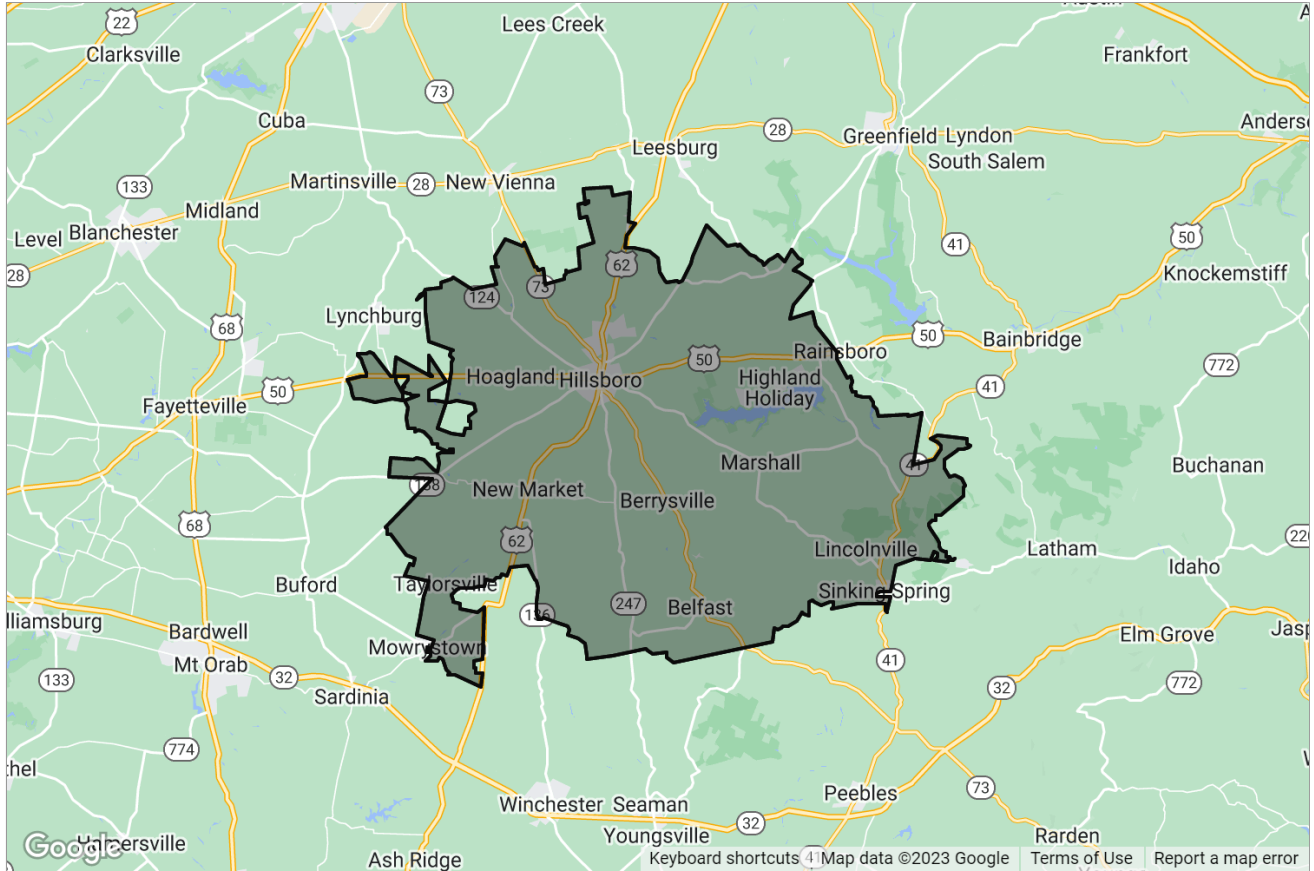


MARKET ACTIVITY REPORT

Hillsboro, OH 45133



Presented by

Bryan & Rene Vance | Realtors

Ohio Real Estate License: 2015003798



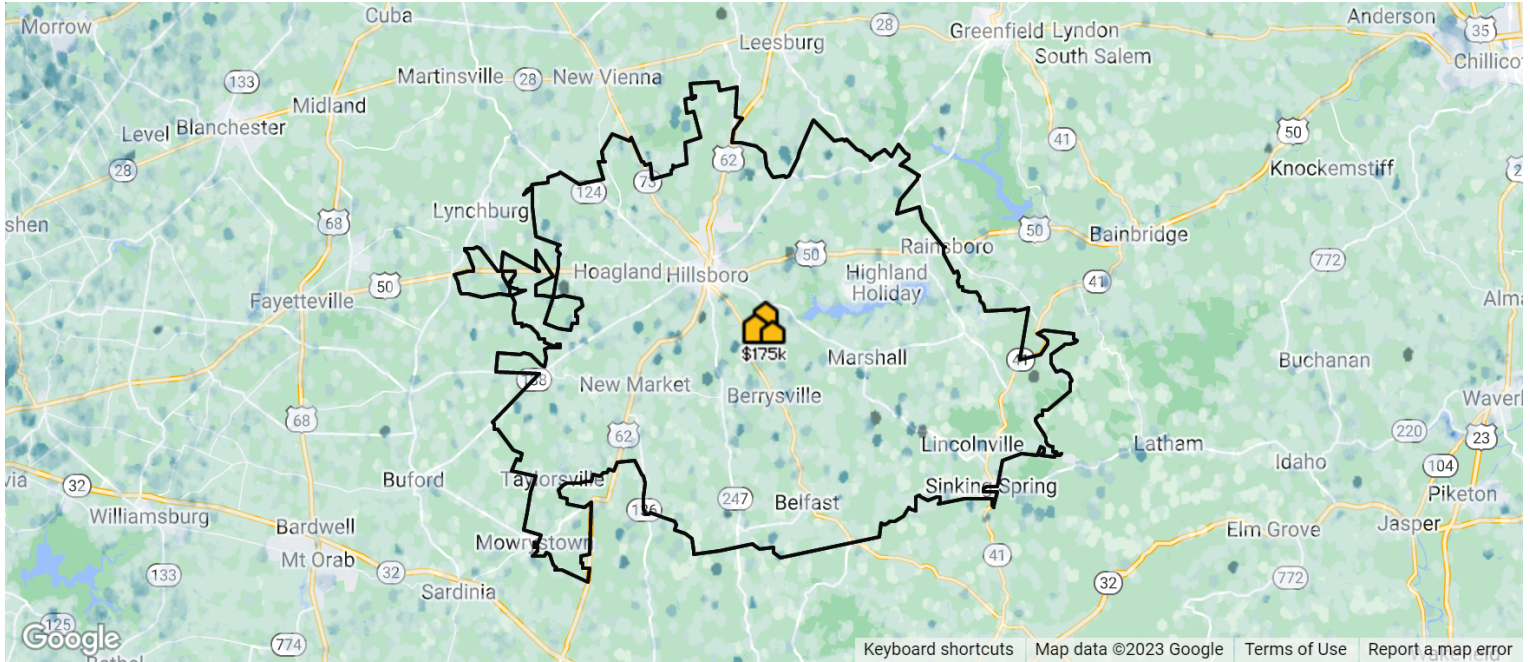
Mobile: (937) 776-3405

Main: bryan@bryanvance.com

Agent: <https://vanceteamrealtors.com>

Hillsboro, OH 45133

Market Snapshot: Estimated Home Values



<\$100k \$450k \$20m

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

Median Est. Home Value

\$175K

Updated: 2/28/2023

Change Over
Last Month

↓ 3.24%

Change Over
Last 3 Months

↓ 7.61%

Change Over
Last 12 Months

↑ 5.56%

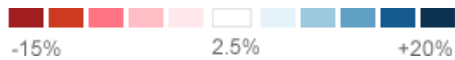
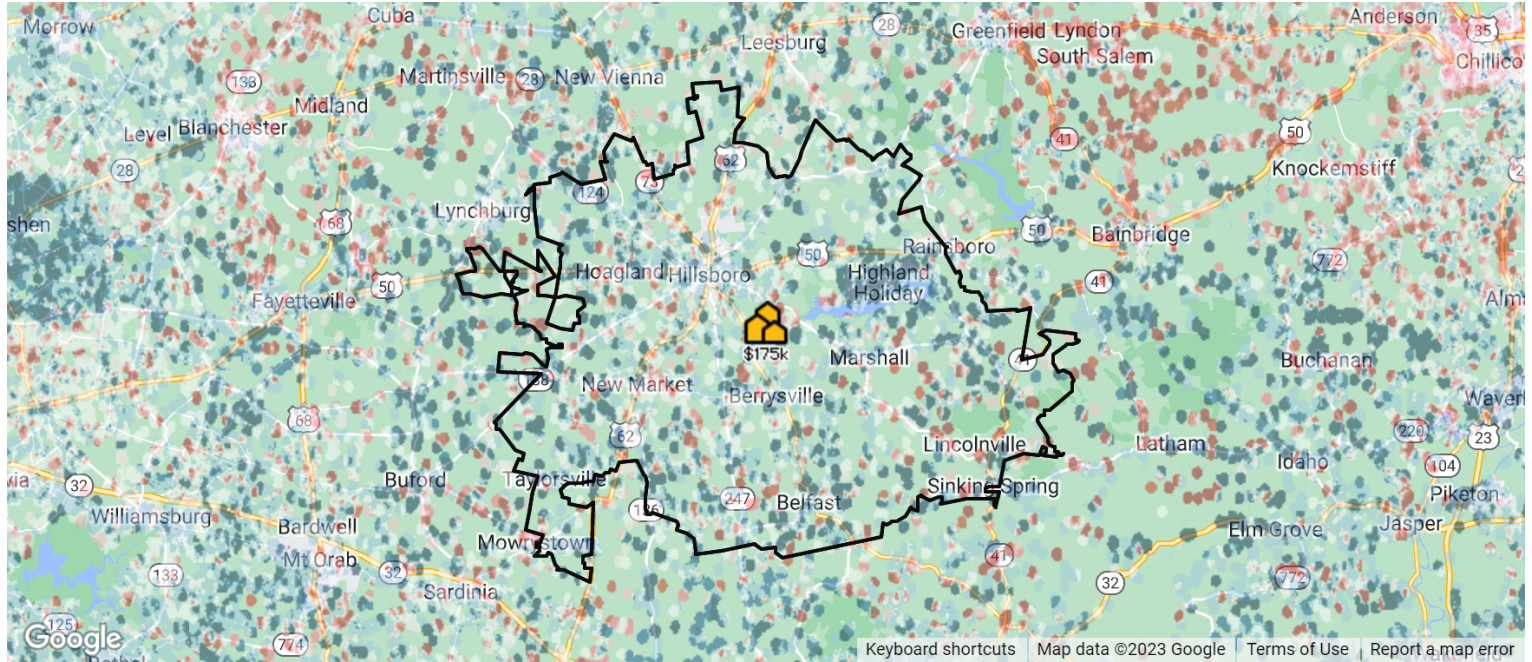
Change Over
Last 24 Months

↑ 12.36%

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Hillsboro, OH 45133

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

Median Est. Home Value

\$175K

Updated: 2/28/2023

Change Over
Last 12 Months

↑ **5.56%**

Change Over
Last 24 Months

↑ **12.36%**

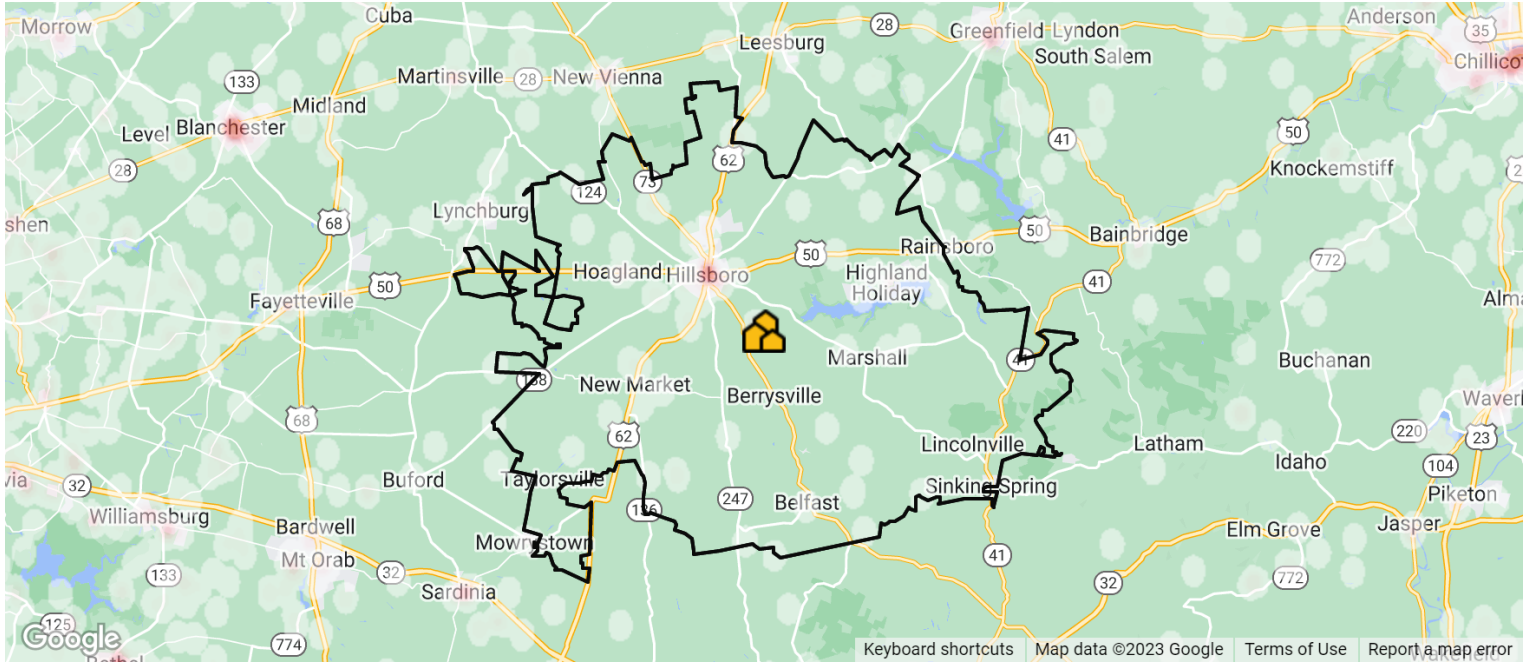
Change Over
Last 36 Months

↑ **29.14%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Hillsboro, OH 45133

Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data.

Total # of
Distressed Properties

15

Updated: 3/7/2023

of
Pre-Foreclosures

0

of
Foreclosures

3

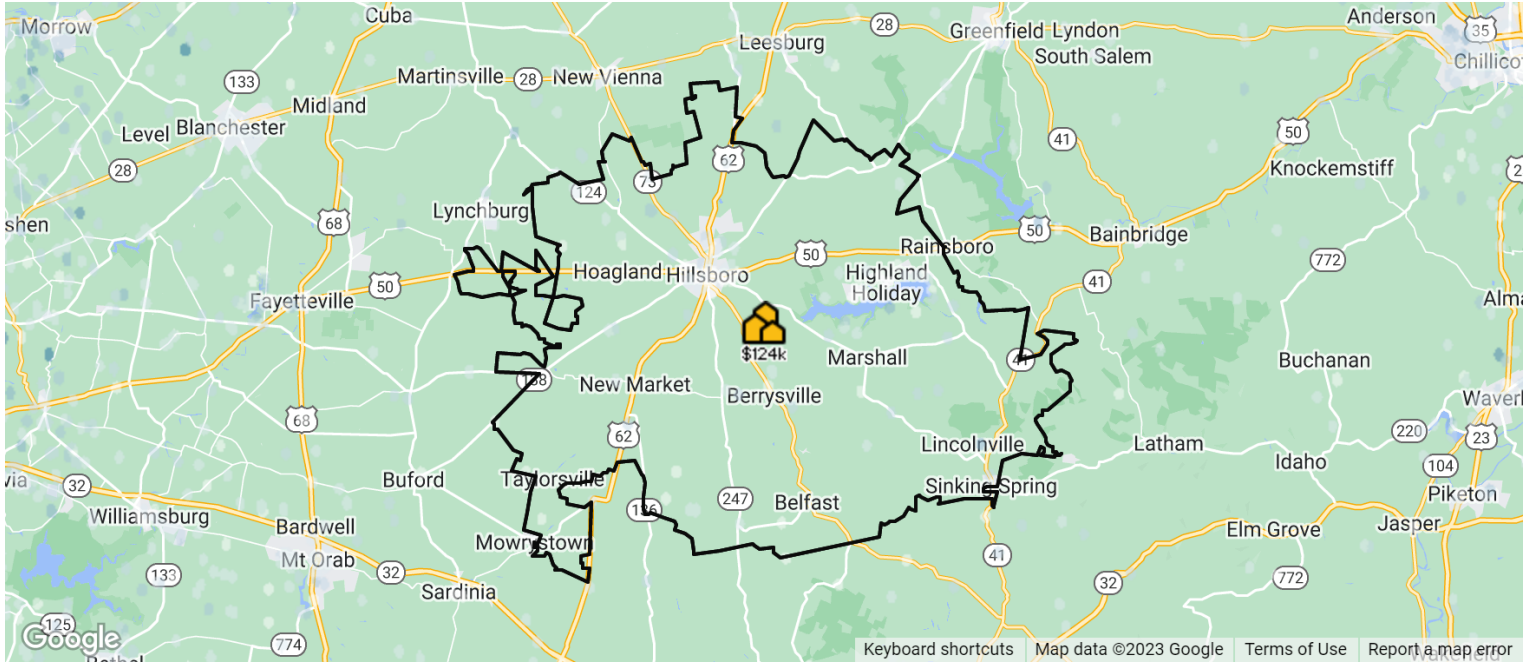
of
Foreclosed

12

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/7/2023.

Hillsboro, OH 45133

Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median Sales Price

\$124K

Updated: 2/28/2023

Change Over Last Month

↓ 19.02%

Change Over Last 3 Months

↓ 31.37%

Change Over Last 12 Months

↓ 41.25%

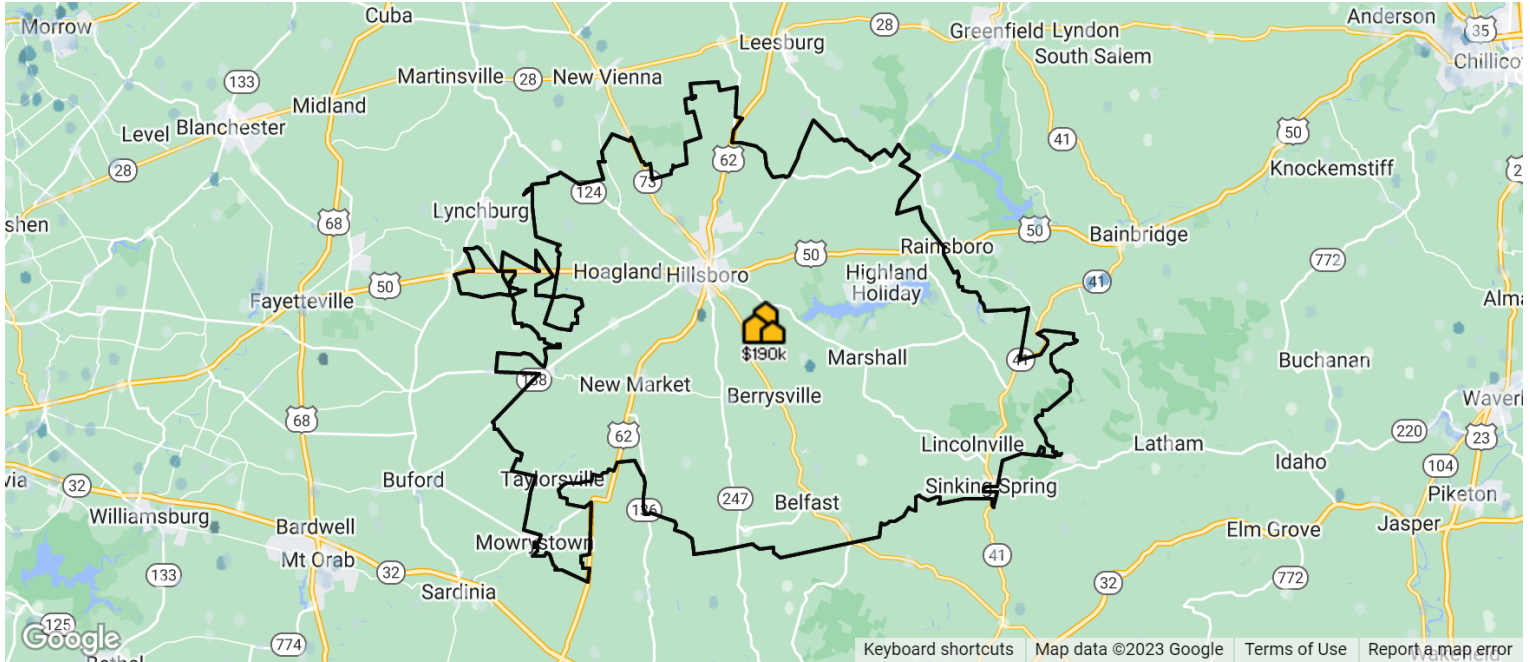
Change Over Last 24 Months

↓ 7.07%

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Hillsboro, OH 45133

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median List Price

\$190K

Updated: 2/28/2023

Change Over
Last Month

↑ **35.64%**

Change Over
Last 3 Months

↑ **26.68%**

Change Over
Last 12 Months

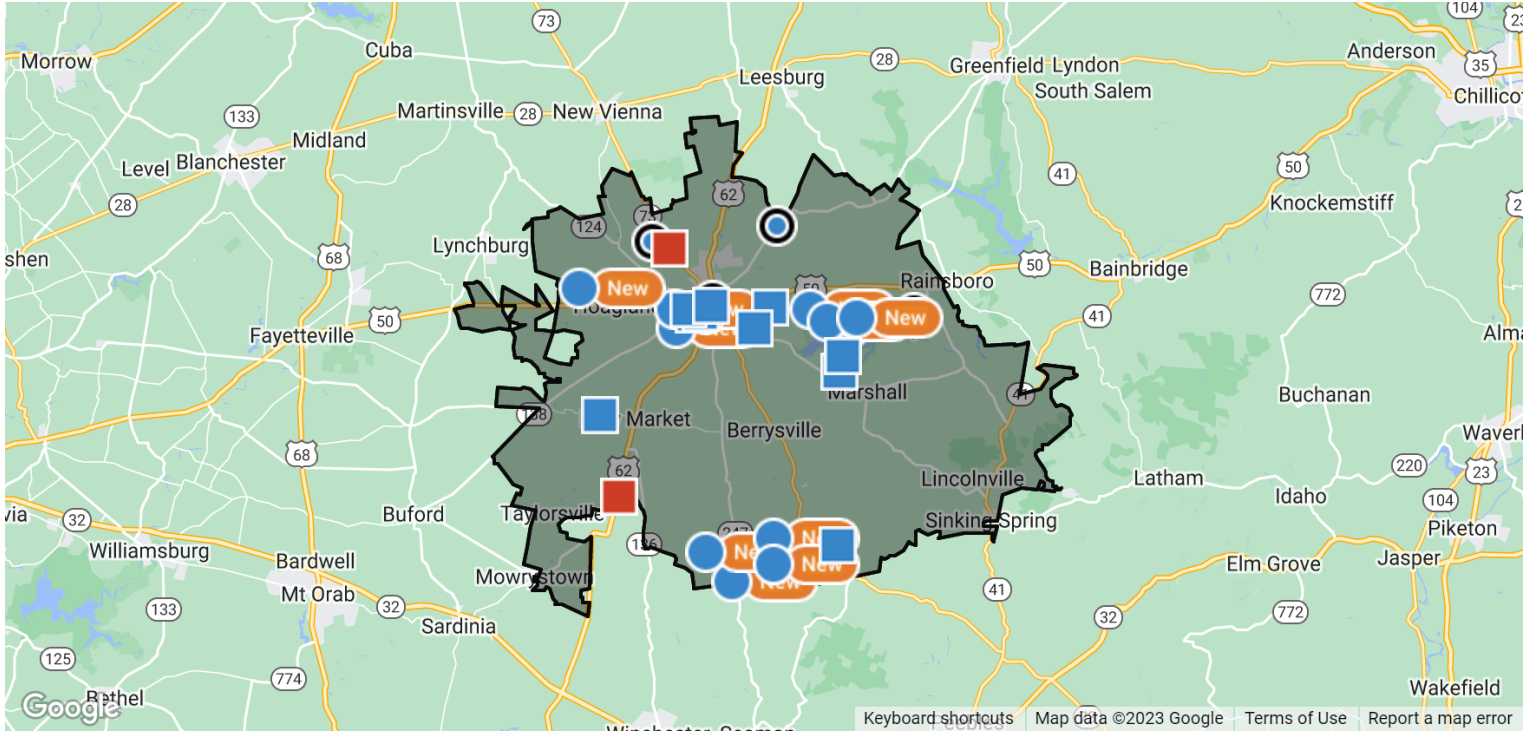
↑ **91.82%**

Change Over
Last 24 Months

↑ **92.01%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing data**.

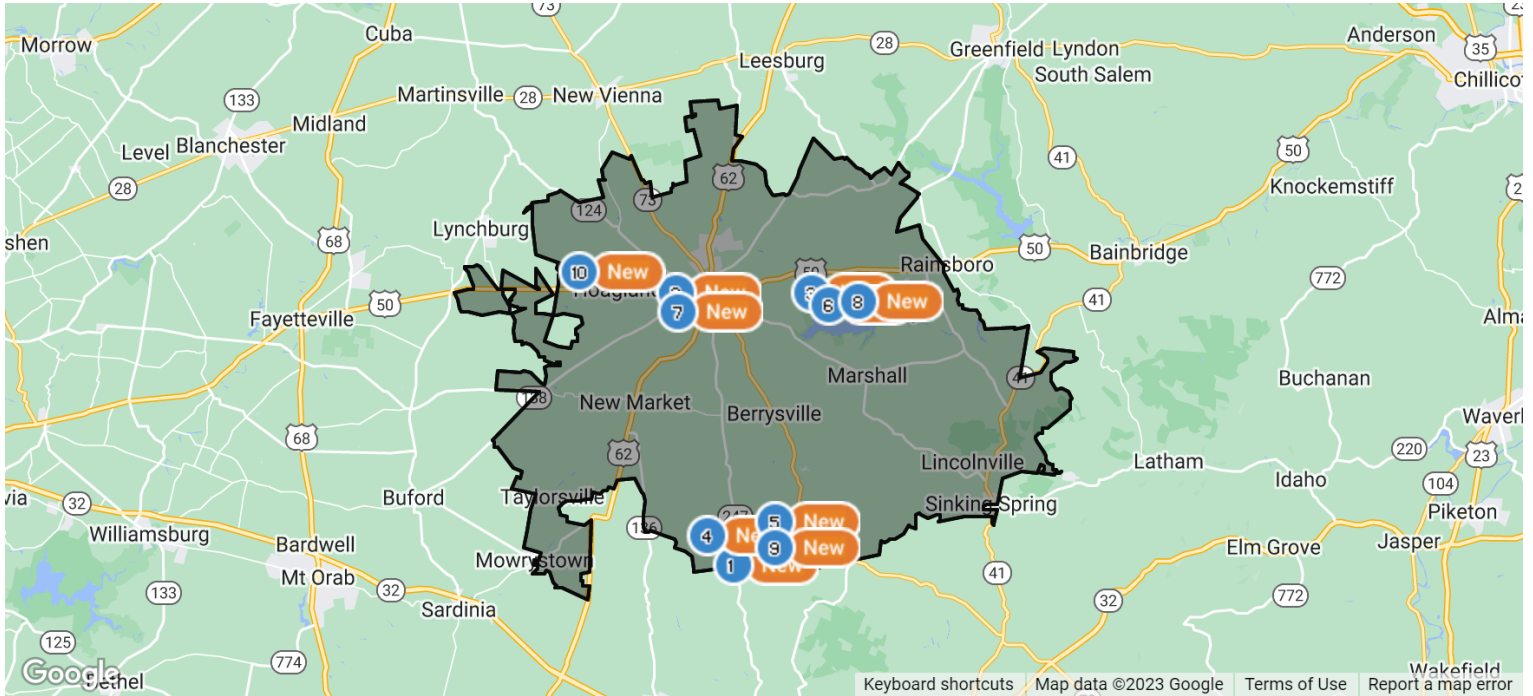
Market Activity Summary Stats



Search Criteria | **Location:** Hillsboro, OH 45133; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., Mobile/Manufactured, Multifamily/Multiplex, Lot/Land, Farm/Ranch; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	10	10	10	2
Low Price / Value	\$89,900	\$30,900	\$30,601	\$170,000
Median Price / Value	\$177,850	\$122,400	\$75,000	\$213,000
High Price / Value	\$980,000	\$295,000	\$297,900	\$256,000
Average Price / Sq. Ft.	\$98	\$95	\$81	\$194
Median Price / Sq. Ft.	\$91	\$90	\$81	\$194
Average Days in RPR	25	126	64	—
Median Days in RPR	21	127	12	—
Total Volume	\$2,451,800	\$1,488,400	\$1,097,801	\$426,000

Hillsboro, OH 45133



New Listings: 10

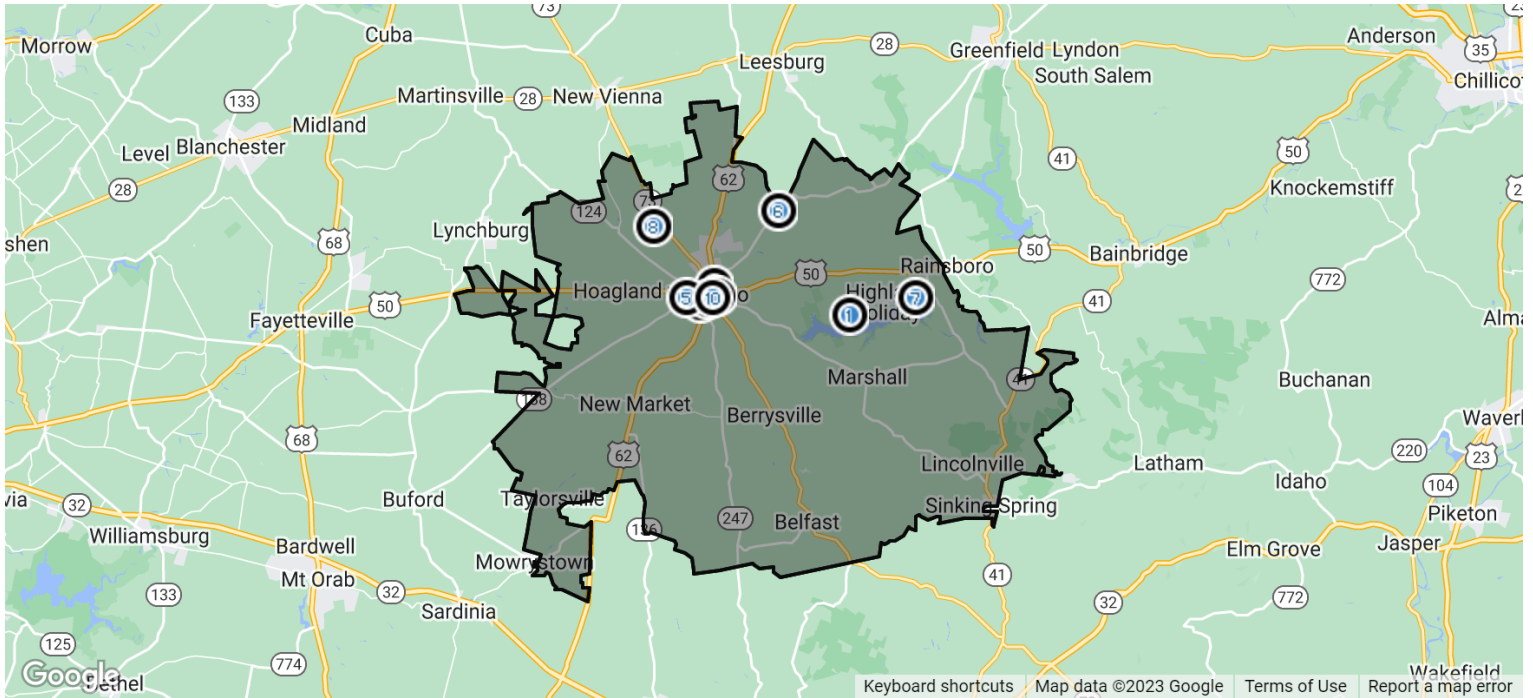
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1	Active	* New, Active: 3/6/2023 MLS ID: 1765688						
	8721 Brannen Rd	Single Family	4/2	1,716	640,724	2000	3/6/2023	\$245,000	\$143
Your own piece of paradise is FOR SALE! 14.709+/-acres! Lots of privacy! Well cared for home! Many updates! Beautiful Views! 4 car detached garage! New metal roof in 2021! Front door, all windows & most flooring replaced in the last 5 years! Appliances stay! Call for a showing today!									
Listing Courtesy of Boyer Territory, Hillsboro									
	2	Active	* New, Active: 2/23/2023 MLS ID: 1764875						
	N High St	Lot/Land	—/—	1,559,056	—	2/23/2023	\$980,000		
Great commercial land to be developed. Frontage on three city streets. City utilities available.									
Listing Courtesy of Walker Real Estate Advisors									
	3	Active	* New, Active: 2/2/2023 MLS ID: 1763358						
	10540 Lois Ln	Single Family	2/1	25,918	1966	2/2/2023	\$89,900		
Don't hesitate to make this home yours. This home is perfect for a weekend getaway lake house or a primary residence. Located just four minutes from Rocky Fork Lake, this cozy home is ready for a new owner. The home sits on just over a half-acre lot, has a two-car (26 x 22) detached garage with electric and concrete floor, and a 10 x 14 shed with lofts. The well-maintained house offers two bedrooms, one bathroom, and a spacious living room. New water heater 2022, New garage door opener 2021									
Listing Courtesy of Donald E. Fender, Inc., Hillsb									

New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	4	● Active	* New, Active: 3/2/2023 MLS ID: 1764337						
	1549 State Route 247	Single Family	3/1	217,887	—	3/2/2023	\$89,900		
Investment Opportunity! Lots of possibilities with this one. Level, partially wooded, 5 +/- acres with two septs and two water taps. Two mobile homes which are personal property will remain. Value is in the land and utilities. Land Conventional Loan or Cash. Property sold as is.									
Listing Courtesy of Ring Real Estate Co., Georgetown									
	5	● Active	* New, Active: 2/14/2023 MLS ID: 1764021						
	9791 State Route 785	Single Family	5/3	2,376	96,573	—	2/14/2023	\$189,900	\$80
Belfast community! One story vinyl sided home w/18x36 two story addition! 2376 sq. ft. living area! 5BR, 3BA floorplan! Master BR suite, 17x32 family room & oak kitchen with bar area! Covered porch & side deck! New roof! 16x16 livestock barn, woods, storage shed! Saltwater pool! Blacktop drive! 2.217 acres! Large family home!									
Listing Courtesy of The Dickey Group Inc, Realtors									
	6	● Active	* New, Active: 1/23/2023 MLS ID: 1762650						
	6679 Wizard Of Oz Way	Single Family	3/2	1,848	11,108	1998	1/23/2023	\$123,000	\$67
Location, location, location...Here's your chance to live near Rocky Fork Lake, beach and marina. This home is on a great lot, partially fenced, with a huge oversized 2 car detached garage which could be great for a workshop. Large addition could be possible 4th bedroom, office, workout room, loads of potential. Being Sold AS-IS and priced to reflect needed updates.									
Listing Courtesy of Sibcy Cline, Inc.									
	7	● Active	* New, Active: 2/14/2023 MLS ID: 1764114						
	110 W Union Pike	Single Family	4/2	2,125	12,720	1956	2/14/2023	\$214,900	\$101
This four bedroom home with a large back deck and an incredible amount of space is waiting for you to add your finishing touch and make it your home. Many updates in 2020. New HVAC summer of 2021, new gutters this year and more. Nice corner lot with plenty of parking. Great opportunity for you to finally have your new home with extra space, adorable breakfast nook, full basement, main floor laundry and original wood floors. Make an appointment to see it soon!									
Listing Courtesy of Walker Real Estate Advisors									
	8	● Active	* New, Active: 2/11/2023 MLS ID: 1763908						
	11623 Highland Hills Dr	Single Family	3/3	11,456	—	2/11/2023	\$229,900		
Great potential for family & close to Rocky Fork Lake for fishing, boating, and camping. 5 pc master bath with Dual walk in closets in master.Extra large bedrooms updated lighting/ceiling fans/kitchen appliances/sinks & flooring. Kitchen with a massive amount of storage with 2 sinks.New walk in shower with safety features.Full whole house water conditioning system w/reverse osmosis kitchen spigot.Open great room w/ large dining room.Crawl space sealed w dehumidifier and sump pump,no water issues									
Listing Courtesy of Keller Williams Advisors Rlty									
	9	● Active	* New, Active: 2/27/2023 MLS ID: 1765125						
	9613 Rocklick Rd	Single Family	2/1	261,360	—	2/27/2023	\$123,500		
UNIQUE!! Is Glamping your thing? Maybe you're looking for the perfect spot to build your dream home! This place has countless opportunities, with a primitive cabin walking trails and tree stands ready for you. Don't miss out on the chance to have your own little slice of rustic paradise.									
Listing Courtesy of Coldwell Banker Heritage									

New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	10	Active • New, Active: 12/20/2022 MLS ID: 1760732							
	5346 Grande Rd	Lot/Land	—/—	480,902	—	12/20/2022	\$165,800		
Unbelievable opportunity to own your own piece of Mother Nature! 11.04 acres of country. Property has 200 ft. driveway with gate, storage container, Camper Komfort, a 40x60 Quonset home shell with windows waiting to be finished. Trails for 4-wheeling.... <i>Listing Courtesy of Exit Best Realty</i>									

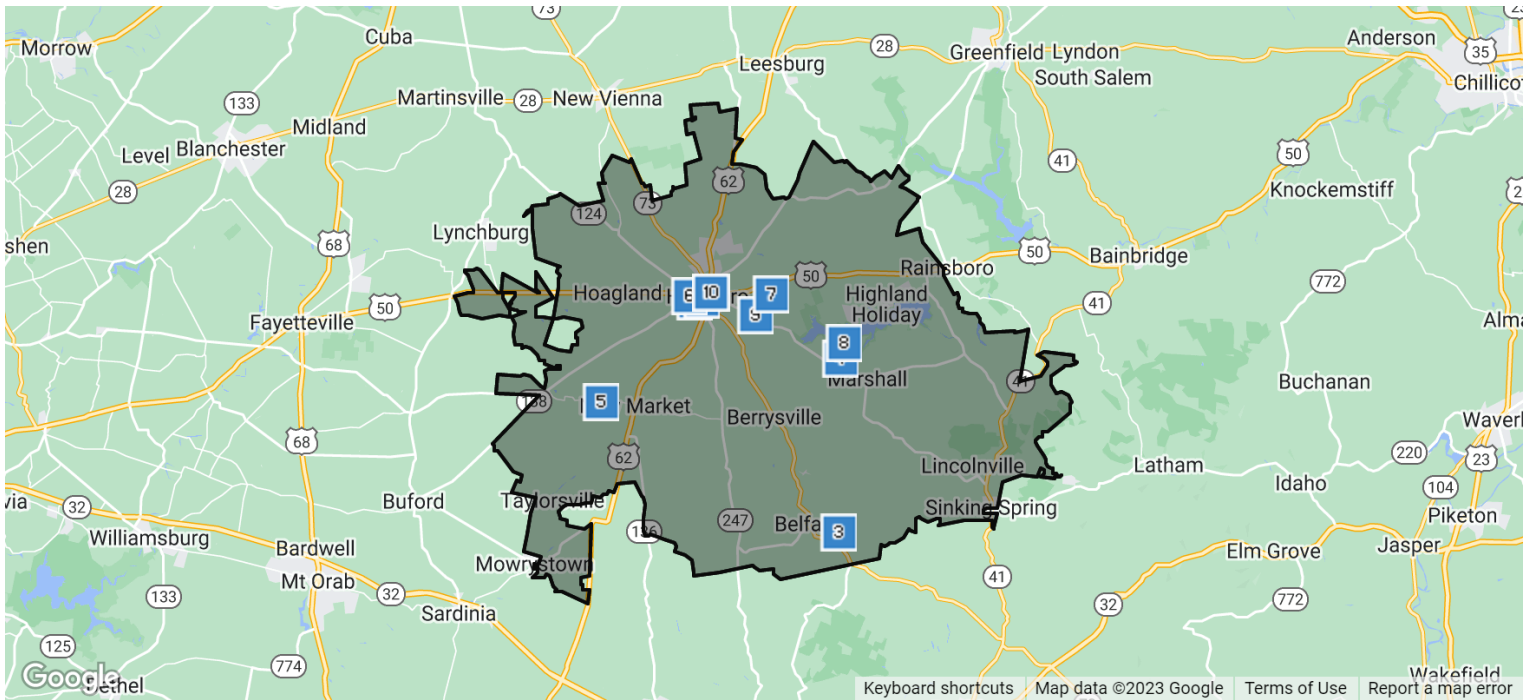


Pending: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	1  Pending * Pending as of 1/16/2023 MLS ID: 1736989								
	10677 Hiawatha Dr	Single Family	3/2	1,144	11,238	4/28/2022	\$119,000	1/16/2023	\$104
	Cozy single family home in the Rocky Fork Lake area. 3 Bedrooms 2 Baths with open Kitchen and Living Room. <i>Listing Courtesy of Donald E. Fender, Inc., Hillsb</i>								
	2  Pending * Pending as of 2/23/2023 MLS ID: 1755209								
	533 N East St	Single Family	2/1	857	5,009	10/6/2022	\$30,900	2/23/2023	\$36
	<i>Listing Courtesy of Sue Boone Realty, Inc., Hillsb</i>								
	3  Pending * Pending as of 2/8/2023 MLS ID: 1762918								
	467 S Elm St	Single Family	2/1	933	5,489	1/25/2023	\$119,900	2/8/2023	\$129
	This is a doll house with all new flooring, kitchen cabinets, light fixtures, paint, wiring, and all new bathroom. You should have no maintenance for a long while. <i>Listing Courtesy of Walker Real Estate Advisors</i>								
	4  Pending * Pending as of 2/19/2023 MLS ID: 1757195								
	309 S High St	Multifamily/Multiplex	8/3	5,266	15,246	10/27/2022	\$295,000	2/19/2023	\$56
	Great opportunity for investor, owner occupied(live in one unit)rent others to add your rental portfolio. Area is in need of rentals apartments will be easy to rent Turn key ready to be occupied; newly updates from ground to roof New flooring, paint, electric, plumbing, ductless mini split wall units alley access with off street parking. Utilities in each units are separate with tenant paying. a few blocks to downtown, restaurants, banks, churches, and school bus pick up 5,266 Sq. Ft. per county <i>Listing Courtesy of Sue Boone Realty, Inc., Hillsb</i>								

Pending: 10 (cont.)

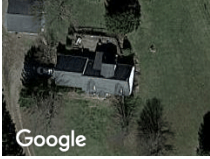
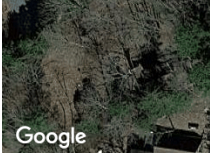
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	5	Pending * Pending as of 1/23/2023 MLS ID: 1760611							
	100 Joan Ave	Single Family	2/1	832	6,534	12/15/2022	\$124,900	1/23/2023	\$150
Immediate Occupancy of this Cute and Comfy 2 bedroom and 1 bath home with hardwood floors. Many recent updates which include kitchen flooring, discharge sewer line to the street, AC Unit, and 200-amp breaker box. Includes carport plus 1 car garage with storage room.									
Listing Courtesy of Donald E. Fender, Inc., Hillsb									
	6	Pending * Pending as of 2/21/2023 MLS ID: 1760848							
	8833 State Route 138	Single Family	3/2	1,950	45,607	12/21/2022	\$150,000	2/21/2023	\$77
Stick built home in the country between Hillsboro and Greenfield. Home needs some minor work but in decent condition. Property is priced to sell quickly.									
Listing Courtesy of Classic Real Estate Co., Hills									
	7	Pending * Pending as of 2/21/2023 MLS ID: 1754134							
	12122 Valerie Dr	Single Family	3/2	1,680	37,170	9/26/2022	\$259,900	2/21/2023	\$155
Waterfront at Rocky Fork Lake! 1680 sf. 2 or 3 bedroom, 2 bathroom one story home built in 1975! 30x45 metal pole barn! Generous 0.8533 acres wooded, park-like setting on double lots! Looking for a renovation project or the dream location to build your waterfront lake home? Look no further... this is it! Located on a top street at the lake surrounded by quality homes!									
Listing Courtesy of The Dickey Group Inc, Realtors									
	8	Pending * Pending as of 2/28/2023 MLS ID: 1757802							
	6265 Welcome Rd	Single Family	3/1	1,756	49,092	11/4/2022	\$209,000	2/28/2023	\$119
LoCaTION!LoCaTION!LoCaTION! This home features a beautifully updated kitchen! New roof! New doors! Some new windows! New 220 electric box! New garage doors! The most beautiful back yard! Plenty of room to roam! Call today!									
Listing Courtesy of Boyer Territory, Hillsboro									
	9	Pending * Pending as of 3/4/2023 MLS ID: 1756528							
	355 E Main St	Single Family	3/1	1,123	8,799	10/20/2022	\$69,900	3/4/2023	\$62
Recent deal fell due to buyers financing falling apart. Great starter or investment home. This cozy brick home could be like a doll house with just some paint and your personal touch.									
Listing Courtesy of Walker Real Estate Advisors									
	10	Pending * Pending as of 2/27/2023 MLS ID: 1762637							
	246 E Walnut St	Single Family	3/2	1,694	8,538	1/22/2023	\$109,900	2/27/2023	\$65
2 story home just a few blocks from downtown. Why pay rent when you can own your own home?? Updates include a new gas hot water heater, new circuit board and fan motor on furnace, gutters have gutter guard, several new windows, and paint. Fenced back yard and detached garage. Original hardwood floors in several rooms and staircase. Once a beautiful home it can be again. Nice spacious rooms!									
Listing Courtesy of Sue Boone Realty, Inc., Hillsb									

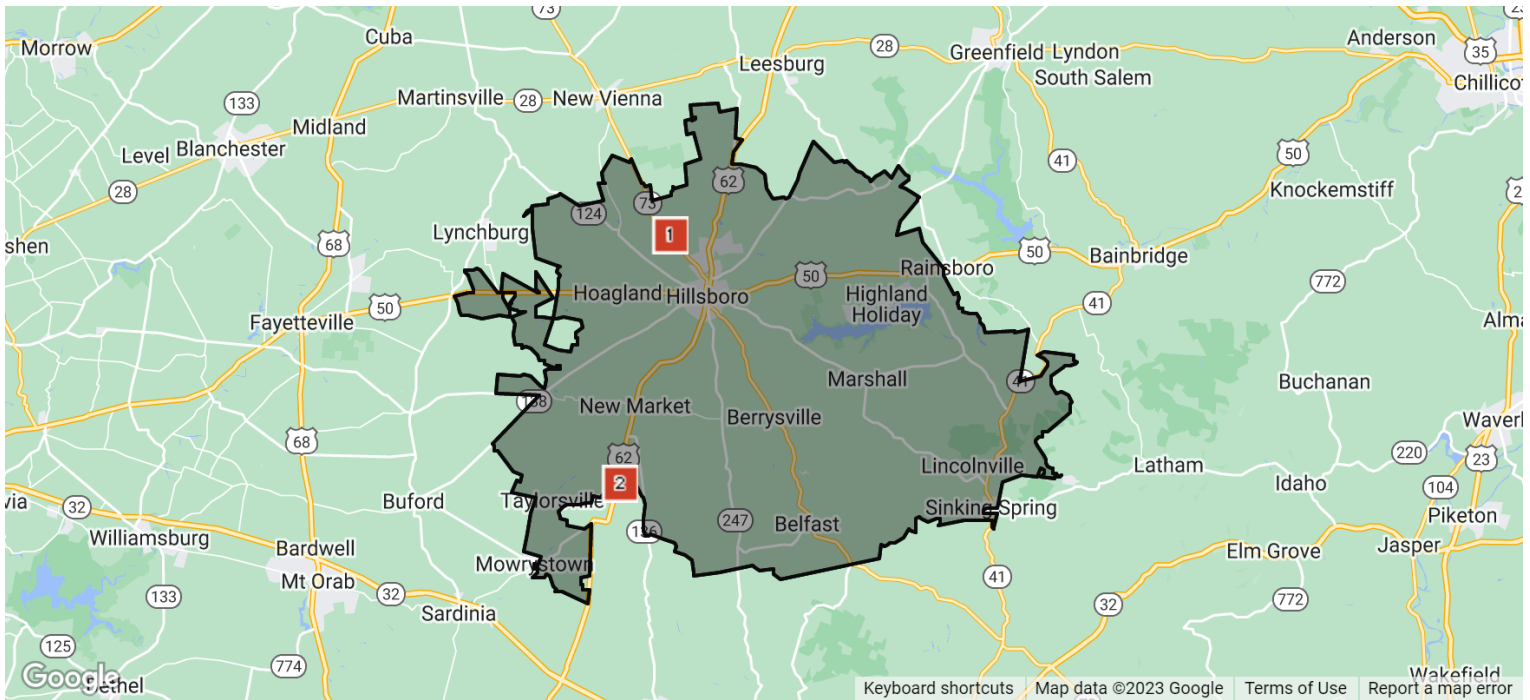


Closed: 10

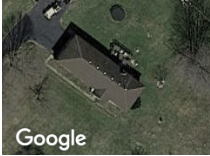
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	1 Closed * Sold Date: 3/3/2023, MLS Listing 1762437: 1/22/2023 MLS ID: 1762437								
	534 Pleasant St	Single Family	3/3	2,016	30,492	—	3/3/2023	\$297,900	\$148
	Assumable FHA 3.25% loan!! Extremely well kept 2016 SF home at the end of a cul de sac with a full ,clean, dry, unfinished basement with windows! Newer roof,newer kitchen,newer windows,and all newer appliances stay, including washer and dryer. Stamped concrete patio and freshly sealed wrap around blacktop driveway. New water softeners and RO filtration system.Double lot .Home Warranty Included!! Courtesy of Donald E. Fender, Inc., Hillsb								
	2 Closed * Sold Date: 2/28/2023, MLS Listing 1764760: 2/21/2023 MLS ID: 1764760								
	241 W South St	Single Family	2/1	1,792	9,322	—	2/28/2023	\$75,000	\$42
	1792 Sq Ft home with 2 bedrooms and 1 bath! Large open rooms, hardwood floors, tile entryway, kitchen with built-ins, partial walk-out basement! One car detached garage! Covered front porch. Courtesy of Donald E. Fender, Inc., Hillsb								
	3 Closed * Sold Date: 1/25/2023, Public Record MLS ID: —								
	1675 Zion Ln	Single Family	5/1	1,566	124,974	1901	1/25/2023	\$30,601	\$116
	—								
	4 Closed * Sold Date: 3/2/2023, MLS Listing 1764250: 2/14/2023 MLS ID: 1764250								
	5569 Charles Ln	Single Family	2/1	47,088	—	3/2/2023	\$47,500		
	Rocky Fork Lake Area! Located on south side of lake close to docks! Singlewide mobile, oversized detached garage with 2 large bonus rooms! Beautiful setting totaling 1.081 partially wooded acres. Courtesy of Chambers-Fite Realty								

Closed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	5	 Closed	* Sold Date: 2/14/2023, MLS Listing 1760504: 12/14/2022 MLS ID: 1760504						
		5045 Caleb Hill Rd	Single Family	3/2	1,519	94,002	1901	2/14/2023	\$123,500 \$81
Beautiful wooded lot in a private setting. Large 3 car detached garage. Come make this house a home! Sold as is, where is!									
Courtesy of RE/MAX Local Experts									
	6	 Closed	* Sold Date: 1/4/2023, MLS Listing 1728040: 2/1/2022 MLS ID: 1728040						
		138 S Glenn St	Single Family	3/2	1,344	10,803	1983	1/4/2023	\$179,900 \$134
Appraisal, whole house inspection, and title search completed. Well maintained cute and cozy home Tax card has 1344 sq. ft. which doesn't include family room addition. Circle blacktop drive, oversized detached garage and workshop with garage with oversized garage door for your RV. Minutes to Library, downtown, Golf Course, and public swimming pool. Well established subdivision intown with country feel. Reduced under appraisal New survey completed									
Courtesy of Sue Boone Realty, Inc., Hillsb									
	7	 Closed	* Sold Date: 2/23/2023, Public Record MLS ID: -						
		7010 Haggerty Rd	Single Family	4/2	1,421	60,113	1986	2/23/2023	\$153,400 \$131
-									
	8	 Closed	* Sold Date: 2/17/2023, Public Record MLS ID: -						
		5943 Kennedy Dr	Single Family	2/1	1,188	22,913	1968	2/17/2023	\$45,000 \$154
-									
	9	 Closed	* Sold Date: 2/18/2023, Public Record MLS ID: -						
		8543 State Route 124	Single Family	2/1	676	170,755	1901	2/18/2023	\$70,000 \$191
-									
	10	 Closed	* Sold Date: 2/16/2023, MLS Listing 1750683: 8/23/2022 MLS ID: 1750683						
		316 N East St	Single Family	4/2	1,472	13,068	1901	2/16/2023	\$75,000 \$51
Great investment property or first home Offering 4 bedrooms and 1.5 Baths with a large yard . With updated electric, new metal roof and siding, newer windows, Gas furnace . A/c is outside just needs installed inside. Shed does not convey.									
Courtesy of Irongate Inc.									



Distressed: 2

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1	Off Market	* Notice of Foreclosure Sale MLS ID: -						
	8310 State Route 73	Single Family	3/2	1,248	277,913	-	2/10/2023	Notice of Foreclosure Sale	-
	2	Off Market	* Notice of Foreclosure Sale MLS ID: -						
	5455 Sorg Rd	Single Family	2/1	925	43,560	-	12/9/2022	Notice of Foreclosure Sale	-