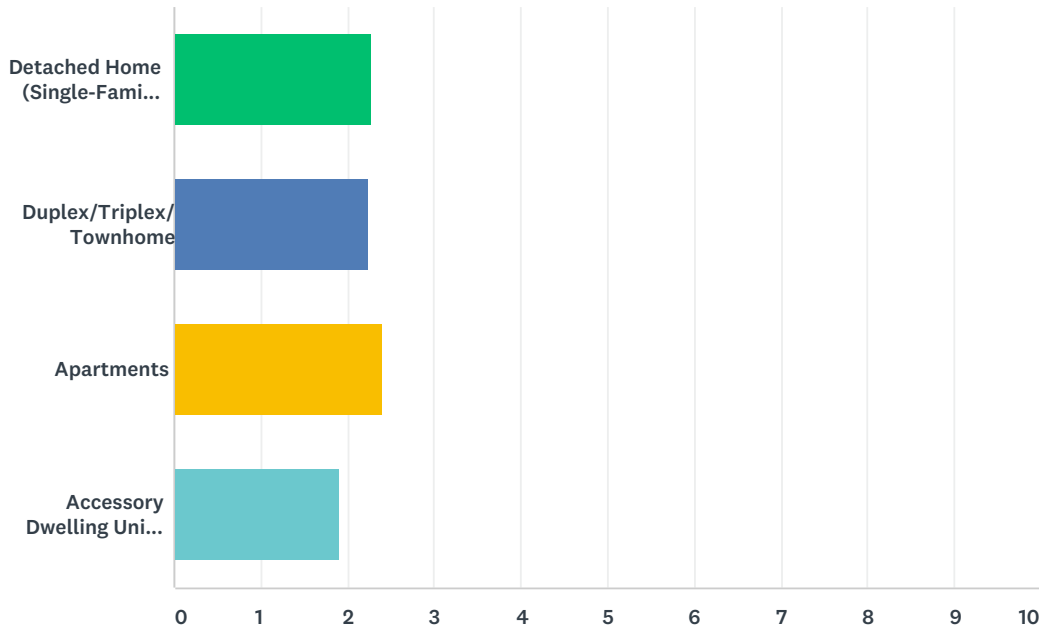


	LOW NEED	MODERATE NEED	HIGH NEED	N/A	TOTAL	WEIGHTED AVERAGE
Rental	6.86% 38	33.57% 186	56.32% 312	3.25% 18	554	2.51
For-Sale	10.32% 55	48.78% 260	35.65% 190	5.25% 28	533	2.27
Low-Cost	7.16% 39	23.30% 127	67.34% 367	2.20% 12	545	2.62
Moderate-Cost	3.67% 20	38.72% 211	55.41% 302	2.20% 12	545	2.53
High-Cost (high amenity)	70.44% 355	20.04% 101	4.37% 22	5.16% 26	504	1.30

Family	4.04% 22	39.52% 215	53.86% 293	2.57% 14	544	2.51
Single-Person	14.34% 76	41.13% 218	40.38% 214	4.15% 22	530	2.27
Independent Senior Living	9.60% 53	34.60% 191	50.00% 276	5.80% 32	552	2.43
Assisted Living/Nursing Care	28.30% 148	46.46% 243	17.40% 91	7.84% 41	523	1.88
Seasonal/Temporary Worker/Intern	42.47% 220	28.57% 148	10.62% 55	18.34% 95	518	1.61
Communal Housing (Shared Housing)	32.39% 172	35.97% 191	19.96% 106	11.68% 62	531	1.86
Live/Work Housing (i.e. Artists)	26.10% 137	38.67% 203	26.10% 137	9.14% 48	525	2.00

## Q17 Rank the need for each of the following housing styles in Yellow Springs.

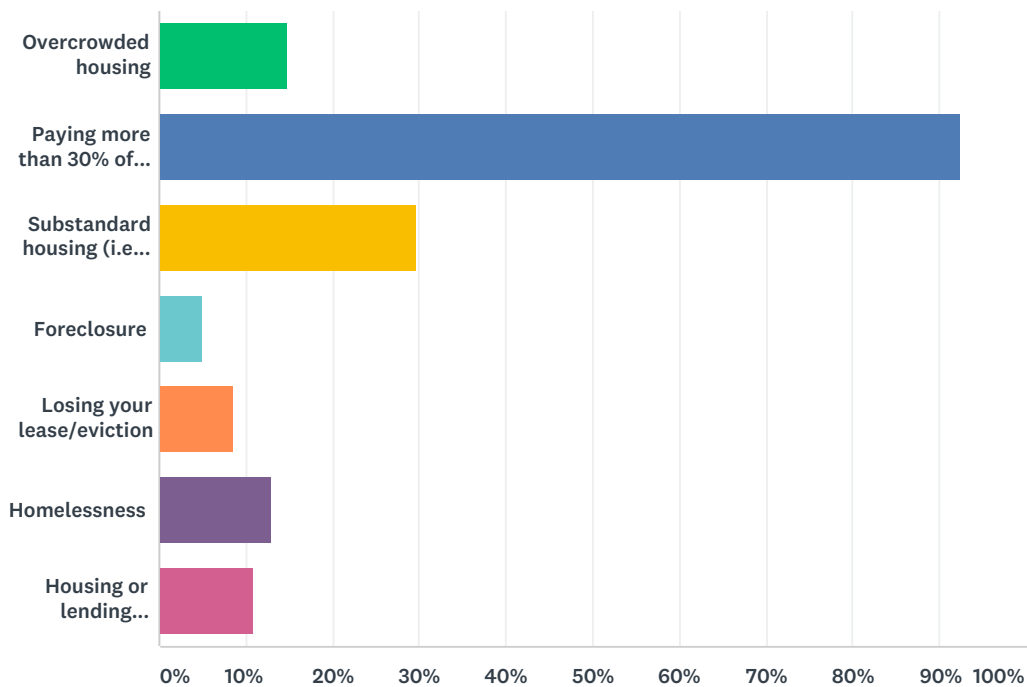
Answered: 570 Skipped: 11



	LOW NEED	MODERATE NEED	HIGH NEED	N/A	TOTAL	WEIGHTED AVERAGE
Detached Home (Single-Family Home)	11.80% 65	47.73% 263	38.48% 212	2.00% 11	551	2.27
Duplex/Triplex/Townhome	13.92% 77	45.57% 252	37.43% 207	3.07% 17	553	2.24
Apartments	10.99% 61	36.04% 200	49.91% 277	3.06% 17	555	2.40
Accessory Dwelling Units (income suites, units above garage, etc.)	29.36% 155	41.67% 220	21.21% 112	7.77% 41	528	1.91

### Q18 Have you personally experienced any of the following? (check all that apply)

Answered: 302 Skipped: 279

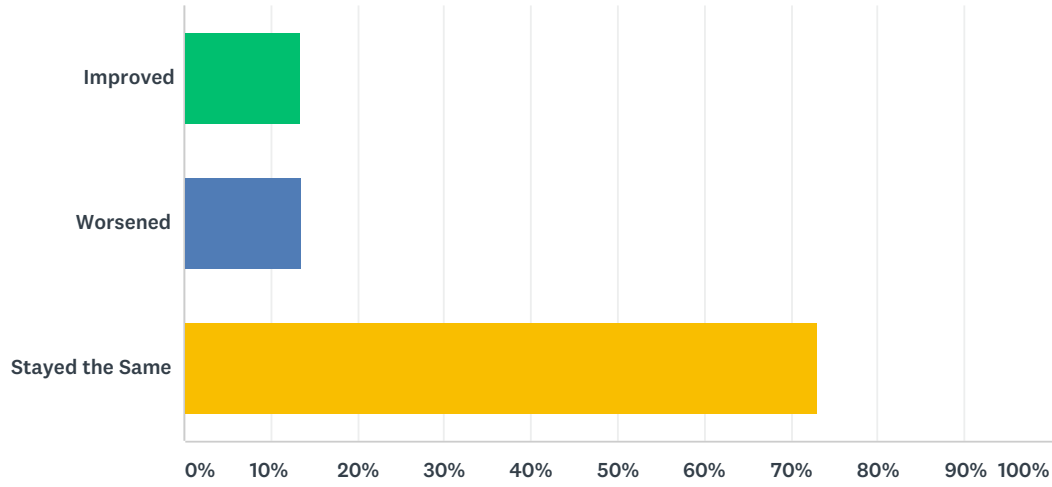


ANSWER CHOICES	RESPONSES	
Overcrowded housing	14.90%	45
Paying more than 30% of your income toward housing cost.	92.38%	279
Substandard housing (i.e. lack of plumbing and/or utilities)	29.80%	90
Foreclosure	4.97%	15
Losing your lease/eviction	8.61%	26
Homelessness	12.91%	39
Housing or lending discrimination	10.93%	33
Total Respondents: 302		



### Q19 Within the past year, has your housing situation:

Answered: 576 Skipped: 5



ANSWER CHOICES	RESPONSES
Improved	13.37% 77
Worsened	13.54% 78
Stayed the Same	73.09% 421
TOTAL	576

## Q20 In your opinion, what is the most significant housing issue facing Yellow Springs today?

Answered: 508 Skipped: 73

**Open-ended responses are summarized in Section IX - *Resident Survey***

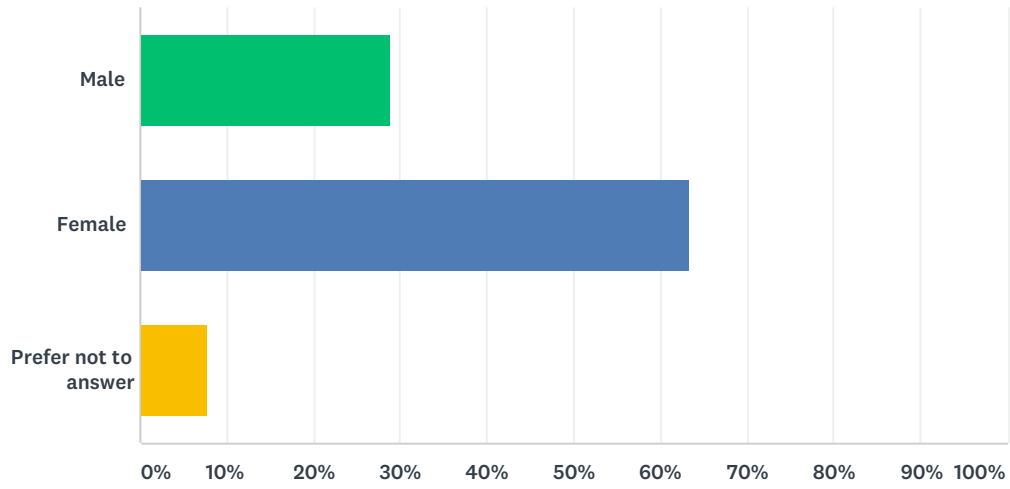
## Q21 Please share any other comments/concerns about housing in Yellow Springs.

Answered: 256 Skipped: 325

**Open-ended responses are summarized in Section IX - *Resident Survey***

### Q22 What is your gender?

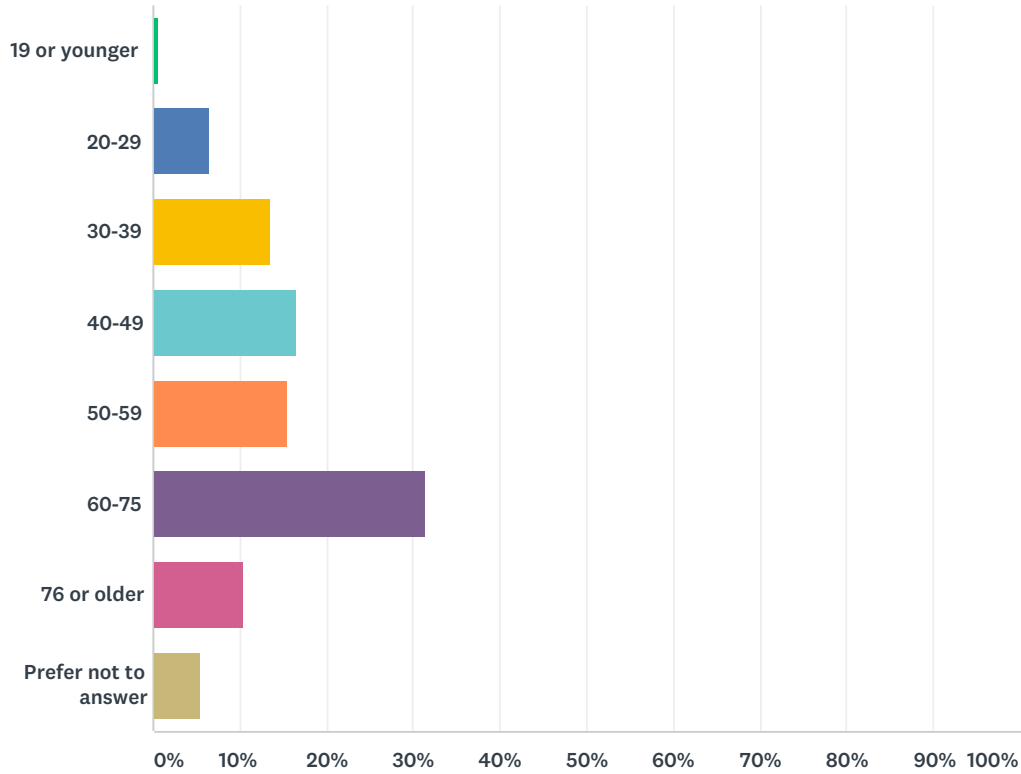
Answered: 571 Skipped: 10



ANSWER CHOICES	RESPONSES	
Male	28.90%	165
Female	63.40%	362
Prefer not to answer	7.71%	44
TOTAL		571

### Q23 What is your age?

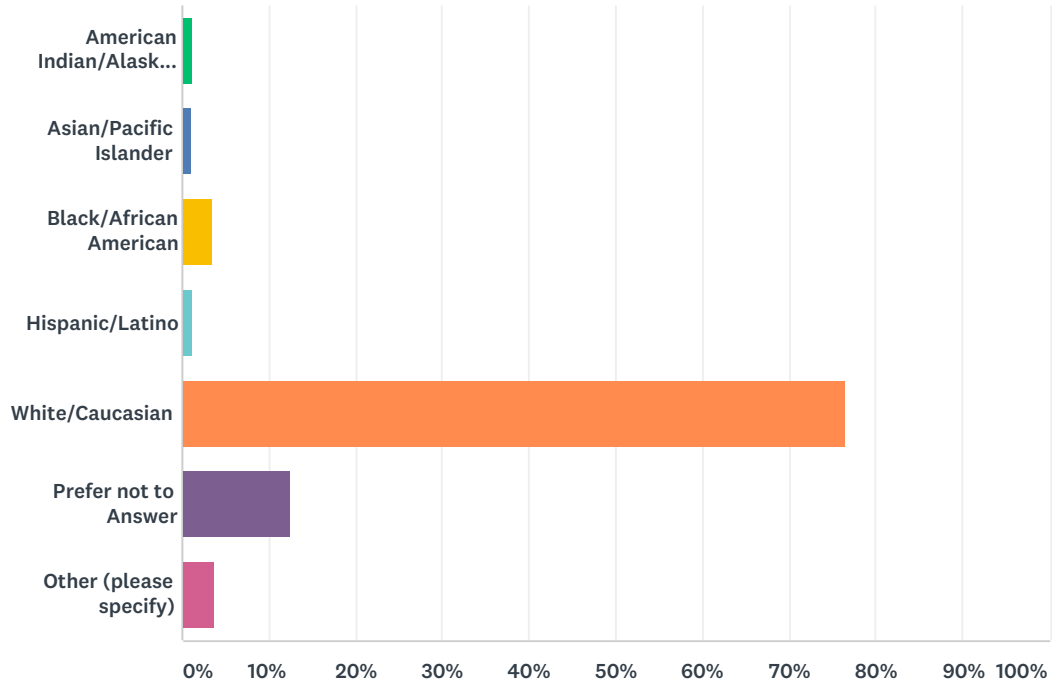
Answered: 574 Skipped: 7



ANSWER CHOICES	RESPONSES
19 or younger	0.70% 4
20-29	6.45% 37
30-39	13.59% 78
40-49	16.55% 95
50-59	15.51% 89
60-75	31.36% 180
76 or older	10.45% 60
Prefer not to answer	5.40% 31
<b>TOTAL</b>	<b>574</b>

## Q24 What is your ethnicity?

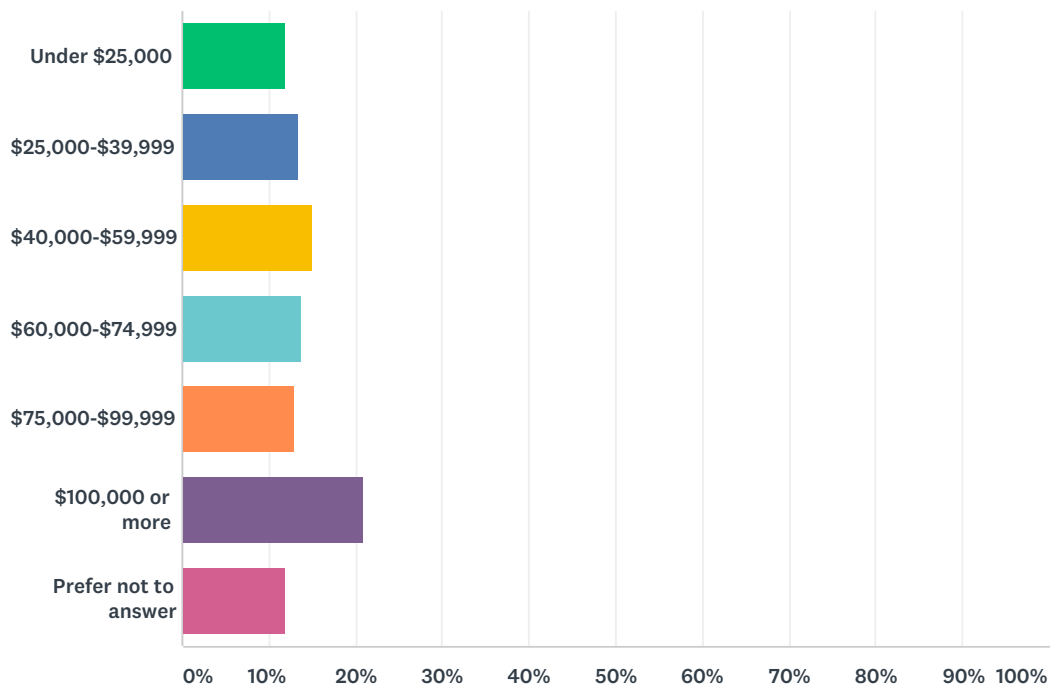
Answered: 574 Skipped: 7



ANSWER CHOICES	RESPONSES	
American Indian/Alaskan Native	1.22%	7
Asian/Pacific Islander	1.05%	6
Black/African American	3.66%	21
Hispanic/Latino	1.22%	7
White/Caucasian	76.48%	439
Prefer not to Answer	12.54%	72
Other (please specify)	3.83%	22
<b>TOTAL</b>		<b>574</b>

## Q25 What is the estimated gross annual income of all residents living in your household?

Answered: 574 Skipped: 7



ANSWER CHOICES	RESPONSES	
Under \$25,000	11.85%	68
\$25,000-\$39,999	13.41%	77
\$40,000-\$59,999	15.16%	87
\$60,000-\$74,999	13.76%	79
\$75,000-\$99,999	13.07%	75
\$100,000 or more	20.91%	120
Prefer not to answer	11.85%	68
<b>TOTAL</b>		<b>574</b>

**Addendum F:**  
**Stakeholder Survey**  
**Instrument**



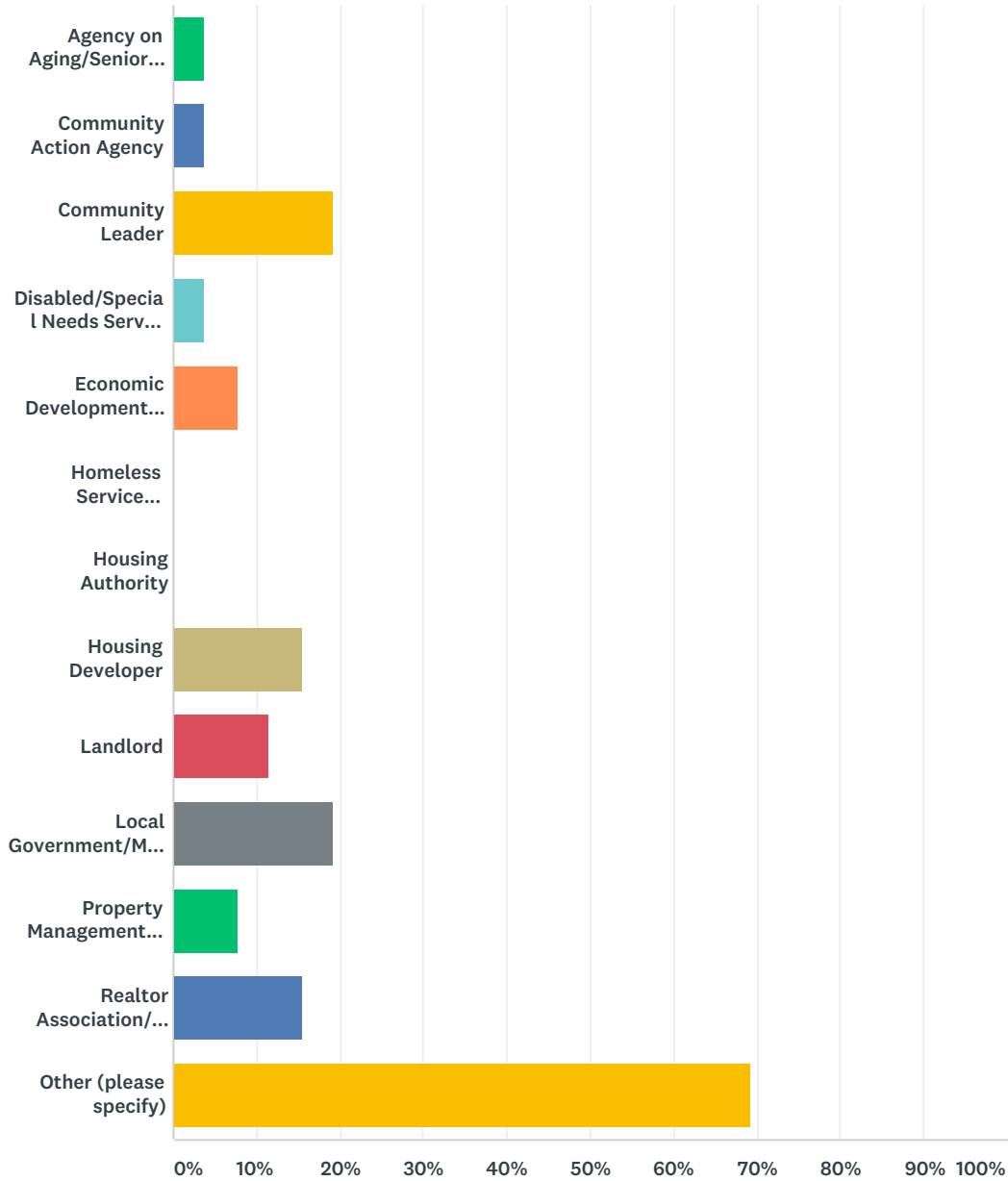
# Q1 Please provide your contact information, should we need to follow-up with this response.

Answered: 26 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	26
Organization	88.46%	23
Email Address	100.00%	26
Phone Number	100.00%	26

## Q2 What type of organization do you represent? (select all that apply)

Answered: 26 Skipped: 0

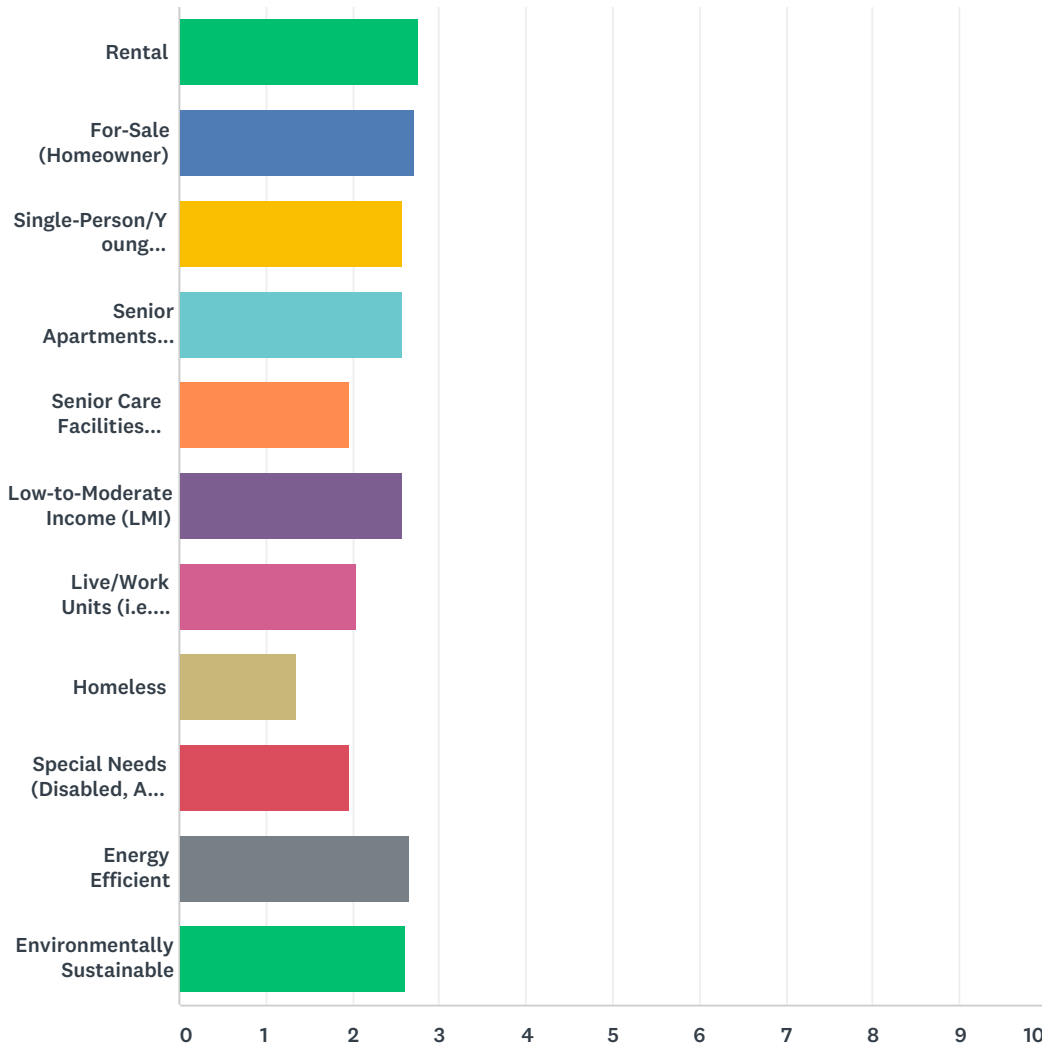


ANSWER CHOICES	RESPONSES	
Agency on Aging/Senior Services	3.85%	1
Community Action Agency	3.85%	1
Community Leader	19.23%	5
Disabled/Special Needs Service Provider	3.85%	1
Economic Development Organizations	7.69%	2
Homeless Service Provider	0.00%	0

Housing Authority	0.00%	0
Housing Developer	15.38%	4
Landlord	11.54%	3
Local Government/Municipal Official	19.23%	5
Property Management Company	7.69%	2
Realtor Association/Board of Realtors	15.38%	4
Other (please specify)	69.23%	18
Total Respondents: 26		

### Q3 Rank the degree of housing need for each of the following housing types in Yellow Springs.

Answered: 26 Skipped: 0

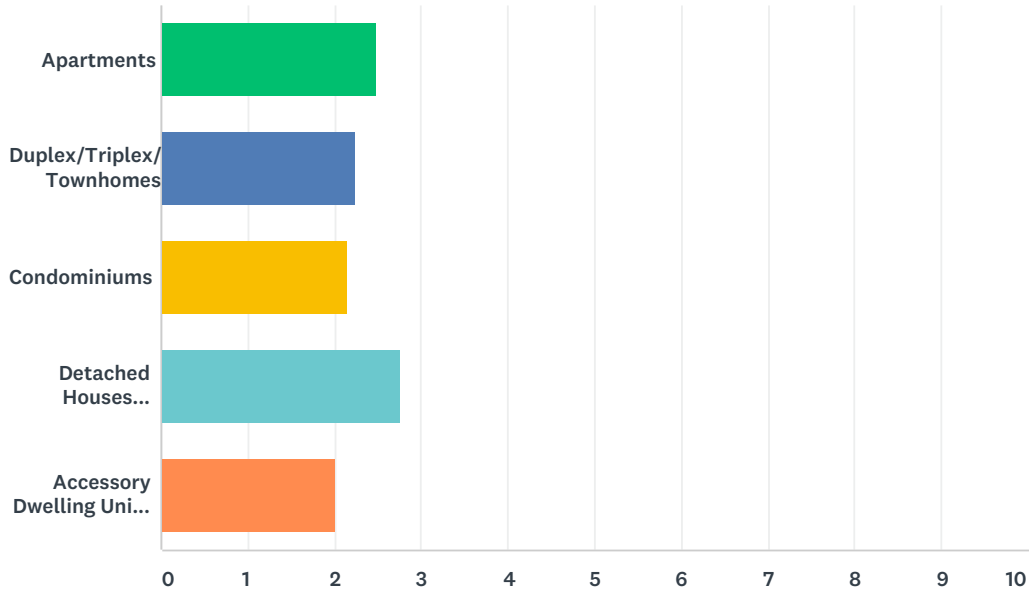


	1 (LOW DEMAND)	2 (MODERATE DEMAND)	3 (HIGH DEMAND)	N/A	TOTAL	WEIGHTED AVERAGE
Rental	0.00% 0	23.08% 6	76.92% 20	0.00% 0	26	2.77
For-Sale (Homeowner)	0.00% 0	29.17% 7	70.83% 17	0.00% 0	24	2.71
Single-Person/Young Professionals	0.00% 0	42.31% 11	57.69% 15	0.00% 0	26	2.58
Senior Apartments (Independent Living)	7.69% 2	26.92% 7	65.38% 17	0.00% 0	26	2.58
Senior Care Facilities (Assisted and Nursing)	32.00% 8	40.00% 10	28.00% 7	0.00% 0	25	1.96
Low-to-Moderate Income (LMI)	15.38% 4	11.54% 3	73.08% 19	0.00% 0	26	2.58

Live/Work Units (i.e. Artists)	19.23% 5	53.85% 14	23.08% 6	3.85% 1	26	2.04
Homeless	72.00% 18	8.00% 2	12.00% 3	8.00% 2	25	1.35
Special Needs (Disabled, ADA, etc.)	23.08% 6	57.69% 15	19.23% 5	0.00% 0	26	1.96
Energy Efficient	3.85% 1	26.92% 7	69.23% 18	0.00% 0	26	2.65
Environmentally Sustainable	3.85% 1	30.77% 8	65.38% 17	0.00% 0	26	2.62

### Q4 Rank the need for each of the housing styles in Yellow Springs.

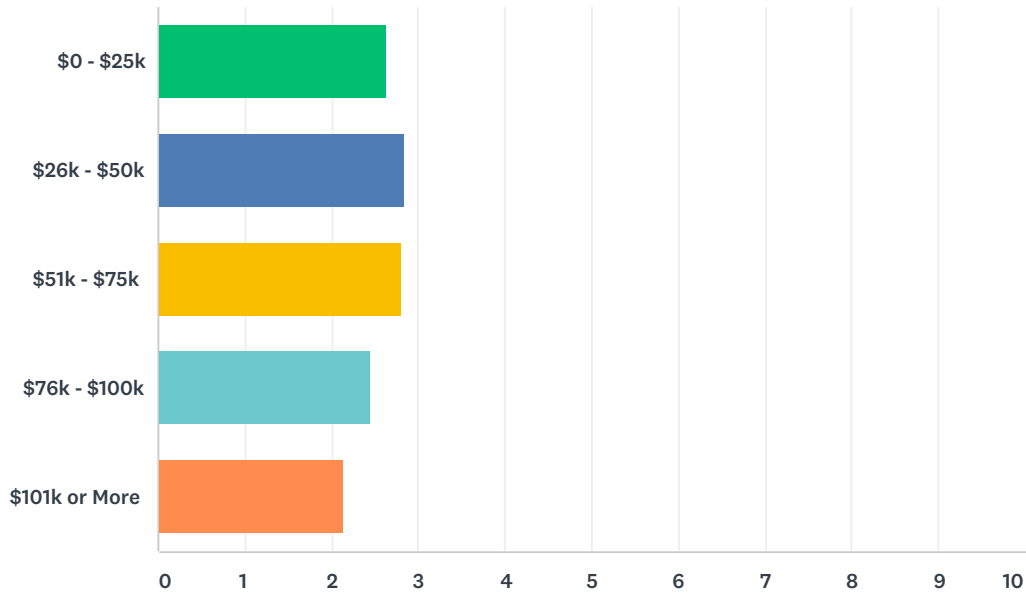
Answered: 26 Skipped: 0



	LOW DEMAND	MODERATE DEMAND	HIGH DEMAND	N/A	TOTAL	WEIGHTED AVERAGE
Apartments	7.69% 2	34.62% 9	57.69% 15	0.00% 0	26	2.50
Duplex/Triplex/Townhomes	15.38% 4	46.15% 12	38.46% 10	0.00% 0	26	2.23
Condominiums	19.23% 5	42.31% 11	34.62% 9	3.85% 1	26	2.16
Detached Houses (Single-Family Homes)	3.85% 1	15.38% 4	80.77% 21	0.00% 0	26	2.77
Accessory Dwelling Units (income suites, units over garage, etc.)	30.77% 8	38.46% 10	30.77% 8	0.00% 0	26	2.00

### Q5 On a scale of 1 to 3 (3 being the highest), rank the need for housing for each household income level.

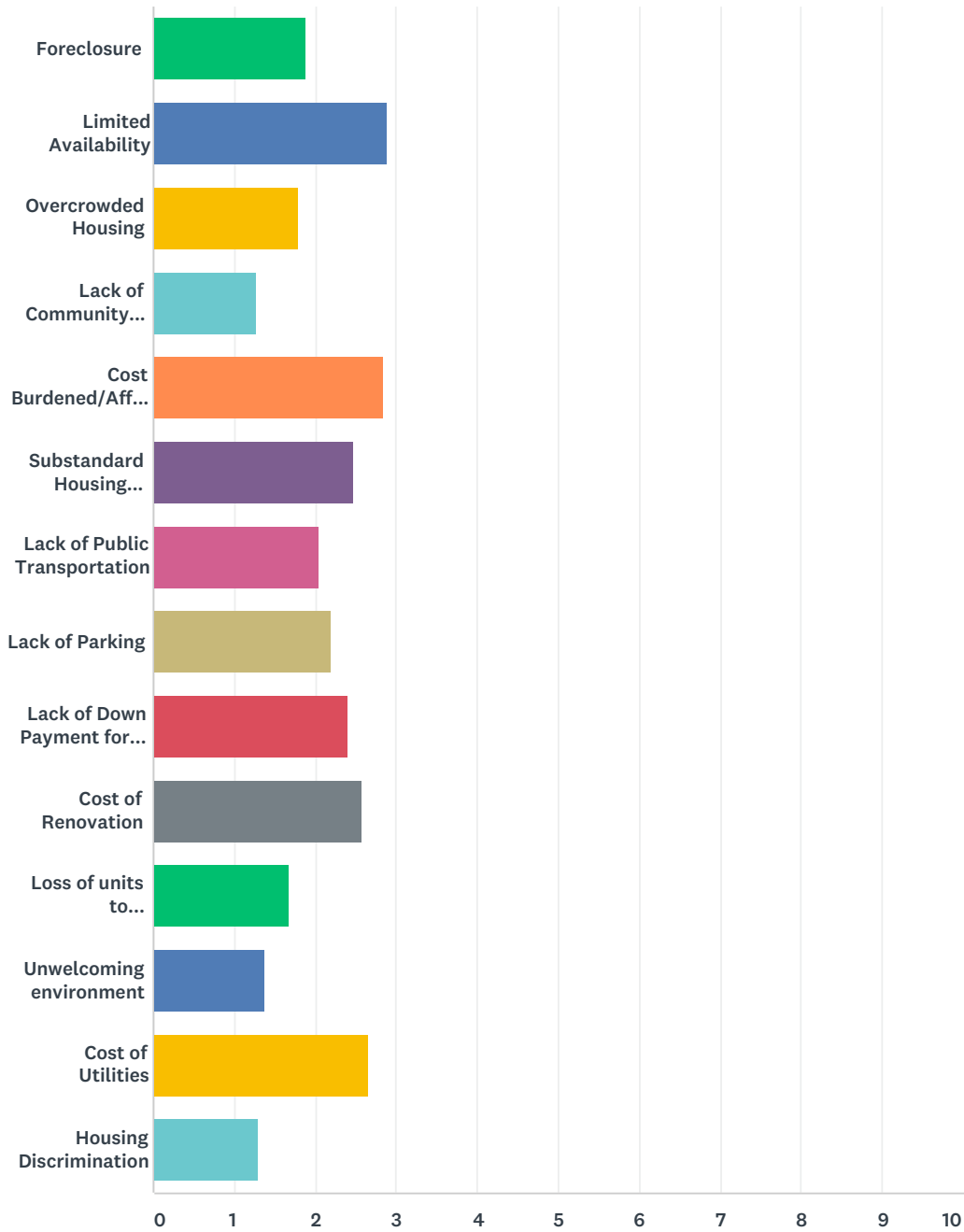
Answered: 25 Skipped: 1



	LOW DEMAND	MODERATE DEMAND	HIGH DEMAND	N/A	TOTAL	WEIGHTED AVERAGE
\$0 - \$25k	12.00% 3	12.00% 3	76.00% 19	0.00% 0	25	2.64
\$26k - \$50k	0.00% 0	16.00% 4	84.00% 21	0.00% 0	25	2.84
\$51k - \$75k	0.00% 0	20.00% 5	80.00% 20	0.00% 0	25	2.80
\$76k - \$100k	0.00% 0	56.00% 14	44.00% 11	0.00% 0	25	2.44
\$101k or More	20.00% 5	44.00% 11	32.00% 8	4.00% 1	25	2.13

### Q6 Rank the degree to which each of the following housing issues are experienced in Yellow Springs.

Answered: 26 Skipped: 0



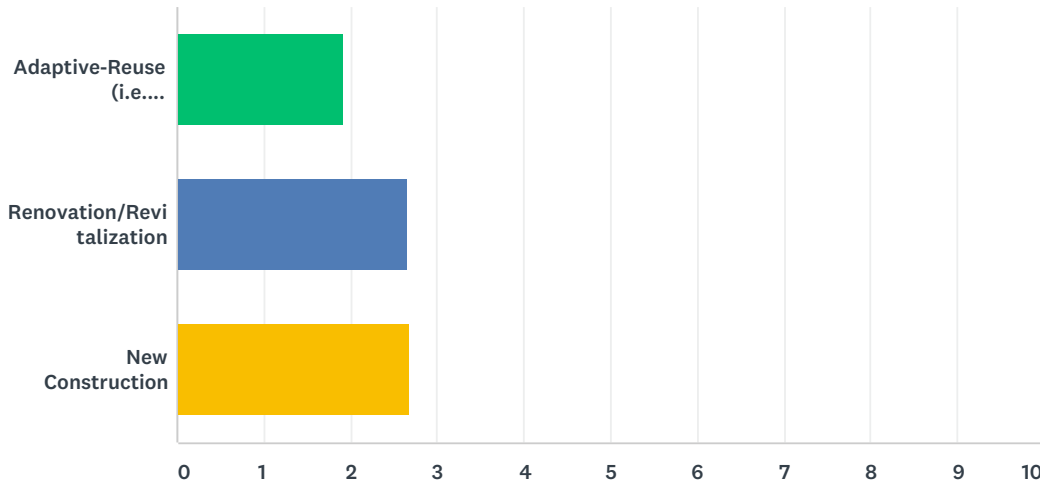
	NOT AT ALL	SOMEWHAT	OFTEN	N/A	TOTAL	WEIGHTED AVERAGE
Foreclosure	11.54% 3	80.77% 21	0.00% 0	7.69% 2	26	1.88
Limited Availability	3.85% 1	3.85% 1	92.31% 24	0.00% 0	26	2.88



Overcrowded Housing	30.77% 8	50.00% 13	11.54% 3	7.69% 2	26	1.79
Lack of Community Services (grocery, doctor, etc.)	73.08% 19	26.92% 7	0.00% 0	0.00% 0	26	1.27
Cost Burdened/Affordability	3.85% 1	7.69% 2	88.46% 23	0.00% 0	26	2.85
Substandard Housing (quality/condition)	0.00% 0	53.85% 14	46.15% 12	0.00% 0	26	2.46
Lack of Public Transportation	19.23% 5	57.69% 15	23.08% 6	0.00% 0	26	2.04
Lack of Parking	23.08% 6	34.62% 9	42.31% 11	0.00% 0	26	2.19
Lack of Down Payment for Purchase	3.85% 1	50.00% 13	42.31% 11	3.85% 1	26	2.40
Cost of Renovation	0.00% 0	42.31% 11	57.69% 15	0.00% 0	26	2.58
Loss of units to AirBNB/vacation rentals	36.00% 9	56.00% 14	4.00% 1	4.00% 1	25	1.67
Unwelcoming environment	57.69% 15	26.92% 7	3.85% 1	11.54% 3	26	1.39
Cost of Utilities	3.85% 1	26.92% 7	69.23% 18	0.00% 0	26	2.65
Housing Discrimination	53.85% 14	23.08% 6	0.00% 0	23.08% 6	26	1.30

### Q7 What level of priority should be given to each of the development types for housing development?

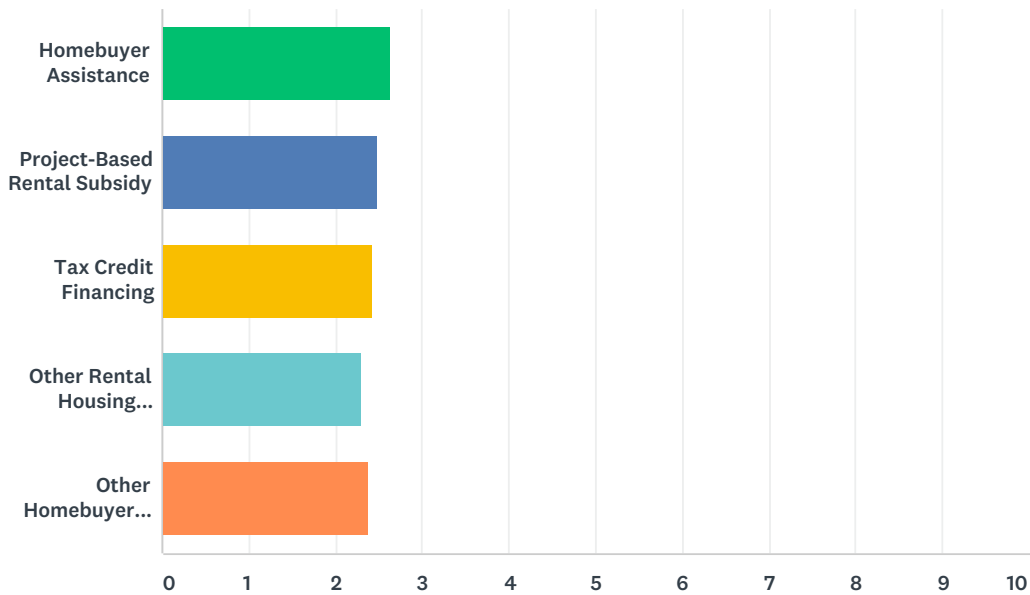
Answered: 26 Skipped: 0



	LOW PRIORITY	MODERATE PRIORITY	HIGH PRIORITY	N/A	TOTAL	WEIGHTED AVERAGE
Adaptive-Reuse (i.e. Conversion of vacant buildings into housing)	38.46% 10	30.77% 8	30.77% 8	0.00% 0	26	1.92
Renovation/Revitalization	3.85% 1	26.92% 7	69.23% 18	0.00% 0	26	2.65
New Construction	3.85% 1	23.08% 6	69.23% 18	3.85% 1	26	2.68

### Q8 What level of priority should be given to each of the funding types for housing development?

Answered: 26 Skipped: 0



	LOW PRIORITY	MODERATE PRIORITY	HIGH PRIORITY	N/A	TOTAL	WEIGHTED AVERAGE
Homebuyer Assistance	3.85% 1	26.92% 7	61.54% 16	7.69% 2	26	2.63
Project-Based Rental Subsidy	4.00% 1	36.00% 9	48.00% 12	12.00% 3	25	2.50
Tax Credit Financing	4.17% 1	41.67% 10	41.67% 10	12.50% 3	24	2.43
Other Rental Housing Assistance (i.e. Vouchers)	11.54% 3	38.46% 10	38.46% 10	11.54% 3	26	2.30
Other Homebuyer Assistance	4.00% 1	48.00% 12	40.00% 10	8.00% 2	25	2.39

**Q9 Are there any specific housing development programs that should be given priority as it relates to housing development in Yellow Springs?**

Answered: 18 Skipped: 8

**Open-ended responses are summarized in Section X - *Stakeholder Interviews***

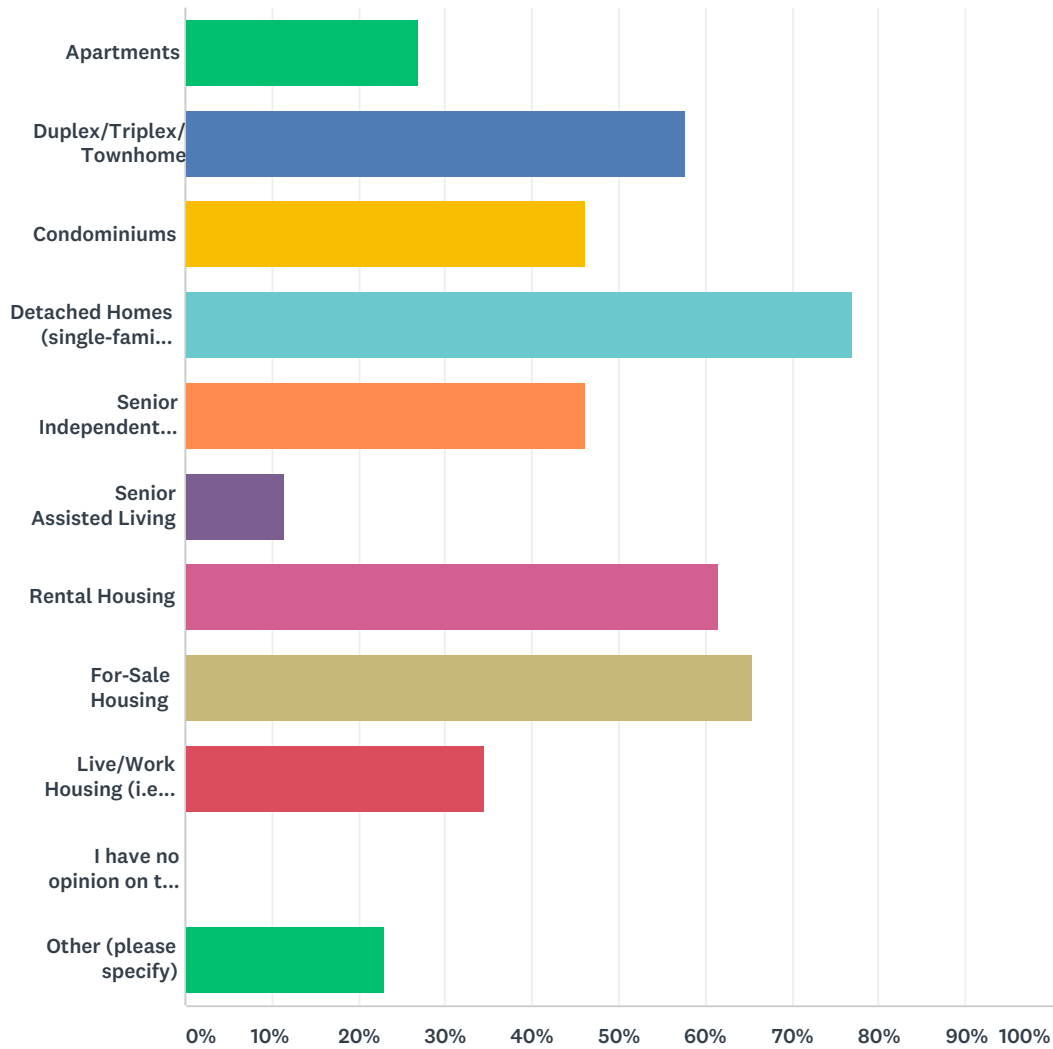
Q10 Are there are specific housing development programs (local or state level) that are not currently offered in Yellow Springs and should be explored?

Answered: 14 Skipped: 12

**Open-ended responses are summarized in Section X - Stakeholder Interviews**

### Q11 If the Village were to consider development of the Glass Farm site, what style and types of housing would be most appropriate? (select all that apply)

Answered: 26 Skipped: 0

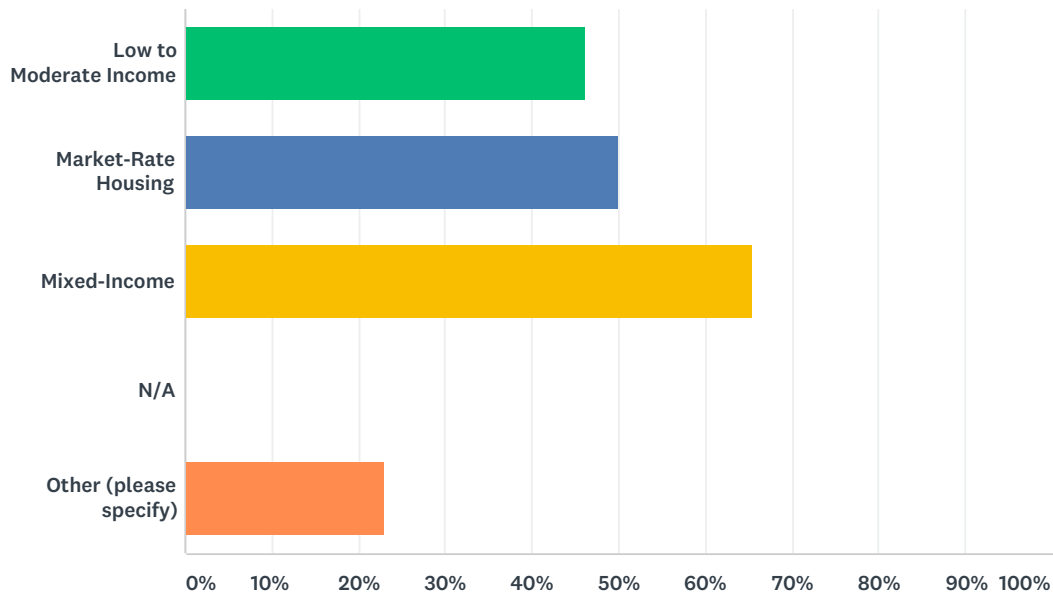


ANSWER CHOICES	RESPONSES	
Apartments	26.92%	7
Duplex/Triplex/Townhome	57.69%	15
Condominiums	46.15%	12
Detached Homes (single-family homes)	76.92%	20
Senior Independent Living	46.15%	12
Senior Assisted Living	11.54%	3
Rental Housing	61.54%	16
For-Sale Housing	65.38%	17

Live/Work Housing (i.e. Artists)	34.62%	9
I have no opinion on the Glass Farm site	0.00%	0
Other (please specify)	23.08%	6
Total Respondents: 26		

### Q12 Regarding the Glass Farm site, what level of affordability should be considered for new housing? (select all that apply)

Answered: 26 Skipped: 0

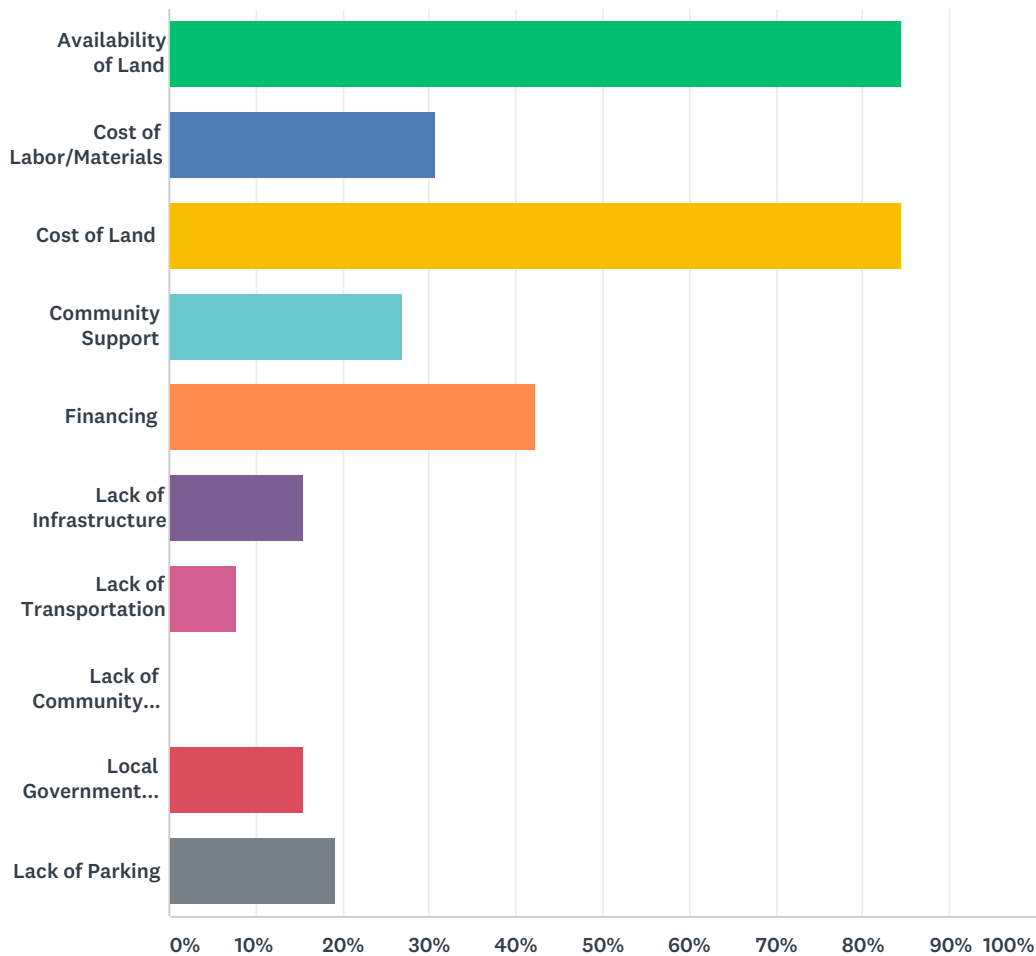


ANSWER CHOICES	RESPONSES	
Low to Moderate Income	46.15%	12
Market-Rate Housing	50.00%	13
Mixed-Income	65.38%	17
N/A	0.00%	0
Other (please specify)	23.08%	6
Total Respondents: 26		



### Q13 What common barriers or obstacles exist in Yellow Springs that you believe limit residential development? (select all that apply)

Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Availability of Land	84.62%	22
Cost of Labor/Materials	30.77%	8
Cost of Land	84.62%	22
Community Support	26.92%	7
Financing	42.31%	11
Lack of Infrastructure	15.38%	4
Lack of Transportation	7.69%	2
Lack of Community Services	0.00%	0
Local Government Regulations ("red tape")	15.38%	4
Lack of Parking	19.23%	5

Total Respondents: 26

**Q14 How do you believe these obstacles/barriers could be reduced or eliminated? (Responses will be limited to 500 characters)**

Answered: 19 Skipped: 7

**Open-ended responses are summarized in Section X - *Stakeholder Interviews***

Q15 Are there any additional issues regarding housing in Yellow Springs that you would like to share?

Answered: 17 Skipped: 9

**Open-ended responses are summarized in Section X - Stakeholder Interviews**

## Addendum G: Sources

Bowen National Research uses various sources to gather and confirm data used in each analysis. These sources include the following:

- 2000 and 2010 U.S. Census
- 2009 FBI Uniform Crime Reports
- Airbnb.com
- American Community Survey
- American Seniors Housing Assn.: *The State of Seniors Housing 2017*
- Coalition on Homelessness and Housing in Ohio (COHHIO)
- Dayton Business Journal
- Dayton Daily News
- ESRI Demographics
- FBI Uniform Crime Report (UCR)
- Greene Metropolitan Housing Authority
- InfoGroup
- HUD OH-507 Ohio Balance of State Continuum of Care
- Management for each property included in the survey
- Medicare.com
- Novogradac, Inc.
- Ohio Department of Health
- Ohio Department of Job and Family Services
- Ohio Housing Finance Agency
- Onthemap.ces.census.gov
- Planning & Zoning Representatives
- REALTOR.com
- Ribbon Demographics HISTA Data
- Senior Housing Facility Representatives
- SOCDS Building Permits Database
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Department of Labor, Bureau of Labor Statistics
- Urban Decision Group (UDG)
- Various Stakeholders
- Village of Yellow Springs Representatives
- Walkscore.com
- Western Regional Information Systems & Technology, Inc. (WRIST, Inc.)
- Yellow Springs Chamber of Commerce
- Yellow Springs Home, Inc.

## Addendum H: Glossary

Various key terms associated with issues and topics evaluated in this report are used throughout this document. The following provides a summary of the definitions for these key terms. It is important to note that the definitions cited below include the source of the definition, when applicable. Those definitions that were not cited originated from the National Council of Housing Market Analysts (NCHMA).

**Area Median Household Income (AMHI)** is the median income for families in metropolitan and non-metropolitan areas, used to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. (Bowen National Research, Various Sources)

**Available rental housing** is any rental product that is currently available for rent. This includes any units identified through Bowen National Research survey of over 100 affordable rental properties identified in the study areas, published listings of available rentals, and rentals disclosed by local realtors or management companies.

**Basic Rent** is the minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and the HUD Section 223 (d) (3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

**Contract Rent** is (1) the actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease (HUD & RD) or (2) the monthly rent agreed to between a tenant and a landlord (Census).

**Cost overburdened households** are those renter households that pay more than 30% or 35% (depending upon source) of their annual household income towards rent. Typically, such households will choose a comparable property (including new affordable housing product) if it is less of a rent burden.

**Elderly Person** is a person who is at least 62 years of age as defined by HUD.

**Elderly or Senior Housing** is housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

**Extremely low-income** is a person or household with income below 30% of Area Median Income adjusted for household size.

**Fair Market Rent (FMR)** are the estimates established by HUD of the gross rents (contract rent plus tenant paid utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50<sup>th</sup> percentile of rents.

**Frail Elderly** is a person who is at least 62 years of age and is unable to perform at least three “activities of daily living” comprising of eating, bathing, grooming, dressing or home management activities as defined by HUD.

**Garden apartments** are apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around buildings, and on-site parking.

**Gross Rent** is the monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all tenant paid utilities.

**Household** is one or more people who occupy a housing unit as their usual place of residence.

**Housing Choice Voucher (Section 8 Program)** is a Federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant’s contribution of 30% of adjusted gross income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenant’s income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

**Housing unit** is a house, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

**HUD Section 8 Program** is a Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants’ adjusted income.

**HUD Section 202 Program** is a Federal program, which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of the Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30% of tenant income.

**HUD Section 236 Program** is a Federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% of Area Median Income who pay rent equal to the greater of Basic Rent or 30% of their adjusted income. All rents are capped at a HUD approved market rent.

**HUD Section 811 Program** is a Federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

**Income Limits** are the Maximum Household Income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI.

**Low-Income Household** is a person or household with gross household income between 50% and 80% of Area Median Income adjusted for household size.

**Low-Income Housing Tax Credit** is a program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60% or less of Area Median Income, and that the rents on these units be restricted accordingly.

**Market vacancy rate (physical)** is the average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same market, excluding units in properties which are in the lease-up stage. Bowen National Research considers only these vacant units in its rental housing survey.

**Mixed income property** is an apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e. low-income tax credit property with income limits of 30%, 50% and 60%).

**Moderate Income** is a person or household with gross household income between 40% and 60% of Area Median Income adjusted for household size.

**Multifamily** are structures that contain more than two housing units.

**New owner-occupied household growth** within a market is a primary demand component for demand for new for-sale housing. For the purposes of this analysis, we have evaluated growth between 2015 and 2020. The 2010 households by income level are based on ESRI estimates applied to 2010 Census estimates of total households for each study area. The 2015 and 2020 estimates are based on growth projections by income level by ESRI. The difference between the two household estimates represents the new owner-occupied



households that are projected to be added to a study area between 2015 and 2020. These estimates of growth are provided by each income level and corresponding price point that can be afforded.

***Non-Conventional Rentals*** are structures with one or two rental units.

***Overcrowded housing*** is often considered housing units with 1.01 or more persons per room. These units are often occupied by multi-generational families or large families that are in need of more appropriately-sized and affordable housing units. For the purposes of this analysis, we have used the share of overcrowded housing from the American Community Survey.

***Pipeline housing*** is housing that is currently under construction or is planned or proposed for development. We identified pipeline housing during our telephone interviews with local and county planning departments and through a review of published listings from housing finance entities such as IHFA, HUD and USDA.

***Population trends*** are changes in population levels for a particular area over a specific period of time which is a function of the level of births, deaths, and net migration.

***Potential support*** is the equivalent to the *housing gap* referenced in this report. The *housing gap* is the total demand from eligible households that live in certain housing conditions (described in Section VIII of this report) less the available or planned housing stock that was inventoried within each study area.

***Project-based rent assistance*** is rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

***Public Housing or Low-Income Conventional Public Housing*** is a HUD program administered by local (or regional) Housing Authorities which serves Low- and Very-Low-Income households with rent based on the same formula used for HUD Section 8 assistance.

***Rent burden*** is gross rent divided by adjusted monthly household income.

***Rent burdened households*** are households with rent burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

***Replacement of functionally obsolete housing*** is a demand consideration in most established markets. Given the limited development of new housing units in the study area, homebuyers are often limited to choosing from the established housing stock, much of which is considered old and/or often in disrepair and/or functionally obsolete. There are a variety of ways to measure functionally obsolete housing and to determine the number of units that should be replaced. For the purposes of this analysis, we have applied the highest share of any of the following three metrics: cost burdened households, units lacking

complete plumbing facilities, and overcrowded units. This resulting housing replacement ratio is then applied to the existing (2013) owner-occupied housing stock to estimate the number of for-sale units that should be replaced in the study areas.

***Restricted rent*** is the rent charged under the restrictions of a specific housing program or subsidy.

***Single-Family Housing*** is a dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

***Special needs population*** is a specific market niche that is typically not catered to in a conventional apartment property. Examples of special needs populations include: substance abusers, visually impaired person or persons with mobility limitations.

***Standard Condition:*** A housing unit that meets HUD's Section 8 Housing Quality Standards.

***Subsidized Housing*** is housing that operates with a government subsidy often requiring tenants to pay up to 30% of their adjusted gross income toward rent and often limiting eligibility to households with incomes of up to 50% or 80% of the Area Median Household Income. (Bowen National Research)

***Subsidy*** is monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's contract rent and the amount paid by the tenant toward rent.

***Substandard*** housing is typically considered product that lacks complete indoor plumbing facilities. Such housing is often considered to be of such poor quality and in disrepair that it should be replaced. For the purposes of this analysis, we have used the share of households living in substandard housing from the American Community Survey.

***Substandard conditions*** are housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

***Tenant*** is one who rents real property from another.

***Tenant paid utilities*** are the cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.

***Tenure*** is the distinction between owner-occupied and renter-occupied housing units.

***Townhouse (or Row House)*** is a single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

***Unaccompanied Youth*** persons under 25 years of age, or families with children and youth, who do not qualify as homeless under this definition, but who are homeless under section 387 of the Runaway and Homeless Youth Act, Violence Against Women Act, or McKinney-Vento homeless Assistance Act as defined by HUD.

***Vacancy Rate – Economic Vacancy Rate (physical)*** is the maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

***Very Low-Income Household*** is a person or household with gross household income between 30% and 50% of Area Median Income adjusted for household size.

***Windshield Survey*** references an on-site observation of a physical property or area that considers only the perspective viewed from the “windshield” of a vehicle. Such a survey does not include interior inspections or evaluations of physical structures.

# ADDENDUM I.: FIELD SURVEY OF CONVENTIONAL RENTALS

## YELLOW SPRINGS PSA, OHIO

The following section is a field survey of conventional rental properties. These properties were identified through a variety of sources including area apartment guides, yellow page listings, government agencies, the Chamber of Commerce, and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends that impact future development, and identify those properties that would be considered most comparable to the subject site.

The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as market-rate, Tax Credit, government-subsidized, or a combination of the three project types. The field survey is organized as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Properties surveyed by name, address, telephone number, project type, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives, and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here. Note that projects are organized by project type.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Listings for unit and project amenities, parking options, optional charges, utilities (including responsibility), and appliances.
- Collected rent by unit type and bedrooms.
- Unit size by unit type and bedrooms.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- An analysis of units, vacancies, and median rent. Where applicable, non-subsidized units are distributed separately.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.

- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type. Note that rents are adjusted to reflect common utility responsibility.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

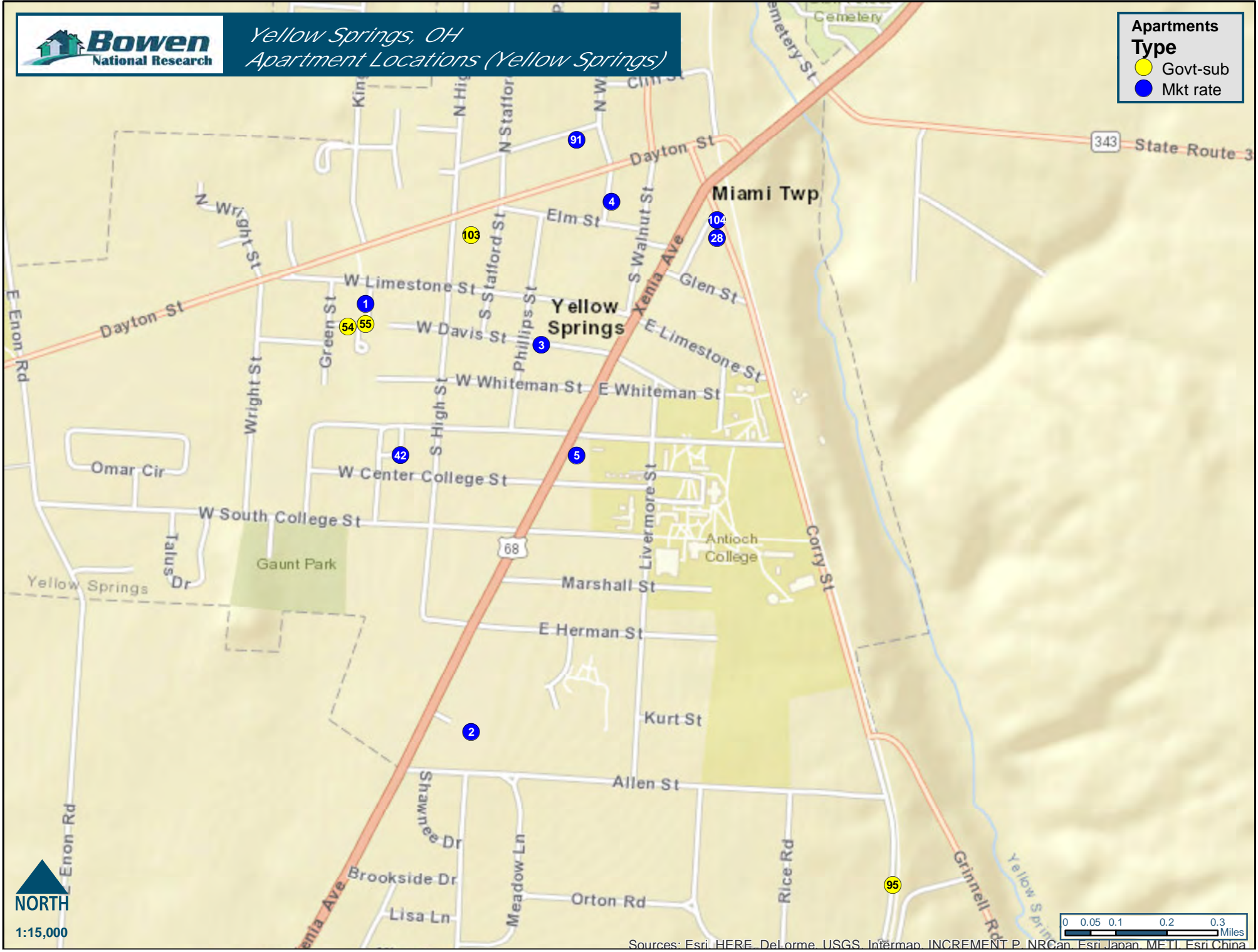
Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.



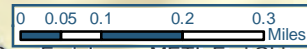
# Yellow Springs, OH Apartment Locations (Yellow Springs)

**Apartments Type**

- Govt-sub
- Mkt rate



**NORTH**  
1:15,000



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

# MAP IDENTIFICATION LIST - YELLOW SPRINGS PSA, OHIO

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
1	10-12 Lawson Pl.	MRR	C	1965	16	0	100.0%
2	106 Woodrow St.	MRR	C	1925	10	0	100.0%
3	140 W. Davis St.	MRR	B	1987	4	1	75.0%
4	220 S. Winter St.	MRR	C+	1948	8	0	100.0%
5	717 Xenia Ave.	MRR	B-	1900	3	0	100.0%
28	Emporium Wines & Underdog Café Apts.	MRR	B-	1960	4	0	100.0%
42	Hawthorne Place	MRR	C-	1967	52	2	96.2%
54	Lawson Expansion	GSS	C	1983	25	0	100.0%
55	Lawson Place	GSS	C	1965	14	0	100.0%
91	Twin Coach Apts.	MRR	C	1968	24	1	95.8%
95	Village Corry Street	GSS	C	1978	17	0	100.0%
103	Yellow Springs Public Housing	GSS	C	1950	58	0	100.0%
104	Yellow Springs Senior Center Apts.	MRR	B	1960	2	0	100.0%

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT	OCCUPANCY RATE	U/C
MRR	9	123	4	96.7%	0
GSS	4	114	0	100.0%	0

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

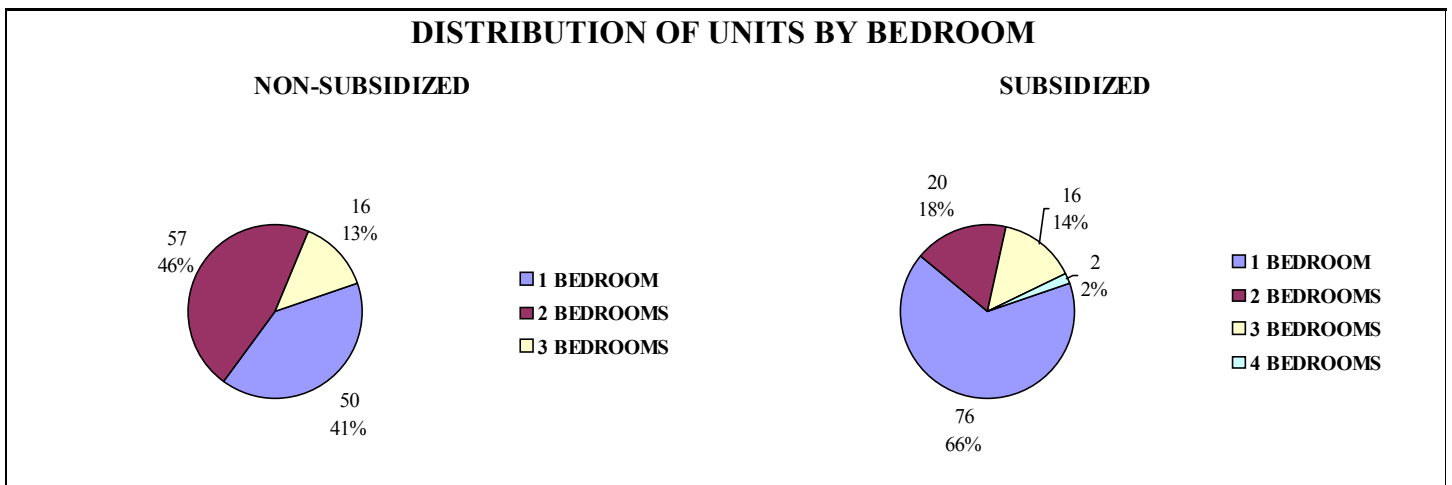
Survey Date: December 2017

# DISTRIBUTION OF UNITS - YELLOW SPRINGS PSA, OHIO

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	50	40.7%	2	4.0%	\$505
2	1	34	27.6%	1	2.9%	\$695
2	1.5	23	18.7%	1	4.3%	\$650
3	1.5	16	13.0%	0	0.0%	\$795
<b>TOTAL</b>		<b>123</b>	<b>100.0%</b>	<b>4</b>	<b>3.3%</b>	

GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	
1	1	76	66.7%	0	0.0%	N.A.
2	1	20	17.5%	0	0.0%	N.A.
3	1	16	14.0%	0	0.0%	N.A.
4	1	2	1.8%	0	0.0%	N.A.
<b>TOTAL</b>		<b>114</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	
<b>GRAND TOTAL</b>		<b>237</b>	<b>-</b>	<b>4</b>	<b>1.7%</b>	





# SURVEY OF PROPERTIES - YELLOW SPRINGS PSA, OHIO

1 10-12 Lawson Pl.			
	<b>Address</b> 10-12 Lawson Pl. Yellow Springs, OH 45387	<b>Phone</b> (Contact in person)	<b>Total Units</b> 16
	<b>Year Built</b> 1965 <b>Comments</b> Accepts HCV; Square footage estimated	<b>Contact</b> Orlando Brown	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> C
			<b>Waiting List</b> None
2 106 Woodrow St.			
	<b>Address</b> 106 Woodrow St. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-9290 (Contact in person)	<b>Total Units</b> 10
	<b>Year Built</b> 1925 <b>Renovated</b> 2010 <b>Comments</b> Lower rent for attic unit	<b>Contact</b> Bob	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2.5 <b>Quality Rating</b> C
			<b>Waiting List</b> None
3 140 W. Davis St.			
	<b>Address</b> 140 W. Davis St. Yellow Springs, OH 45387	<b>Phone</b> (937) 390-0403 (Contact in person)	<b>Total Units</b> 4
	<b>Year Built</b> 1987 <b>Comments</b> Does not accept HCV; Square footage estimated	<b>Contact</b> Mike	<b>Vacancies</b> 1 <b>Occupied</b> 75.0% <b>Floors</b> 1 <b>Quality Rating</b> B
			<b>Waiting List</b> None
4 220 S. Winter St.			
	<b>Address</b> 220 S. Winter St. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-9290 (Contact in person)	<b>Total Units</b> 8
	<b>Year Built</b> 1948 <b>Comments</b> Square footage estimated	<b>Contact</b> Bob	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> C+
			<b>Waiting List</b> None
5 717 Xenia Ave.			
	<b>Address</b> 717 Xenia Ave. Yellow Springs, OH 45387	<b>Phone</b> (937) 776-1237 (Contact in person)	<b>Total Units</b> 3
	<b>Year Built</b> 1900 <b>Comments</b> Does not accept HCV; One unit has washer/dryer hookups; Two units have porch	<b>Contact</b> Juan	<b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B-
			<b>Waiting List</b> None

## Project Type

<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: pink;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: red;">■</span>	Tax Credit
<span style="color: orange;">■</span>	Tax Credit/Government-subsidized
<span style="color: yellow;">■</span>	Government-subsidized

Survey Date: December 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS PSA, OHIO


28 Emporium Wines & Underdog Café Apts.			
	<b>Address</b> 231 Xenia Ave. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-7077 (Contact in person)	<b>Total Units</b> 4 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B-  <b>Waiting List</b> None
	<b>Year Built</b> 1960 <b>Comments</b> Higher rent for updated unit; 1st floor retail; Year built & square footage estimated	<b>Contact</b> Kurt	
42 Hawthorne Place			
	<b>Address</b> 149 W. Center College St. Yellow Springs, OH 45387	<b>Phone</b> (937) 324-3606 (Contact in person)	<b>Total Units</b> 52 <b>Vacancies</b> 2 <b>Occupied</b> 96.2% <b>Floors</b> 2 <b>Quality Rating</b> C-  <b>Waiting List</b> None
	<b>Year Built</b> 1967 <b>Comments</b> Does not accept HCV	<b>Contact</b> Tina	
54 Lawson Expansion			
	<b>Address</b> 1 Lawson Pl. Yellow Springs, OH 45387	<b>Phone</b> (937) 376-2908 (Contact in person)	<b>Total Units</b> 25 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> C <b>Senior Restricted (55+)</b> <b>Waiting List</b> 138 households
	<b>Year Built</b> 1983 <b>Comments</b> Public Housing; SCOPE program offers lunch M-F	<b>Contact</b> Mary Jo	
55 Lawson Place			
	<b>Address</b> 1 Lawson Pl. Yellow Springs, OH 45387	<b>Phone</b> (937) 376-2908 (Contact in person)	<b>Total Units</b> 14 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> C <b>Senior Restricted (55+)</b> <b>Waiting List</b> 414 households
	<b>Year Built</b> 1965 <b>Comments</b> Public Housing; SCOPE program offers lunch M-F; Square footage estimated	<b>Contact</b> Mary Jo	
91 Twin Coach Apts.			
	<b>Address</b> 310-320 Union St. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-9180 (Contact in person)	<b>Total Units</b> 24 <b>Vacancies</b> 1 <b>Occupied</b> 95.8% <b>Floors</b> 2.5 <b>Quality Rating</b> C  <b>Waiting List</b> None
	<b>Year Built</b> 1968 <b>Comments</b> Accepts HCV	<b>Contact</b> Teresa	

### Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: December 2017

# SURVEY OF PROPERTIES - YELLOW SPRINGS PSA, OHIO

95 Village Corry Street			
	<b>Address</b> 1216-1244 Corry St. Yellow Springs, OH 45387	<b>Phone</b> (937) 376-2908 (Contact in person)	<b>Total Units</b> 17 <b>Vacancies</b> 0 <b>Occupied</b> 100.0%
	<b>Year Built</b> 1978 <b>Comments</b> HUD Section 8	<b>Contact</b> Nora	<b>Floors</b> 1,2,3 <b>Quality Rating</b> C  <b>Waiting List</b> None
103 Yellow Springs Public Housing			
	<b>Address</b> 315 N. High St. Yellow Springs, OH 45387	<b>Phone</b> (937) 376-2908 (Contact in person)	<b>Total Units</b> 58 <b>Vacancies</b> 0 <b>Occupied</b> 100.0%
	<b>Year Built</b> 1950 <b>Comments</b> Public Housing; 1-br have carpet & central A/C, 2 & 3-br have wood laminate flooring, Random unit have ceiling fan	<b>Contact</b> Mary Jo	<b>Floors</b> 1 <b>Quality Rating</b> C <b>Single-Family Homes</b> <b>Waiting List</b> 388 households
104 Yellow Springs Senior Center Apts.			
	<b>Address</b> 227 Xenia Ave. Yellow Springs, OH 45387	<b>Phone</b> (937) 767-5751 (Contact in person)	<b>Total Units</b> 2 <b>Vacancies</b> 0 <b>Occupied</b> 100.0%
	<b>Year Built</b> 1960 <b>Comments</b> Does not accept HCV; 1st floor senior center; Year built & square footage estimated	<b>Contact</b> Karen	<b>Floors</b> 2 <b>Quality Rating</b> B  <b>Waiting List</b> None

### Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: December 2017

# COLLECTED RENTS - YELLOW SPRINGS PSA, OHIO

MAP ID	GARDEN UNITS					TOWNHOUSE UNITS			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
1		\$505							
2		\$350 to \$580							
3		\$575							
4		\$595	\$650						
5		\$475 to \$575							
28		\$500 to \$700							
42						\$595	\$695	\$795	
91		\$525	\$650						
104		\$625							

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: December 2017

# PRICE PER SQUARE FOOT - YELLOW SPRINGS PSA, OHIO

ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
1	10-12 Lawson Pl.	1	650	\$505	\$0.78
2	106 Woodrow St.	1	680	\$350 to \$580	\$0.51 to \$0.85
3	140 W. Davis St.	1	700	\$575	\$0.82
4	220 S. Winter St.	1	650	\$595	\$0.92
5	717 Xenia Ave.	1	600 to 750	\$475 to \$575	\$0.77 to \$0.79
28	Emporium Wines & Underdog Café Apts.	1	700	\$500 to \$700	\$0.71 to \$1.00
42	Hawthorne Place	1	630	\$595	\$0.94
91	Twin Coach Apts.	1	900	\$525	\$0.58
104	Yellow Springs Senior Center Apts.	1	700	\$625	\$0.89
TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
4	220 S. Winter St.	1	800	\$650	\$0.81
42	Hawthorne Place	1	850	\$695	\$0.82
91	Twin Coach Apts.	1.5	1200	\$650	\$0.54
THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
42	Hawthorne Place	1.5	1050	\$795	\$0.76

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: December 2017

AVERAGE GROSS RENT PER SQUARE FOOT - YELLOW SPRINGS PSA,  
OHIO

MARKET-RATE			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$0.78	\$0.58	\$0.00
TOWNHOUSE	\$0.94	\$0.82	\$0.76

# QUALITY RATING - YELLOW SPRINGS PSA, OHIO

## MARKET-RATE PROJECTS AND UNITS

QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN GROSS RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
B	2	6	16.7%		\$575			
B-	2	7	0.0%		\$500			
C+	1	8	0.0%		\$595	\$650		
C	3	50	2.0%		\$505	\$650		
C-	1	52	3.8%		\$595	\$695	\$795	

## DISTRIBUTION OF UNITS BY QUALITY RATING



## YEAR BUILT - YELLOW SPRINGS PSA, OHIO \*

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	8	119	3	2.5%	119	96.7%
1970 to 1979	0	0	0	0.0%	119	0.0%
1980 to 1989	1	4	1	25.0%	123	3.3%
1990 to 1999	0	0	0	0.0%	123	0.0%
2000 to 2005	0	0	0	0.0%	123	0.0%
2006 to 2010	0	0	0	0.0%	123	0.0%
2011	0	0	0	0.0%	123	0.0%
2012	0	0	0	0.0%	123	0.0%
2013	0	0	0	0.0%	123	0.0%
2014	0	0	0	0.0%	123	0.0%
2015	0	0	0	0.0%	123	0.0%
2016	0	0	0	0.0%	123	0.0%
2017**	0	0	0	0.0%	123	0.0%
<b>TOTAL</b>	<b>9</b>	<b>123</b>	<b>4</b>	<b>3.3%</b>	<b>123</b>	<b>100.0 %</b>

## YEAR RENOVATED - YELLOW SPRINGS PSA, OHIO \*

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	0	0	0	0.0%	0	0.0%
2000 to 2005	0	0	0	0.0%	0	0.0%
2006 to 2010	1	10	0	0.0%	10	100.0%
2011	0	0	0	0.0%	10	0.0%
2012	0	0	0	0.0%	10	0.0%
2013	0	0	0	0.0%	10	0.0%
2014	0	0	0	0.0%	10	0.0%
2015	0	0	0	0.0%	10	0.0%
2016	0	0	0	0.0%	10	0.0%
2017**	0	0	0	0.0%	10	0.0%
<b>TOTAL</b>	<b>1</b>	<b>10</b>	<b>0</b>	<b>0.0%</b>	<b>10</b>	<b>100.0 %</b>

Note: The upper table (Year Built) includes all of the units included in the lower table.

\* Only Market-Rate and Tax Credit projects. Does not include government-subsidized projects.

\*\* As of December 2017



## APPLIANCES AND UNIT AMENITIES - YELLOW SPRINGS PSA, OHIO

<b>APPLIANCES</b>			
<b>APPLIANCE</b>	<b>PROJECTS</b>	<b>PERCENT</b>	<b>UNITS*</b>
RANGE	9	100.0%	123
REFRIGERATOR	9	100.0%	123
ICEMAKER	0	0.0%	
DISHWASHER	0	0.0%	
DISPOSAL	0	0.0%	
MICROWAVE	0	0.0%	
<b>UNIT AMENITIES</b>			
<b>AMENITY</b>	<b>PROJECTS</b>	<b>PERCENT</b>	<b>UNITS*</b>
AC - CENTRAL	3	33.3%	80
AC - WINDOW	4	44.4%	36
FLOOR COVERING	9	100.0%	123
WASHER/DRYER	0	0.0%	
WASHER/DRYER HOOK-UP	2	22.2%	27
PATIO/DECK/BALCONY	3	33.3%	59
CEILING FAN	2	22.2%	62
FIREPLACE	0	0.0%	
BASEMENT	0	0.0%	
INTERCOM SYSTEM	0	0.0%	
SECURITY SYSTEM	0	0.0%	
WINDOW TREATMENTS	6	66.7%	53
FURNISHED UNITS	0	0.0%	
E-CALL BUTTON	0	0.0%	

\* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

## PROJECT AMENITIES - YELLOW SPRINGS PSA, OHIO

PROJECT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS
POOL	0	0.0%	
ON-SITE MANAGEMENT	1	11.1%	52
LAUNDRY	4	44.4%	80
CLUB HOUSE	0	0.0%	
MEETING ROOM	0	0.0%	
FITNESS CENTER	0	0.0%	
JACUZZI/SAUNA	0	0.0%	
PLAYGROUND	0	0.0%	
COMPUTER LAB	0	0.0%	
SPORTS COURT	1	11.1%	24
STORAGE	0	0.0%	
LAKE	0	0.0%	
ELEVATOR	0	0.0%	
SECURITY GATE	0	0.0%	
BUSINESS CENTER	0	0.0%	
CAR WASH AREA	0	0.0%	
PICNIC AREA	2	22.2%	40
CONCIERGE SERVICE	0	0.0%	
SOCIAL SERVICE PACKAGE	0	0.0%	

# DISTRIBUTION OF UTILITIES - YELLOW SPRINGS PSA, OHIO

UTILITY (RESPONSIBILITY)	NUMBER OF PROJECTS	NUMBER OF UNITS	DISTRIBUTION OF UNITS
<b>HEAT</b>			
LANDLORD			
GAS	4	34	14.3%
TENANT			
ELECTRIC	1	17	7.2%
GAS	8	186	78.5%
			100.0%
<b>COOKING FUEL</b>			
LANDLORD			
ELECTRIC	2	16	6.8%
TENANT			
ELECTRIC	10	218	92.0%
GAS	1	3	1.3%
			100.0%
<b>HOT WATER</b>			
LANDLORD			
GAS	4	34	14.3%
TENANT			
ELECTRIC	1	17	7.2%
GAS	8	186	78.5%
			100.0%
<b>ELECTRIC</b>			
LANDLORD	2	16	6.8%
TENANT	11	221	93.2%
			100.0%
<b>WATER</b>			
LANDLORD	10	124	52.3%
TENANT	3	113	47.7%
			100.0%
<b>SEWER</b>			
LANDLORD	10	124	52.3%
TENANT	3	113	47.7%
<b>TRASH PICK-UP</b>			
LANDLORD	11	176	74.3%
TENANT	2	61	25.7%
			100.0%

## Addendum J: Housing Programs & Policies

This section of the report provides an overview of the key housing programs, regulations, and incentives that are currently in place in Yellow Springs and Greene County. We also provide an overview of various housing programs and initiatives that are offered in the state of Ohio. Finally, we provide a summary of other initiatives and programs used in other parts of the country, including various federal programs, that assist in addressing housing issues within various communities that could be considered for implementation in Yellow Springs.

It is important to point out that the program summaries cited in this report are taken directly from published sources such as the village of Yellow Springs, Yellow Springs Homes, Inc., Greene Metropolitan Housing Authority, [www.development.ohio.gov](http://www.development.ohio.gov), [www.ohio.gov](http://www.ohio.gov) and the Ohio Housing Finance Agency and are not our descriptions or interpretations of such programs. For further details of these programs, please refer to the referenced sources.

### 1. Village of Yellow Springs

#### Community Land Trust

Community Land Trusts are community-based membership organizations whose missions include permanent stewardship of land for community benefit and perpetual preservation of the affordability of housing on that land.

The Community Land Trust model was designed to balance a community's need for a stock of permanently affordable housing with wealth creation opportunities for individual families.

Yellow Springs Home, Inc. is a private, nonprofit corporation. Their purpose is to build and acquire affordable housing for persons who are poorly served by the prevailing housing market. Home, Inc. is also a member of the Ohio Community Development Corporation Association (OCDCA) and the National Community Land Trust Network.

#### *How Does it Work?*

The CLT acquires land and affordability gap subsidies through private and public donations, grants, and loans. The CLT then builds homes for sale at an affordable price (below market value).

The resident owns the home and a 99-year renewable leasehold estate; the CLT retains the deed. Terms of the leasehold estate give the homeowner full use of the land, including the right to pass their home on to their children, while limiting the resale price of the home so that it will remain affordable to subsequent homeowners.

The Community Land Trust Model is being used by more than 250 well-established land trusts in the U.S. today.

### *Why Does Yellow Springs Need This?*

In recent decades, Yellow Springs has become a premier place to live. Its success in building such an attractive community has driven the market value of land and houses beyond the reach of many people of moderate income who live here, work here, and grew up here. If the village is to maintain one of its most cherished values—the wide diversity of its population—the community must actively pursue community stabilization strategies.

### *Key Components of the Ground Lease*

The ground lease is the legally binding agreement that gives a homeowner the right to use the land and improvements. It describes in full the rights and responsibilities of both the homeowner and the Community Land Trust (CLT), as well as the restrictions that govern the relationship.

- **99-Year Term** - *The lease is for 99 years, providing long-term security and access for the homeowner. The lease is also renewable by the homeowner- or his/her heirs - for an additional 99-year term.*
- **Owner Occupancy** - *The homeowner must live in their house for a majority of each year.*
- **Ground Lease Fee** - *The homeowner pays a modest monthly ground lease fee — currently \$25 - to the CLT in exchange for access to and use of the leased premises, which also helps to pay for ongoing services.*
- **Taxes and Assessments** - *The homeowner is responsible for the payment of all real estate taxes on the house and land.*
- **Construction, Refinancing, Alteration** - *The homeowner is allowed to build additions to the house only with written permission. Refinance must be approved by the CLT.*
- **Resale**- *If a homeowner decides to sell, he/she must work with the CLT to try and sell to another income qualified buyer. The CLT facilitates these resales. The resale price is limited by a formula which allows the seller to recover the cost of the house plus a modest profit. The CLT has a first right of refusal.*

### *The Resale Formula*

The Community Land Trust (CLT) resale formula is designed to strike a balance between providing a fair return on investment to individual homeowners while limiting resale prices to a level that will ensure continued affordability to future income-qualified homebuyers.

The goal is to develop a growing stock of permanently affordable homes as a means of building long-term community and individual assets. Homeowners have the opportunity to earn wealth while paying forward some of the help they received when buying their home.

Using the appraisal-based method, the resale price is established as the lesser of: a homeowners' percentage of ownership interest, or the base price (what the homeowner originally paid) plus 25% of the increase in market value at the time of the resale. Following is an example.

<https://yshome.weebly.com/clt-information.html>

*Pocket Neighborhood Pass (PNP)*

At its September 18, 2017 meeting, Village Council gave final approval to a new development tool that allows smaller, denser housing in Yellow Springs.

“This is a relatively new concept that has become popular around the country,” Council President Karen Wintrow said regarding the newly approved Pocket Neighborhood Development, or PND, housing option. The Council vote was unanimous for the second readings of nine ordinances involved in the PND zoning change.

Council's action makes the PND a conditional use for all three Village residential areas. Under a PND, the most dense residential area, Residence C, could have up to 12 units per acre, Residence B could have up to eight units per acre and the least dense area, Residence A, could have up to six units per acre.

The Village Planning Commission has been working on the zoning change for almost a year, according to Village Manager Patti Bates. The change followed the 2011 village-wide visioning effort and 2013 zoning code changes, both of which emphasized the local desire for infill development in Yellow Springs.

The new zoning tool could be especially useful for local seniors, as the PND's dense layout and smaller homes encourage both downsizing and community.

There are several differences between the PND and the Planned Unit Development, or PUD, zoning option, which also allows for multi-family housing. The main difference is size, with five acres required for a PUD development, while the PND is slated for areas under five acres. And the process for PND approval will likely be less complicated than that for a PUD.

<http://ysnews.com/news/2017/10/village-council-pocket-neighborhoods-pass>

*Additional article on PNP-Community in Kirkland, Washington:*

<https://www.ohio.com/akron/lifestyle/pocket-neighborhoods-promote-sense-of-community>

### Stewardship Program

The development of a stewardship program was also added to strategic plans in 2010, which encompass pre- and post-purchase services to support homeowners to be successful and maintain their assets over time. These services greatly reduce the risk of foreclosure for Community Land Trust (CLT) homeowners when compared with traditional mortgages. Home, Inc. has not had a single foreclosure since its founding.

*Source: Yellow Springs, Inc.*

## **2. Greene County**

### Community Action Partnership

Community Action Partnership in Greene County has funds available for the Homeless Crisis Response Program (HCRP). The program provides short-and medium-term rental assistance to homeless persons. The program defines homeless persons as:

- A person or family who lacks a fixed, regular, and adequate nighttime residence;
- A person or family spending nights in a place not designed for sleeping, such as a car, park, abandoned building, bus or train station, airport or camping ground;
- A person or family currently residing in a shelter;
- A person who resided in a shelter or place not designed for sleeping and who is exiting a temporary shelter.
- A person or family who is fleeing or attempting to flee domestic violence may also qualify for the program.

Short-term rental assistance is available for up to three months with case management services. Medium-term rental assistance may last up to six months with case management services.

<http://www.gmha.net/resources/action>

### State of Ohio

#### Community Housing Impact and Preservation (CHIP) Program

Community Housing Impact and Preservation (CHIP) Program provides funding to local governments to improve and provide affordable housing for low- and moderate-income citizens. CHIP funds are distributed in one competitive funding round. A community is allowed to submit only one application in any application round.

The Community Housing Impact and Preservation (CHIP) Program provides grants to eligible communities interested in undertaking housing-related activities, including necessary infrastructure improvements. The grants are awarded competitively and encourage a flexible, community-wide approach to improving and providing affordable housing for low- and moderate-income persons, and strengthening neighborhoods through community collaboration.

Source: [https://development.ohio.gov/cs/cs\\_chip.htm](https://development.ohio.gov/cs/cs_chip.htm)

Source:

<https://development.ohio.gov/files/cs/PY%202016%20CHIP%20Awards.pdf>

### Community Development Block Grant (CDBG)

The Community Development Block Grant Program is administered by the Office of Community Development and provides federal funding to communities to address a variety of needs. Below are two programs available to communities through the Ohio Development Services Agency Community Development Block Grant Program (CDBG) in regards to housing.

- *Neighborhood Revitalization Grant Program* - Community Development Block Grant (CDBG) Neighborhood Revitalization Grant Program provides funding for public facilities improvements such as construction, reconstruction, rehabilitation of infrastructure in targeted areas of distress that do not fit within the criteria of other Ohio Small Cities CDBG competitive programs. The program is targeted to distressed communities or areas in Ohio which have a low- and moderate-income (LMI) population of at least 60 percent.
- *CDBG Discretionary Grant Program* - The Discretionary Grant Program provides funding for "target of opportunity" community development, housing, emergency shelter and special projects and activities that do not fit within the structure of existing programs and to provide supplemental resources to resolve immediate and unforeseen needs.

Source: [https://www.development.ohio.gov/cs/cs\\_edcgrantee.htm](https://www.development.ohio.gov/cs/cs_edcgrantee.htm)

### Live Near Work Programs

Cities, states, universities and hospitals are implementing "live near your work" programs and policies. These programs provide direct financial assistance to eligible employees for home purchase within certain boundaries to encourage living close to jobs. Employees, employers, and the community can all benefit from this approach.



Overall key points are as follows:

- Live-near-your work programs are public-private partnerships with cities and employers to help employees buy homes in the community where they work.
- These programs help employees buy homes, reduce the high costs of transportation and commuting times.
- Employers benefit from increased employee morale and productivity, reduced turnover.
- Communities benefit from revitalized neighborhoods, work created for contractors rehabbing homes, reduced traffic congestion and road repair costs, and improved air quality.

Source: <https://www.policymattersohio.org/research-policy/sustainable-communities/energy/live-near-your-work-policies>

### Ohio Heroes

The Ohio Housing Finance Agency's (OHFA) Ohio Heroes rewards Ohio residents who serve the public with a discounted mortgage in interest rate.

Residents may qualify for an OHFA homebuyer program if they meet one of the criteria listed below:

- They meet [income and purchase price limits](#).
- They meet the credit score requirements.
  - Conventional, USDA, VA and FHA 203(k) Loans = 640 or higher
  - FHA 203(b) Loans: 660 or higher
- They work in one of the following careers:
  - Veterans, active duty military members or members of reserve components (including surviving spouses)
  - Police officers, firefighters, volunteer firefighters, EMTs and paramedics
  - Health care workers, including physicians, nurse practitioners, nurses (RN and LPN) and patient care assistants
  - Teachers (pre-K through grade 12), administrators and counselors

Residents can choose to include down payment assistance in their Ohio Heroes loan. Down payment assistance is forgiven after seven years. If they sell or refinance their home within seven years, they must repay all of the assistance provided.

Source: <https://myohiohome.org/ohioheroes.aspx>

## HOME Program & Community Housing Development Organizations

The state of Ohio receives a yearly allocation of HOME funds from the Department of Housing and Urban Development. Fifteen percent of those funds must be "set-aside" to be awarded to CHDOs to develop housing. The Ohio Housing Finance Agency (OHFA) administers this program and distributes the set-aside funds for the state through its Housing Tax Credit (HTC) program in the form of gap financing for HTC developments. OHFA develops guidelines for its state-certified CHDO program based on the Code of Federal Regulations Title 24 – Housing and Urban Development, Part 92 – HOME Investment Partnership Program. Attaining state-certified status indicates that the organization has the capacity to own, develop or sponsor a particular type (rental or owned) of HOME-assisted housing. It also indicates that the organization is in touch with the community it is chartered to serve.

A Community Housing Development Organization that has been certified as a CHDO in the HTC program may also be eligible for a CHDO Operating Grant. The development for which the CHDO is certified must be partially funded by the 15 percent CHDO set-aside allocation to establish eligibility.

- HOME rules require that housing development organizations (even previously state-certified CHDOs) must be certified as a CHDO each time they apply for HOME funding from the 15 percent set-aside or the CHDO Operating Grant. Consequently, an organization can only be a CHDO if it is involved in a particular HOME-funded development project.
- An applicant seeking to participate in a 9 percent Housing Tax Credit development as a state-certified CHDO must submit the CHDO Certification Application by the deadline indicated in the most current qualified allocation plan. Those elements of the certification that can be reviewed by OHFA prior to the submission of the Housing Tax Credit proposal, such as confirming proper board composition, non-profit status, mission to provide affordable housing, service areas and involving the community, will be evaluated. Applicants will be notified of any deficiencies with enough time to correct any issues prior to the HTC proposal application deadline.
- Once the HTC proposal application is received and the details of the development become known, OHFA will make the final determination of CHDO eligibility. Determination will be based on evaluating the development experience of the paid staff and its relation to the proposed development, the capacity of the CHDO to function as the sole general partner or sole managing member of the ownership entity, the appropriateness of the CHDO as a part of the development team and the assessment of the financial capacity of the organization.

- The organization can only be a state-certified CHDO for the type of development project (example: multifamily rental) for which it can demonstrate the on-staff capacity to sponsor a 9 percent HTC development. If prior development experience is in building and selling single family homes, the applicant most likely will not be certified as a CHDO to develop rental housing.
- In a limited partnership (LP), the CHDO or its subsidiary must be the sole general partner. In a limited liability company (LLC), the CHDO or its subsidiary must be the sole managing member. Furthermore, if the LP or LLC agreement permits the CHDO to be removed as general partner or sole managing member, the agreement must provide that the removal must be for cause and that the CHDO must be replaced with another CHDO.

Developing housing as a CHDO has taken on increased obligations and commitments. The pertaining regulations as well as a section by section analysis of the 2012-13 rule changes can be found at <http://www.ecfr.gov/> (CHDO specific regulations are in Subpart G) and <https://www.onecpd.info/>

Source: <http://www.ohiohome.org/ppd/chdo.aspx>

### Housing Development Assistance Programs

The Housing Development Assistance programs (HDAP) through which the Ohio Housing Finance Agency assists with the costs of developing or preserving affordable housing. Programs are funded by the Federal HOME Investment Partnership Program (HOME) and the Ohio Housing Trust Fund (OHTF). Awarded as soft funding, HDAP resources enable developers and owners of affordable housing to serve households at or below 50 percent of Area Median Income (AMI).

HDAP funds are awarded on a competitive basis in three distinct funding rounds. Because the competitive criteria for each round are different, the Ohio Housing Finance Agency (OHFA) has divided this into three programs to provide more clarity when discussing the program requirements.

*Housing Credit Gap Financing (HCGF)* – When used with the annual competitive (9 percent) housing credit round, HDAP funds are referred to as housing credit gap financing. Program requirements are found in the most current qualified allocation plan.

The HCGF guidelines provide guidance to developers and owners seeking funding through the Housing Development Assistance Program (HDAP). Resources and program requirements are subject to appropriation of funds to the Ohio Housing Trust Fund (OHTF) by the State Legislature, allocation by the OHTF Advisory Committee, and U.S. Department of Housing and Urban Development (HUD) approval of the State Consolidated Plan.

Developments that are eligible for HCGF may be provided financial assistance including the following HDAP resources: HOME Investment Partnerships Funds (HOME) and Ohio Housing Trust Fund (OHTF). Applicants receiving an award of OHTF dollars may be subject to State of Ohio Prevailing Wage Rate rules, including a sole for-profit applicant.

*Housing Development Gap Financing (HDGF)* - Developers seeking to construct or rehabilitate small, multifamily housing developments (including fewer than 25 units) and not seeking Housing Tax Credits may compete for HDAP resources in the HDGF round. The HDGF program provides financing assistance to developments that do not receive housing tax credits. HDGF projects involve the rehabilitation of existing housing or the creation of new units of affordable housing for households with low-incomes and/or special needs. Approximately \$2 - 4 million in Ohio Housing Trust Funds and \$1.3 million in National Housing Trust Funds will be made available in the 2017 program year to support successful HDGF developments. Program requirements are found in the most current Housing Development Gap Financing Guidelines.

*Bond Gap Financing (BGF)* - The BGF program provides gap financing assistance to developments using multifamily bonds with non-competitive (4 percent) housing tax credits to carry out moderate-scale rehabilitation or to construct new affordable housing serving low- and moderate-income households. OHFA will make available approximately \$5-8 million in OHTF and \$2 million in NHTF funds through up to two funding rounds in the 2017 program year to support successful BGF developments. Developers using non-competitive (4 percent) credits in conjunction with multifamily bonds may compete for HDAP resources in the BGF round. Program requirements are found in the most current Housing Development Gap Financing Guidelines.

In all HDAP programs, awarded funds are considered a soft loan with repayment based on the projects cash flow. While there is some flexibility in both the interest rate (up to 2 percent) and the terms of the HDAP funds, the amount of repayment will be determined by OHFA during the review of the final application.

Source: <http://www.ohiohome.org/ppd/hdap.aspx>

### Housing Tax Credit Program

The HTC program is a tax incentive program designed to increase the supply of quality, affordable rental housing by helping developers offset the costs of rental housing developments for individuals with low- to moderate-income. This program has been the largest driver of the production of new affordable housing in the state and nation over the past several years. Since 1987, OHFA has used the HTC program to facilitate the development of over 100,000 affordable rental housing units in Ohio.

Competitive (9%) Housing Tax Credit Program - Developers constructing or rehabilitating affordable housing statewide can apply for an allocation of 9% Housing Tax Credits. Due to the demand for 9% credits, OHFA typically funds only 25 to 30 percent of all applications submitted. In addition, because of the cost of applying for the program and the extensive compliance requirements, the program is best suited for rental housing developments with 25 or more units. OHFA strongly encourages all applicants to seek experienced legal and accounting counsel in order to comply with all program requirements found in the most current qualified allocation plan below.

Non-Competitive (4%) Housing Tax Credit Program - Developers constructing or rehabilitating affordable housing statewide can apply for an allocation of 4% Housing Tax Credits. The Internal Revenue Code (IRC) requires that developments awarded 4% Housing Tax Credits must utilize multifamily bonds financing for more than 50 percent of the total project cost. OHFA strongly encourages all applicants to seek experienced legal and accounting counsel in order to comply with all program requirements found in the most current qualified allocation plan below.

Source: <http://www.ohiohome.org/ppd/htc.aspx>

Housing Development Loan Program – The Housing Development Loan (HDL) program provides short-term, low-interest loans to developers who have an award of housing credits through either the competitive (9 percent) Housing Tax Credit Round or the Bond Gap Financing (BGF) round. Program requirements are found in the most current Housing Development Loan Program Guidelines.

Available funding comes from the State of Ohio Department of Commerce Division of Unclaimed Funds. The terms of the program are summarized as follows:

- Loans are made to the limited partnership or the limited liability corporation (ownership) of the housing credit development.
- Funds may be used to bridge the equity payments from the sale of the Housing Tax Credits and, in some instances, to provide construction financing.
- Interest rates are either 2.25 percent or 2.5 percent, depending on how the loan is used.
- Term cannot exceed 10 years.
- Equal annual payments of principle and interest are required for the period the funds are used to bridge the housing credit equity.
- Strong collateral is required.

Source: <http://www.ohiohome.org/ppd/hdl.aspx>

## Multifamily Lending Program

The Multifamily Lending Program provides financing to assist developments in receiving new allocations of Housing Tax Credits for both new constructions or adaptive reuse and the rehabilitation of existing units. The program also assists developments funded under previous Housing Tax Credit programs and between years 10 and 20 of their compliance period and unique developments that help to meet the goals of the Ohio Housing Finance Agency in serving the needs of low- and moderate-income households.

The terms of the program are summarized below:

- Organizations are limited to \$3.5 million in total loan funding and three loans per fiscal year. Exceptions may be permitted based on available funding capacity and are contingent on approval by the OHFA board.
- The maximum loan amount is \$1 million. Exceptions may be permitted and are contingent on approval by the OHFA board.
- The interest rate is a 10-Year treasury note rate plus three percent. An additional risk premium may be added based on OHFA's evaluation of project risk and collateral.
- MLP loans are rate-locked at the time their principal underwriting is complete, which may occur long before the loan is ready to close.
- Term and Use Restriction Period: Up to 15 years R-TCAP funded loans require a 15-year use restriction period.
- The amortization rate is up to 30 years.
- 75 to 85 percent loan to value (LTV) for new housing credit MLP and preservation MLP loans, based on OHFA's evaluation of risk and collateral. Exceptions may be permitted for choice MLP loans with additional collateral, contingent on approval by the OHFA board.
- All new housing credit MLP debt must be in first position. In most cases, these loans will be non-recourse.

Source: <http://www.ohiohome.org/ppd/mflending.aspx>

## National Housing Trust Fund (NHTF)

The National Housing Trust Fund (NHTF) was established by Title I of the Housing and Economic Recovery Act of 2008 (HERA), Section 1131 (Public Law 110-289) to increase and preserve rental housing as well as increase homeownership for very low- and extremely low-income families, including those experiencing homelessness, through formula grants to states.

In June 2017, HUD published the Housing Trust Fund Allocation Notice, making \$5,511,230 available to Ohio in Program Year 2017. The State is required to submit an annual National Housing Trust Fund Allocation Plan; the following link is attached to this document.

*Source: <http://www.ohiohome.org/ppd/housingtrust.aspx>*

### Ohio 811 Project Rental Assistance Program

The Ohio Housing Finance Agency (OHFA), Ohio Department of Medicaid (ODM), Ohio Department of Developmental Disabilities (DODD) and the Ohio Department of Mental Health and Addiction Services (OhioMHAS) are collaborating to implement the Ohio 811 Project Rental Assistance Program designed to serve approximately 485 households throughout the state.

The purpose of this program, as authorized under the Frank Melville Supportive Housing Investment Act of 2010, is to allow households composed of one or more persons with a disability, who are at least 18 but less than 62 years of age and are extremely low income, to live as independently as possible by subsidizing rental housing opportunities and providing access to supportive services.

OHFA will award and administer Rental Assistance Contracts (RAC) to eligible owners of multifamily rental properties funded through the Housing Tax Credit program. Up to 25 percent of the units in a development may be eligible for assistance under this program.

Rental assistance covers the difference between 30 percent of the resident's income and the unit's 50 percent AMGI rent level calculated for the Housing Tax Credit program. The total rent cannot exceed the fair market rent published by HUD.

OHFA and the selected owners of Housing Tax Credit developments will enter into a 20-year RAC. The Section 811 PRA funding guarantees the rental assistance program for the first five years. The balance of the contract will be funded based on annual federal appropriations.

The prospective resident's access to services will be coordinated by the ODM with assistance from DODD and OhioMHAS. ODM will identify those eligible for the program and will create and maintain a referral network to match those identified with available housing units throughout the state.

*Source: <http://www.ohiohome.org/ppd/ohio811.aspx>*

### Ohio Department of Medicaid Subsidy Demonstration

The Ohio Department of Medicaid (ODM) and the Ohio Housing Finance Agency (OHFA) are partnering to introduce a demonstration that will augment the Ohio 811 Project Rental Assistance (PRA) Program. Similar to the Ohio 811 PRA Program, which expands affordable housing opportunities to persons with disabilities, the Ohio Department of Medicaid subsidy demonstration will target extremely low-income people with disabilities who are exiting facility-based settings and who further require accessible housing. The program will make

available approximately \$3 million to be used for operating subsidies for accessible units developed in connection to the 2016, 2017 and 2018 qualified allocation plans (QAP).

OHFA will make awards and administer operating subsidies to owners and eligible multifamily rental properties funded through the housing credit program. Owners will set aside up to 25 percent of their units for persons with disabilities and incorporate accessibility features into their projects that are consistent with Section 504 of the Rehabilitation Act of 1973. ODM will operate a referral network that will connect individuals with affordable and accessible units. ODM will also provide access to supportive services.

Assistance will be provided through an operating subsidy covering the 15-year housing credit compliance period for approximately 30 to 36 units. As policies, guidelines and forms are developed regarding this program, information will be posted to this webpage.

*Source: <http://www.ohiohome.org/ppd/medicaid.aspx>*

#### First-Time Homebuyer Programs

The Ohio Housing Finance Agency (OHFA) offers several affordable loan options to help residents achieve the dream of homeownership. OHFA offers 30-year, fixed-rate FHA, VA, USDA-RD and conventional mortgage loans with generous income and purchase price limits designed especially for homebuyers with low- and moderate-incomes.

Buyers can add one or more of the following options to an OHFA FHA, VA, USDA-RD or conventional mortgage loan:

- **Your Choice! Down Payment Assistance** - Your Choice! Down Payment Assistance allows homebuyers either 2.5% or 5% of the home's purchase price. Assistance can be applied towards down payments, closing costs or other pre-closing expenses. This assistance is forgiven after seven years. If you sell or refinance your home within seven years, you must repay all of the assistance provided.
- **Grants for Grads** - The Ohio Housing Finance Agency's (OHFA) Grants for Grads provides a discounted mortgage interest rate to recent graduates as an additional incentive for you to make Ohio your home. Current mortgage interest rates are available on our website.

Grants for Grads includes 2.5% or 5% down payment assistance. Down payment assistance is forgiven after five years as long as you remain in the state of Ohio. If you sell your home and move out of Ohio within five years, you must repay some or all of the assistance provided.



- **Mortgage Tax Credit** - Ohio Housing Finance Agency's Mortgage Tax Credit provides homebuyers with a direct federal tax credit on a portion of the mortgage interest, lowering their tax liability by up to 40 percent. The tax credit cannot be larger than the owner's annual federal income tax liability, after deductions, exemptions and other credits.

Homebuyers must have a tax liability in order to use this non-refundable credit. The mortgage tax credit is in addition to the IRS home mortgage interest deduction.

The size of the tax credit a homeowner receives is based on the location, property and type of mortgage:

- If you use the tax credit with a loan through OHFA's First-Time Homebuyer program, you receive a tax credit of 40 percent of the home mortgage interest. The maximum annual tax credit is \$2,000.
- If you use the tax credit with a different mortgage option from your lender, your tax credit percentage is 30 percent for the purchase of a bank owned property, 25 percent for a property located in a target area and 20 percent for all other properties.

Homebuyers coupling a mortgage tax credit with a loan through OHFA's homebuyer programs can also receive down payment assistance equal to 2.5% or 5% of the home's purchase price.

- **OHFA Advantage** – The OHFA Advantage conventional loan provides additional down payment assistance in the following amounts:
  - Two percent of the purchase price for homebuyers whose income falls within 50 percent of the area median income in the county they purchase a home
  - One-half percent of the purchase price for homebuyers whose income falls within 80 percent of the area median income in the county they purchase a home

This assistance is in addition to OHFA's 2.5% or 5% Your Choice! Down Payment Assistance with no additional costs. OHFA Advantage can only be used with conventional loans.

- **Target Area Loan** - OHFA's Target Area Loan product helps revitalize federally designated target areas by making affordable homebuyer loans and competitive interest rates available to any qualified buyer purchasing a home in these areas.

A target area is a Census tract where the housing market is highly challenged. There are two types of target areas: Qualified Census Tracts (QCTs), which are based on household income data and designated by the U.S. Department of Housing and Urban Development (HUD), and Areas of Chronic Economic Distress (ACEDs), which are designated by OHFA and subject to federal approval. A home must be located in at least one of these to be eligible for a target area loan. Most Ohio counties contain both target and non-target areas.

Target Area Loan product applications do not have to be first-time homebuyers. However, the following program requirements apply:

To qualify for an OHFA Target Area Loan product, you must meet the credit score requirements. Please note that credit score requirements may be higher for different loan types. Please check with a lender for specific requirements. The minimum credit score for borrowers using OHFA Homebuyer Programs are as follows:

- Applicants must meet credit score requirements. Credit score requirements may be higher for different loan types. Please check with a lender for specific requirements.
  - Conventional, USDA, VA and FHA 203(k) Loans = 640 or higher
  - FHA 203(b) Loans: 660 or higher
- You must meet **income and purchase price limits**.

**RenovateOhio** - The Ohio Housing Finance Agency's RenovateOhio program, also called the FHA 203(k) loan, allows participants to combine their mortgage loan and repair costs into one long-term, fixed-rate mortgage.

This program allows them to finance both the purchase and rehabilitation of the property. The total mortgage amount is based on the projected value of the property after all repairs and updated have been completed, including labor costs.

The property must be a one- to four-family home that has been completed for at least one year.

Residents may qualify for an OHFA homebuyer program if they meet one of the criteria listed below:

- You meet **income and purchase price limits**.
- You meet credit score requirements.
  - FHA 203(k) Loans = 640 or higher (*\*Please note that the mortgage lender must be enrolled in the RenovateOhio program*)
- Qualified buyers are required to complete free homebuyer education. OHFA's streamlined education program allows you to complete a course offered by any U.S. Department of Housing and Urban Development (HUD)-approved counseling agency in Ohio. Please note, OHFA homebuyer education is not completed until after homebuyer has submitted their loan application with their loan officer.

**FHA Weatherization** – As one of the largest housing expenses after a mortgage payment, utility costs can have a direct impact on how large a mortgage a household can afford. FHA's Weatherization Program saves residents money on utility bills by adding energy-efficient features to the home. Up to \$2,000 in energy-efficient improvements can be added to your primary mortgage.

Applicant's may qualify for an OHFA Homebuyer loan if:

- Applicant's credit score is 660 or higher (*Please note that credit score requirements may be higher for different loan types. Please check with applicant's lender for specific requirements.*)
- Applicant's meet income and purchase price limits\*

OHFA works with lenders, credit unions and mortgage companies across the state.

**Next Home** - OHFA's Next Home program provides 30-year, fixed-rate mortgages to those who are not first-time homebuyers, but lack the down payment funds to purchase a new home. Available loans include conventional, FHA, VA and USDA-RD government loans.

Buyers using the Next Home program receive down payment assistance equal to 2.5% or 5% of the home's purchase price.

Applicant's may qualify for an OHFA homebuyer program if they meet one of the criteria listed below:

- Applicant's must meet credit score requirements. Credit score requirements may be higher for different loan types. Please check with your lender for specific requirements.
  - Conventional, USDA, VA and FHA 203(k) Loans = 640 or higher
  - FHA 203(b) Loans: 660 or higher

*For advice on improving your credit score, contact a HUD-approved counseling agency in Ohio.*
- Applicants must meet income and purchase price limits.
- The home will serve as applicant's primary residence.
- Applicant's will occupy the property within 60 days of closing.

Qualified buyers are required to complete **free homebuyer education**. OHFA's streamlined education program allows buyer's to complete a course offered by any U.S. Department of Housing and Urban Development (HUD)-approved counseling agency in Ohio. Please note, OHFA homebuyer education is not completed until after homebuyer has submitted their loan application with their loan officer.