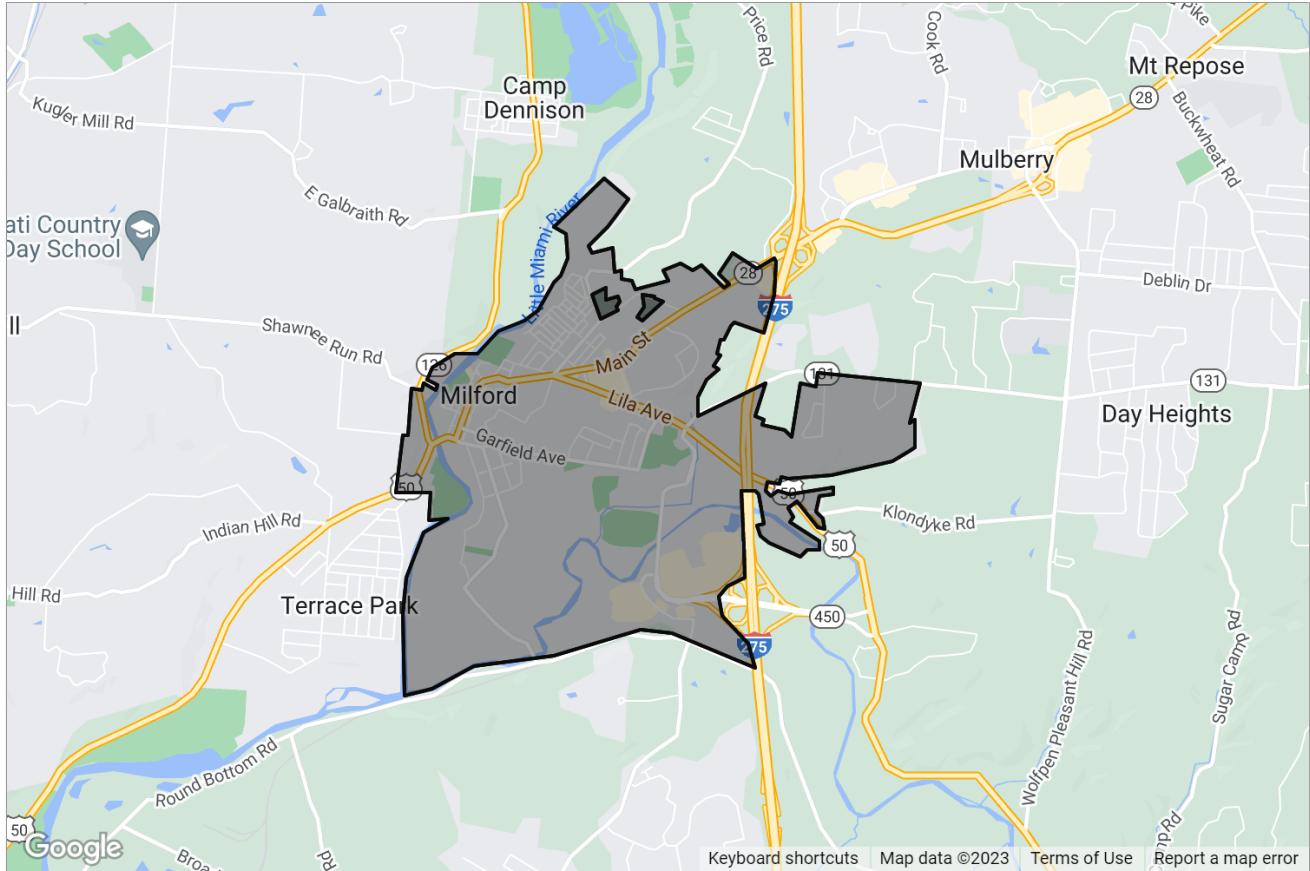


MARKET ACTIVITY REPORT

Milford, Ohio



Presented by

Bryan & Rene Vance | Realtors

Ohio Real Estate License: 2015003798



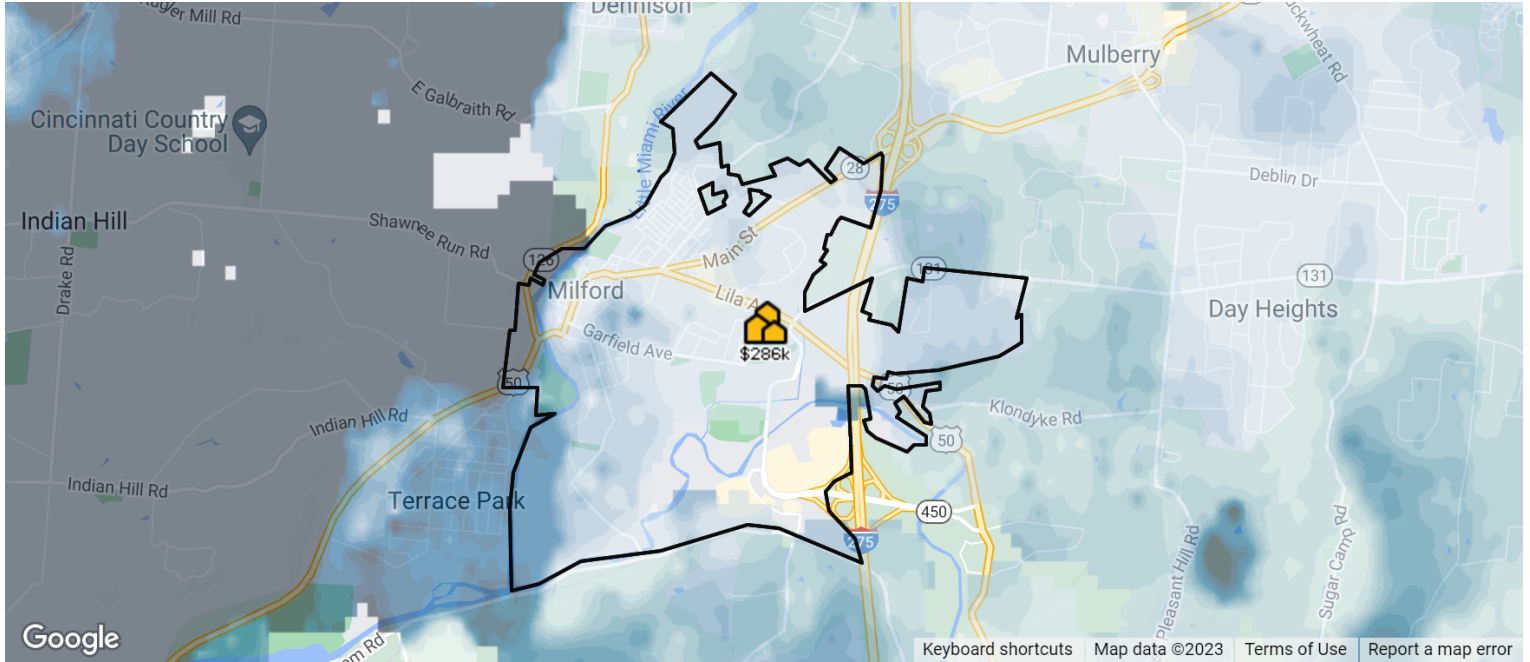
Mobile: (937) 776-3405

Main: bryan@bryanvance.com

Agent: <https://vanceteamrealtors.com>

Milford, Ohio

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

\$286K

Updated: 2/28/2023

Change Over
Last Month

↓ **1.03%**

Change Over
Last 3 Months

↓ **2.81%**

Change Over
Last 12 Months

↑ **5.32%**

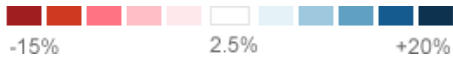
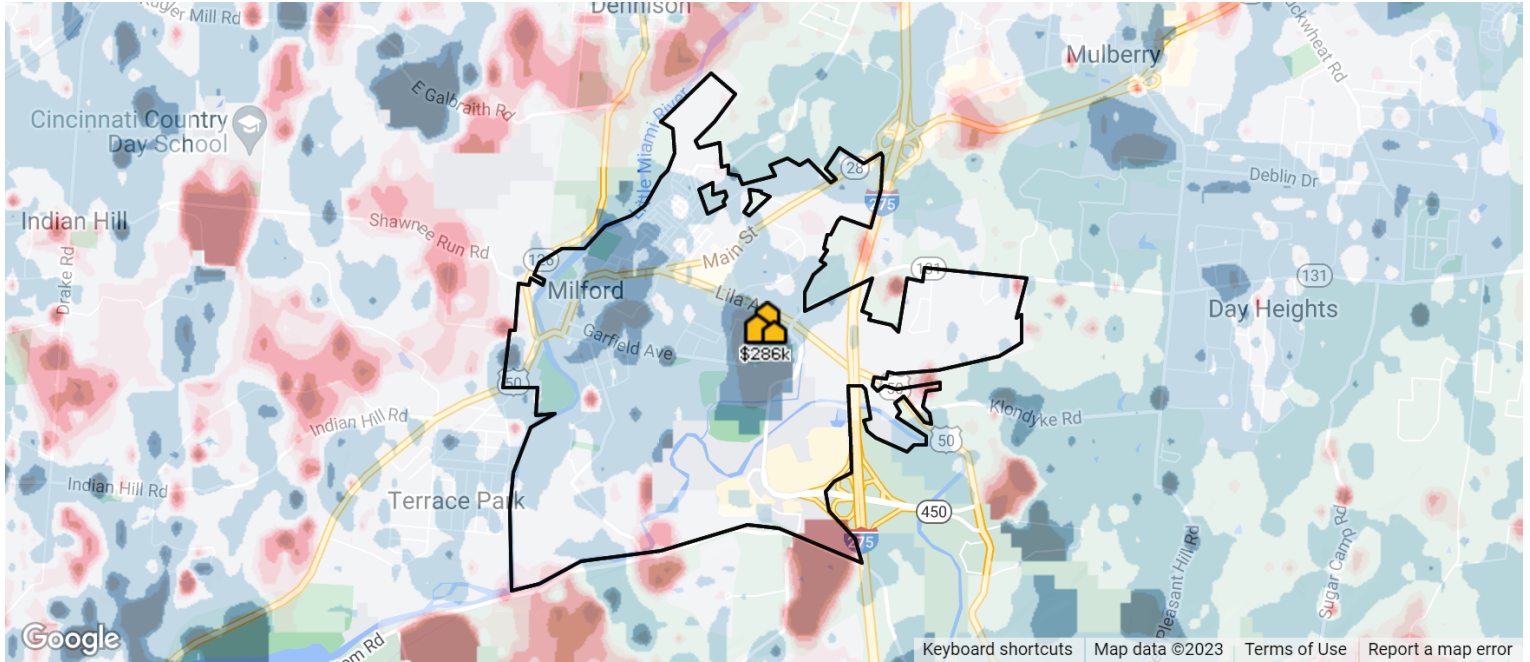
Change Over
Last 24 Months

↑ **23.56%**

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.

Milford, Ohio

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

\$286K

Updated: 2/28/2023

Change Over
Last 12 Months

↑ **5.32%**

Change Over
Last 24 Months

↑ **23.56%**

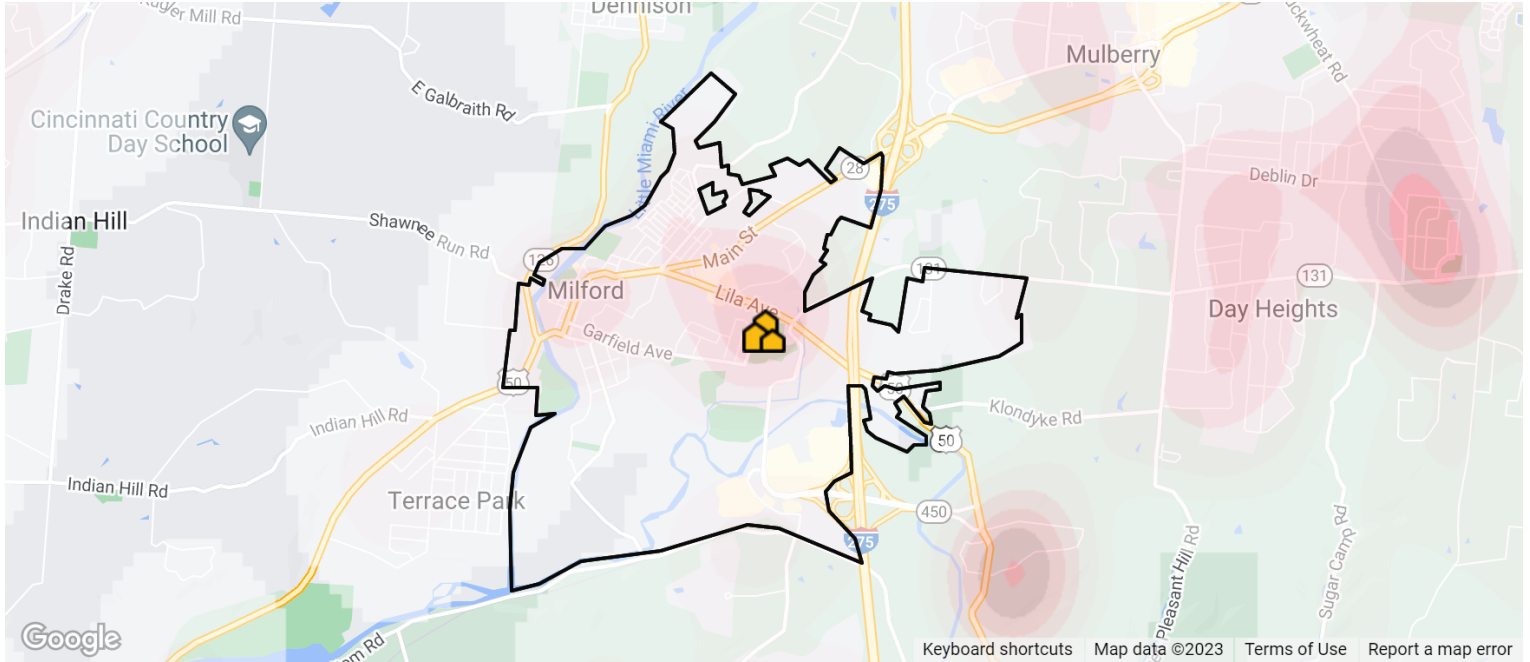
Change Over
Last 36 Months

↑ **31.22%**

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.

Milford, Ohio

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

11

Updated: 3/14/2023

of
Pre-Foreclosures

0

of
Foreclosures

5

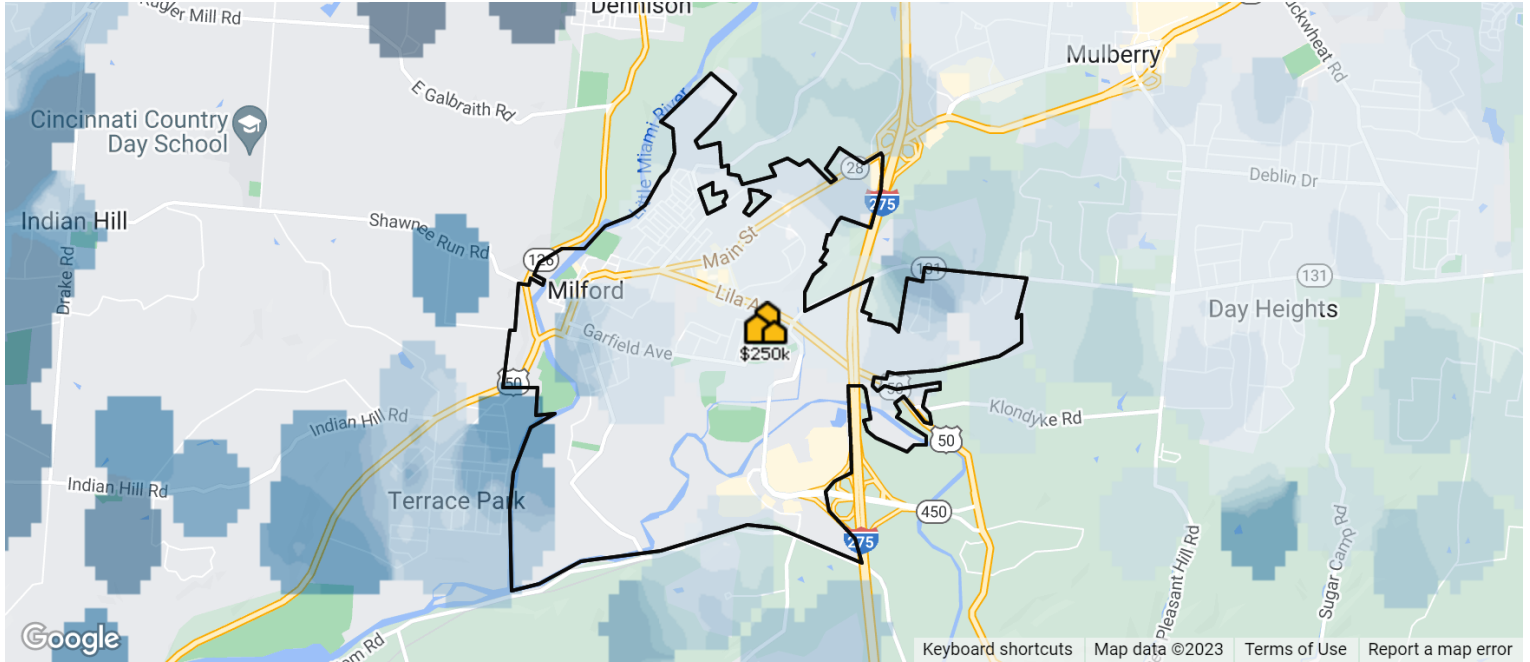
of
Foreclosed

6

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/14/2023.

Milford, Ohio

Market Snapshot: Sales Price



<\$100k \$500k >\$5m

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

\$250K

Updated: 2/28/2023

Change Over
Last Month

↓ **6.76%**

Change Over
Last 3 Months

↓ **3.85%**

Change Over
Last 12 Months

↓ **8.93%**

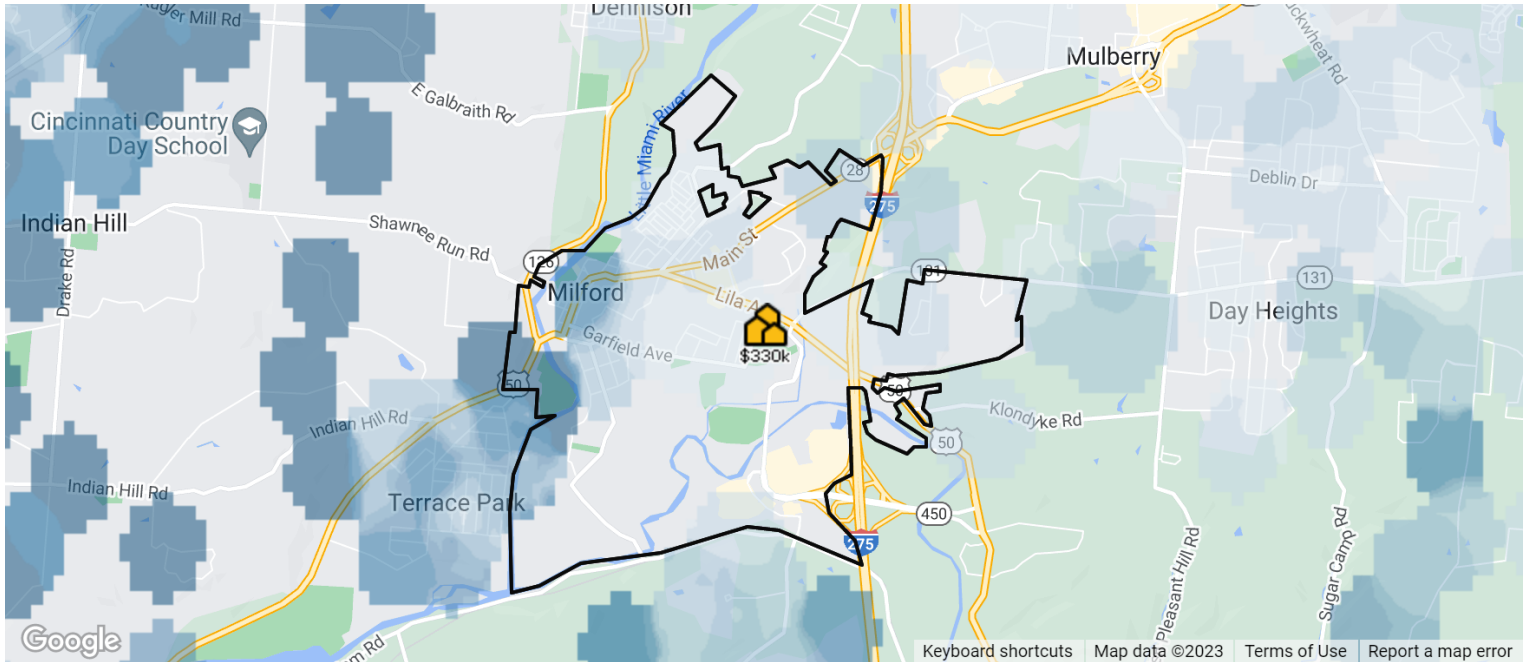
Change Over
Last 24 Months

↓ **3.47%**

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

Milford, Ohio

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

\$330K

Updated: 2/28/2023

Change Over
Last Month

↑ **11.04%**

Change Over
Last 3 Months

↑ **8.04%**

Change Over
Last 12 Months

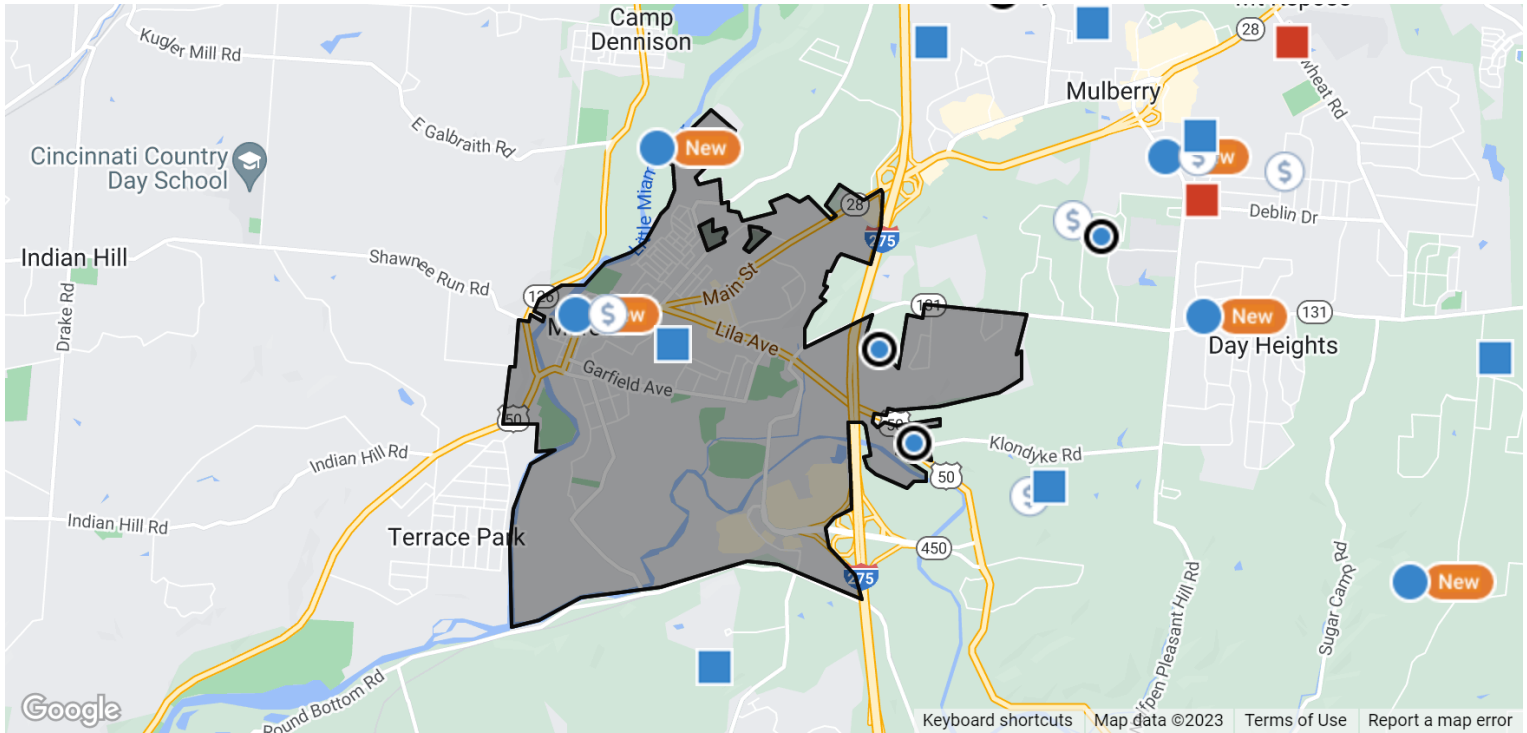
↑ **83.44%**

Change Over
Last 24 Months

↑ **83.44%**

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

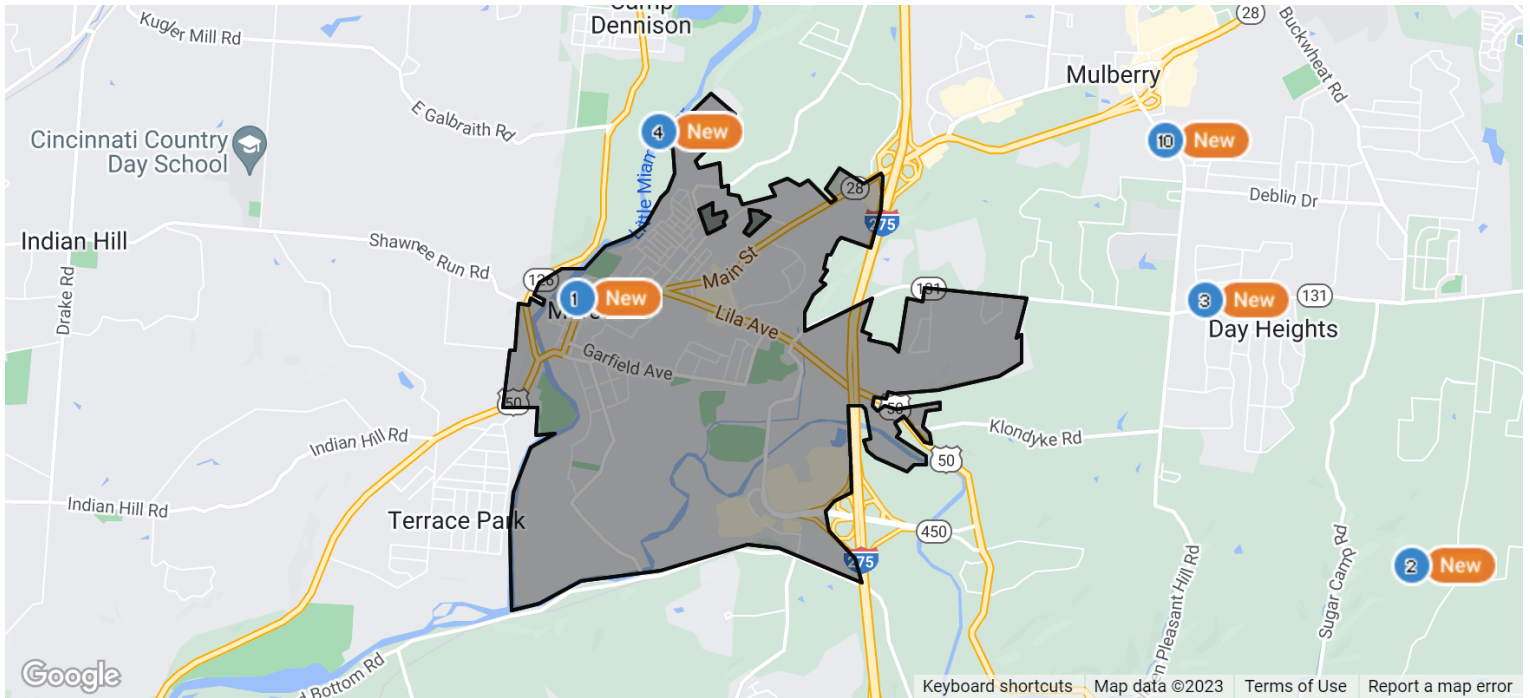
Market Activity Summary Stats



Search Criteria | **Location:** Milford, Ohio; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Price Change, Pending, Closed, Expired, 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	Price Changes	Pending	Closed	Distressed
Number of Properties	10	10	10	10	3
Low Price / Value	\$213,900	\$185,900	\$50,000	\$165,777	\$179,570
Median Price / Value	\$296,400	\$384,950	\$274,625	\$264,500	\$211,920
High Price / Value	\$750,000	\$650,000	\$359,900	\$564,500	\$265,140
Average Price / Sq. Ft.	\$219	\$198	\$169	\$159	\$191
Median Price / Sq. Ft.	\$208	\$193	\$177	\$146	\$202
Average Days in RPR	29	133	68	54	—
Median Days in RPR	13	119	87	51	—
Total Volume	\$3,586,400	\$4,070,600	\$2,672,899	\$3,053,954	\$656,630

Milford, Ohio



New Listings: 10

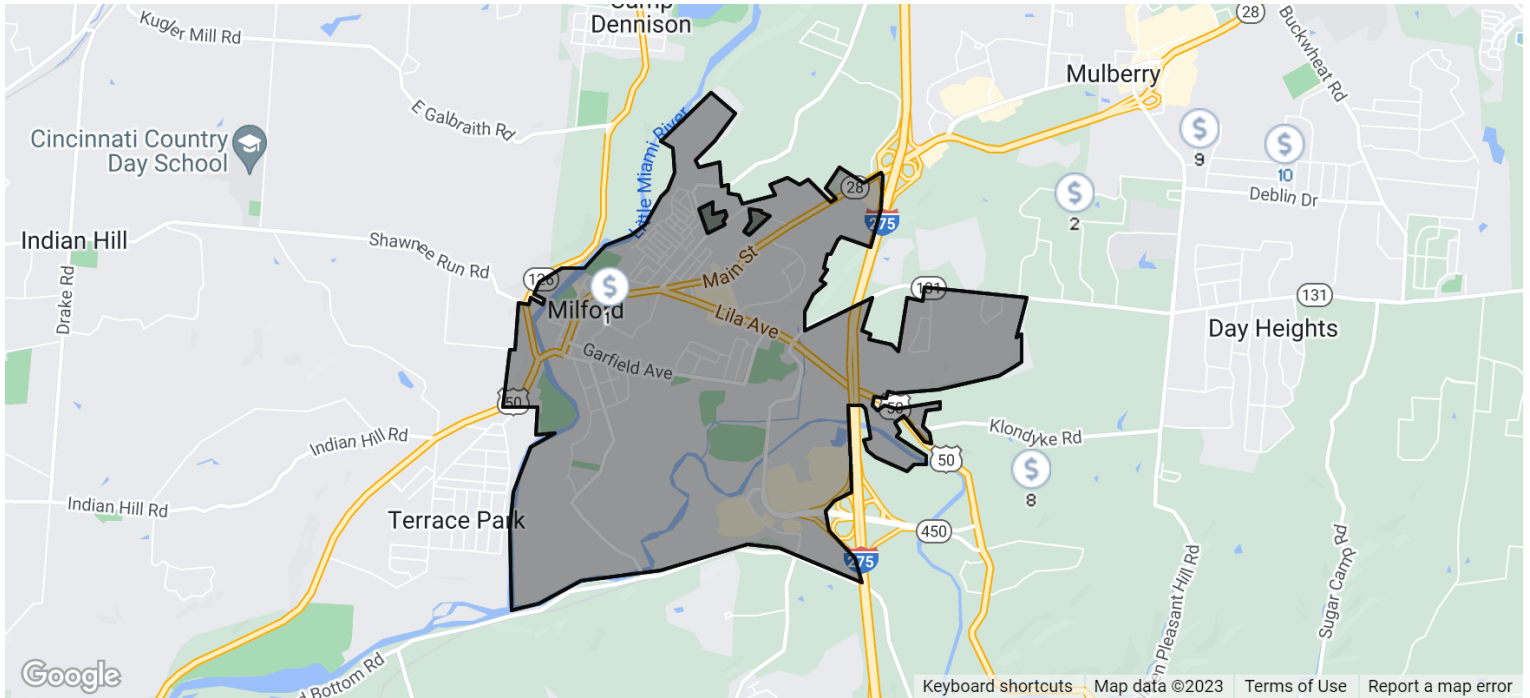
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active	New, Active: 12/21/2022 MLS ID: 1760853						
520 Main St	Multifamily/Multiplex	4/3	2,156	9,148	1919	12/21/2022	\$585,000	\$271
Fully furnished Duplex. Great investment opportunity, ready for tenants now. Occupy one side and rent the other. Completely renovated with high quality construction and upgrades. Located in the heart of charming Old Milford. Nestled between the Little Miami River and the Little Miami Bike Trail. Close to fabulous upscale restaurants, coffee cafe, Ice cream and sweet shops, eateries and unique shopping options. <i>Listing Courtesy of Coldwell Banker Realty</i>								
	2 ● Active	New, Active: 3/1/2023 MLS ID: 1765317						
5405 Dry Run Rd	Single Family	3/3	2,396	374,093	1900	3/1/2023	\$750,000	\$313
One of a kind farm house nestled on over 8.5 acres of breathtaking paradise! Gorgeous property offers charm and character thru-out! Kitchen w/granite tops/ovsz island/high end cab/appls! 1st flr master w/adj bath/ upgraded shower! 1st flr Indry! Sep LR/DR! Fab. hwd flrs! Huge pole barn w/heat/ac/electric/auto doors-perfect for the car/horse buffs! Stunning half acre + lake/pond w/aer. pump! Add. bldgs w/prop! SEWER/GAS/WATER to property! Newer roof/siding/HVAC/elec. box/driveway & much more! <i>Listing Courtesy of Comey & Shepherd</i>								
	3 ● Active	New, Active: 12/17/2022 MLS ID: 1760711						
5661 Day Cir W	Single Family	3/2	1,156	18,992	1954	12/17/2022	\$239,900	\$208
Nice 3 bedroom, 2 full bath Ranch in desirable Milford. Updated Eat In kitchen with SS appliances and new cabinets. Remodeled bathrooms. New flooring and carpet. Freshly painted. Primary bedroom with adjoining bath and walk in closet. New deck / front porch. Move in Ready! <i>Listing Courtesy of Hand In Hand Realty, LLC</i>								

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: 3/3/2023 MLS ID: 1765566							
	19 White Water Way	Condo/Townhouse/Apt.	2/3	2,446	2,788	1992	3/3/2023	\$335,000	\$137
Fantastic Miami Woods condo! Wonderful location w/lake view! Open floor plan with great light, deck and screened porch. Large kitchen/dining area adjacent to family room with fireplace. Great room with soaring ceiling and walkout! 2nd floor features open Study area, 2 bdms, 2 full baths, large primary with walk in closet, updated bath and walkout to balcony deck. Easy living and perfect for entertaining! Lg 2 car garage & abundance of guest parking. Geothermal HVAC! <i>Listing Courtesy of Sibcy Cline, Inc.</i>									
	5 ● Active	* New, Active: 3/1/2023 MLS ID: 1765312							
	5870 Parkview Ln, #27300	Condo/Townhouse/Apt.	2/2	—	—	3/1/2023		\$213,900	
Trendy new Kimbell plan by Fischer Homes in beautiful Parkview featuring a gorgeous kitchen with stainless steel appliances, upgraded multi-height cabinetry with soft close hinges, gleaming granite countertops and huge family room. Primary suite with private bath and walk-in closet. Additional bedroom, and hall bath. <i>Listing Courtesy of HMS Real Estate</i>									
	6 ● Active	* New, Active: 3/1/2023 MLS ID: 1765345							
	1525 Summerview Ln	Single Family	3/2	—	—	3/1/2023		\$339,900	
New Construction by Fischer Homes in the beautiful Parkview community with the Wembley Western Craftsman plan, featuring a stunning island kitchen with upgraded cabinetry, quartz countertops and pantry. Spacious family room expands to light-filled dining area. Primary Suite on main level with private bath featuring double vanity, shower with walk-in closet. Two additional bedroom, loft and hall bath. Two car garage. <i>Listing Courtesy of HMS Real Estate</i>									
	7 ● Active	* New, Active: 3/1/2023 MLS ID: 1765330							
	5870 Parkview Ln, #27201	Single Family	2/2	—	—	3/1/2023		\$302,900	
New Construction by Fischer Homes in the beautiful Parkview community with the Hayward plan featuring a stunning island kitchen with upgraded cabinetry and granite countertops. Spacious family room expands to open dining area which is open to the covered deck. Study off entry with French doors. Primary Suite with private bath featuring double bowl vanity, shower and walk-in closet. One additional bedroom and hall bath. One car garage. <i>Listing Courtesy of HMS Real Estate</i>									
	8 ● Active	* New, Active: 3/1/2023 MLS ID: 1765308							
	5870 Parkview Ln, #27301	Single Family	2/2	—	—	3/1/2023		\$289,900	
New Construction by Fischer Homes in the beautiful Parkview community with the Hayward plan featuring a stunning island kitchen with upgraded cabinetry and granite countertops. Spacious family room expands to open dining area which is open to the covered deck. Study off entry with French doors. Primary Suite with private bath featuring double bowl vanity, shower and walk-in closet. One additional bedroom and hall bath. One car garage. <i>Listing Courtesy of HMS Real Estate</i>									
	9 ● Active	* New, Active: 3/1/2023 MLS ID: 1765307							
	5870 Parkview Ln, #27302	Condo/Townhouse/Apt.	2/2	—	—	3/1/2023		\$260,900	
Trendy new Wexner plan by Fischer Homes in beautiful Parkview featuring a gorgeous kitchen with stainless steel appliances, upgraded multi-height cabinetry, gleaming granite countertops and huge great room with open concept living. Dining area. Primary suite with private bath featuring a shower and walk-in closet. Additional bedroom, and hall bath. Covered deck off the great room. <i>Listing Courtesy of HMS Real Estate</i>									

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: 2/8/2023 MLS ID: 1763822							
	5826 Karen Ln	Single Family	4/2	1,607	20,081	1966	2/8/2023	\$269,000	\$167
If you're looking for a lot of home for the money in a Great location you've found it. Solid brick home with 4 bedroom and 2 full baths. A new roof in 2021. Granite Countertops in the kitchen and newer HVAC system. This property has a concrete driveway extension on the side of the home, great for an RV or boat or just extra parking. Hurry this one won't last long. <i>Listing Courtesy of Coldwell Banker Realty</i>									



Price Changes: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	1 ● Active * New, Active: 12/21/2022 MLS ID: 1760853								
	520 Main St	Multifamily/Multiplex	4/3	2,156	12/21/2022	\$600,000	\$585,000	1/12/2023	-2.5%
Fully furnished Duplex. Great investment opportunity, ready for tenants now. Occupy one side and rent the other. Completely renovated with high quality construction and upgrades. Located in the heart of charming Old Milford. Nestled between the Little Miami River and the Little Miami Bike Trail. Close to fabulous upscale restaurants, coffee cafe, ice cream and sweet shops, eateries and unique shopping options. <i>Listing Courtesy of Coldwell Banker Realty</i>									
	2 ● Active * Active: 12/1/2022 MLS ID: 1759526								
	1100 Twin Bch	Single Family	4/3	2,434	12/1/2022	\$675,000	\$650,000	1/14/2023	-3.7%
Hurry! Totally Remodeled over 4500 sq ft of Quality Finished Terrific Bright Dream TWO Levels Home nestled on Private Park-Like Peaceful 1.14ac Serene Lot. Soaring Cathedral Ceilings European Kitchen with Top Notch SS Appliances w/Significant Island & Downdraft Cooktop. Modern lighting. Spa Inspired Fantastic Primary Bath & Bedroom. 3 Fireplaces. All new Bathrooms, W/Out LL. Recreations/Media Room. Huge New Decks, New Roof, Oversize 2 Garages & Moore. Open This Sa & SU 12-2. Owner/Agent <i>Listing Courtesy of OwnerLand Realty, Inc.</i>									
	3 ● Pending * Pending as of 2/28/2023 MLS ID: 1755705								
	5871 Parkview Ln, #29302	Condo/Townhouse/Apt.	2/2	10/14/2022	\$239,900	\$238,900	2/22/2023	-0.42%	
Trendy new Wexner plan by Fischer Homes in beautiful Parkview featuring a gorgeous kitchen with stainless steel appliances, upgraded multi-height cabinetry, gleaming granite countertops and huge great room with open concept living. Primary suite with private bath featuring a shower and walk-in closet. Additional bedroom, and hall bath. Covered deck off the great room. <i>Listing Courtesy of HMS Real Estate</i>									

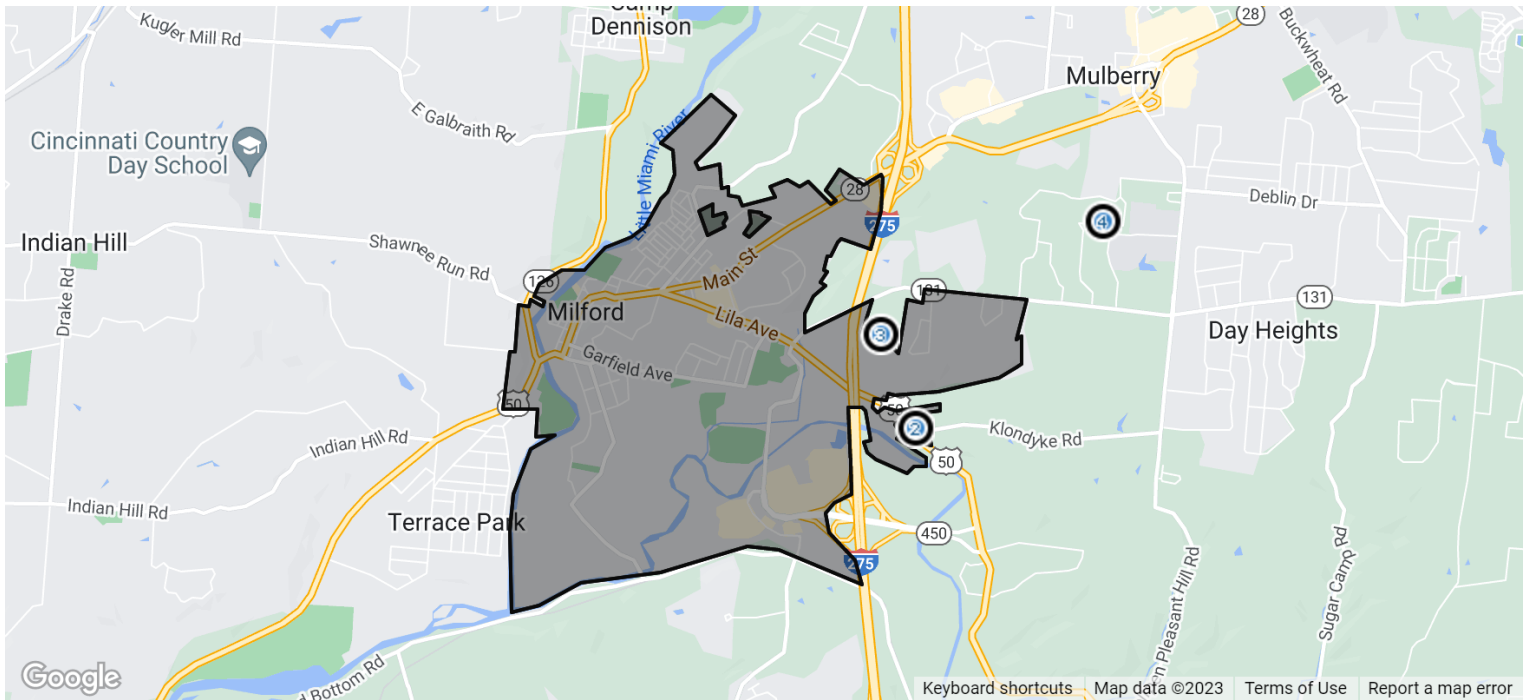
Price Changes: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	4	Pending * Pending as of 3/3/2023 MLS ID: 1755703							
	5871 Parkview Ln, #29201	Single Family	2/2	10/14/2022	\$289,900	\$288,900	2/22/2023	-0.34%	
New Construction by Fischer Homes in the beautiful Parkview community with the Hayward plan featuring a stunning island kitchen with Oak cabinetry and Quartz countertops. Spacious family room expands to open dining area. Study off entry with French doors. Primary Suite with private bath featuring double bowl vanity, shower and walk-in closet. One additional bedroom and hall bath. One car garage. <i>Listing Courtesy of HMS Real Estate</i>									
	5	Pending * Pending as of 2/28/2023 MLS ID: 1758701							
	5758 Deerfield Rd	Single Family	3/1	950	11/15/2022	\$189,900	\$185,900	2/14/2023	-2.11%
Brick Ranch Home on .75 acre with fenced backyard. Newly remodeled, 5 room, 3 bedroom, 1 bath, 1 car garage, Move in now before the Holidays. <i>Listing Courtesy of Koogler-Eyre Realtors</i>									
	6	Pending * Pending as of 1/17/2023 MLS ID: 1758684							
	1422 Palma Dr, #48	Single Family	4/4	11/15/2022	\$519,000	\$475,000	1/4/2023	-8.48%	
Beautiful new construction by M/I Homes in the Lamorna Cove community. This 2-story home has 4 beds, 3.5 baths and over 3000 sq ft of space! Formal dining room w/ a tray ceiling at the front of the home. Gourmet kitchen w/ an expansive island and pantry. Stunning rear staircase and LVP flooring throughout. Owner's retreat features a garden bath and a spacious walk-in closet. Home also has a 2-car garage storage and a finished basement. The Cooke has it all! <i>Listing Courtesy of New Advantage, LTD</i>									
	7	Pending * Pending as of 1/27/2023 MLS ID: 1738285							
	1434 Palma Dr, #34	Single Family	4/3	5/9/2022	\$575,000	\$488,000	1/4/2023	-15.13%	
Beautiful new construction by M/I Homes in the Lamorna Cove community. This 2-story home has 4 beds, 2.5 baths, and over 2,700 sq ft of space! Formal dining room w/ a tray ceiling at the front of the home. Gourmet kitchen w/ an expansive island and pantry. Gorgeous gas fireplace in the family room and LVP flooring throughout. Owner's retreat features a vaulted ceiling, a garden bath, and a spacious walk-in closet. Home also has a 2-car garage w/ storage and a full basement. The Cooke has it all! <i>Listing Courtesy of New Advantage, LTD</i>									
	8	Active * Active: 8/26/2022 MLS ID: 1751274							
	5415 Overlook Rd	Single Family	5/4	5,976	8/26/2022	\$725,000	\$595,000	2/15/2023	-17.93%
Don't miss out on seeing this beautiful ranch house in a wooded setting. And, it's just minutes from 275! New flooring & fresh paint thru out the house. New SS appl, marble countertops in the spacious kitchen. New deck added in 2020, metal roof 2018, septic motor 2021. Indoor 1/4 Olympic size pool for your swimming pleasure looking out at over 5 acres of woods. All this serenity & peace is literally 5 min from the new FC Cinti Training Complex & old town Milford restaurants/shops. <i>Listing Courtesy of Coldwell Banker Realty, Anders</i>									
	9	Active * New, Active: 2/8/2023 MLS ID: 1763822							
	5826 Karen Ln	Single Family	4/2	1,607	2/8/2023	\$295,000	\$269,000	2/28/2023	-8.81%
If you're looking for a lot of home for the money in a Great location you've found it. Solid brick home with 4 bedroom and 2 full baths. A new roof in 2021. Granite Countertops in the kitchen and newer HVAC system. This property has a concrete driveway extension on the side of the home, great for an RV or boat or just extra parking. Hurry this one won't last long. <i>Listing Courtesy of Coldwell Banker Realty</i>									

Price Changes: 10 (cont.)

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	10	🕒 Pending *Pending as of 2/26/2023 MLS ID: 1762120							
	5904 Milburne Dr	Single Family	3/2	1,554	1/15/2023	\$299,900	\$294,900	2/6/2023	-1.67%
	Stunning, completely renovated ranch on a beautiful half acre lot. This home features an open floor plan and beautiful updates including brand new kitchen with quartz counter tops, vaulted ceiling, new bathrooms, flooring, interior and exterior paint, a HUGE walk in pantry or storage area, covered porch and back patio, 2 car garage, large fenced lot, 2 storage sheds, and so much more. PERFECT location - walking distance to library, park, elementary and junior high schools, 3 minute drive to 275.								
Listing Courtesy of ListwithFreedom.com									



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 3/13/2023 MLS ID: 1766285							
	5998 Woodridge Dr	Single Family	4/3	2,360	42,340	3/13/2023	\$350,000	3/13/2023	\$148
	Sold before sent.								
	Listing Courtesy of Coldwell Banker Realty								
	2  Pending	* Pending as of 3/13/2023 MLS ID: 1765967							
	Klondyke Rd	Lot/Land	—/—	52,098	3/10/2023	\$50,000	3/13/2023		
	Opportunity for a single owner dream home on this beautiful lot...or a builder could subdivide and build multiple homes in this quiet setting. Requires septic								
	Listing Courtesy of eXp Realty								
	3  Pending	* Pending as of 3/9/2023 MLS ID: 1765686							
	5718 Highland Ter	Single Family	4/4	1,972	24,437	3/7/2023	\$359,900	3/9/2023	\$183
	Nice two story with finished lower level offers 2800 sq ft! Located on cul-de-sac and over acre. Fantastic yard with patio in the back and lower level walk-out on the side! Lower level has family room, separate play area and half bathroom. Spacious kitchen with stainless appliances. 1st floor laundry. Great location, no HOA!								
	Listing Courtesy of Coldwell Banker Realty								

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.
	4 Pending * Pending as of 3/8/2023 <i>MLS ID: 1765356</i>							
	1054 Marcie Ln	Single Family	3/3	1,636	20,473	3/1/2023	\$289,000	3/8/2023 \$177
This one owner brick tri-level has been well loved and maintained. Nice flat yard partially fenced. Partial walk out basement. Original hardwood floors everywhere but the FR and Kitchen. Roof and Gutters 2 yrs. Air 2 yrs. Furnace approx. 6 yrs. Wood cabinets approx. 6 yrs old, SS appliances. Brick wood fireplace and walkout to patio in FR. Close to schools, shopping and historic Old Milford. Please leave all offers open for 24 hours.								
<i>Listing Courtesy of Coldwell Banker Realty, Anders</i>								
	5 Pending * Pending as of 12/20/2022 <i>MLS ID: 1760792</i>							
	5841 Parkview Ln	Single Family	3/3	8,276	12/20/2022	\$273,437	12/20/2022	
New Construction by Fischer Homes in the beautiful Parkview community with the Hudson plan, featuring a stunning kitchen with pantry, lots of cabinet space and laminate countertops. Spacious family room expands to the eat-in kitchen. Primary Suite with private bath and walk-in closet. Two additional secondary bedrooms and loft. Two car garage.								
<i>Listing Courtesy of HMS Real Estate</i>								
	6 Pending * Pending as of 12/14/2022 <i>MLS ID: 1760521</i>							
	5843 Parkview Ln	Single Family	3/3	8,276	12/14/2022	\$273,513	12/14/2022	
New Construction by Fischer Homes in the beautiful Parkview community with the Hudson plan, featuring a stunning kitchen with pantry, lots of cabinet space and upgraded countertops. Spacious family room expands to the eat-in kitchen. Primary Suite with private bath and walk-in closet. Two additional secondary bedrooms and loft. Two car garage.								
<i>Listing Courtesy of HMS Real Estate</i>								
	7 Pending * Pending as of 2/28/2023 <i>MLS ID: 1755705</i>							
	5871 Parkview Ln, #29302	Condo/Townhouse/Apt.	2/2	—	10/14/2022	\$238,900	2/28/2023	
Trendy new Wexner plan by Fischer Homes in beautiful Parkview featuring a gorgeous kitchen with stainless steel appliances, upgraded multi-height cabinetry, gleaming granite countertops and huge great room with open concept living. Primary suite with private bath featuring a shower and walk-in closet. Additional bedroom, and hall bath. Covered deck off the great room.								
<i>Listing Courtesy of HMS Real Estate</i>								
	8 Pending * Pending as of 12/14/2022 <i>MLS ID: 1760489</i>							
	5857 Parkview Ln	Single Family	2/3	9,148	12/14/2022	\$275,280	12/14/2022	
New Construction by Fischer Homes in the beautiful Parkview community with the Hudson plan, featuring a stunning kitchen with pantry, lots of cabinet space and laminate countertops. Spacious family room expands to the eat-in kitchen. Primary Suite with private bath and walk-in closet. Two additional secondary bedrooms and loft. Two car garage.								
<i>Listing Courtesy of HMS Real Estate</i>								
	9 Pending * Pending as of 12/14/2022 <i>MLS ID: 1760491</i>							
	5859 Parkview Ln	Single Family	2/3	9,148	12/14/2022	\$273,969	12/14/2022	
New Construction by Fischer Homes in the beautiful Parkview community with the Hudson plan, featuring a stunning kitchen with pantry, lots of cabinet space and laminate countertops. Spacious family room expands to the eat-in kitchen. Primary Suite with private bath and walk-in closet. Two additional secondary bedrooms and loft. Two car garage.								
<i>Listing Courtesy of HMS Real Estate</i>								

Pending: 10 (cont.)



10  Pending • Pending as of 3/3/2023 MLS ID: 1755703

5871 Parkview Ln, #29201

Single Family

2/2

—

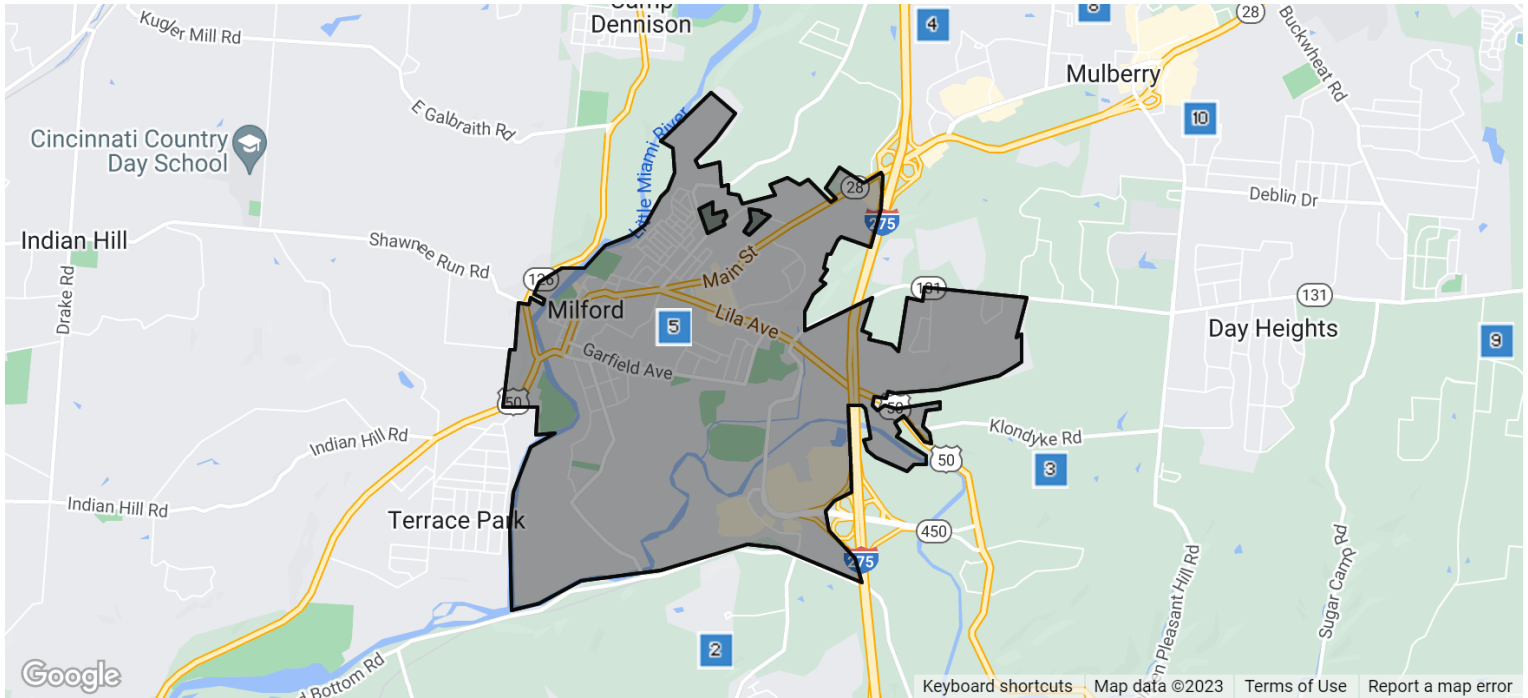
10/14/2022

\$288,900

3/3/2023

New Construction by Fischer Homes in the beautiful Parkview community with the Hayward plan featuring a stunning island kitchen with Oak cabinetry and Quartz countertops. Spacious family room expands to open dining area. Study off entry with French doors. Primary Suite with private bath featuring double bowl vanity, shower and walk-in closet. One additional bedroom and hall bath. One car garage.

Listing Courtesy of HMS Real Estate

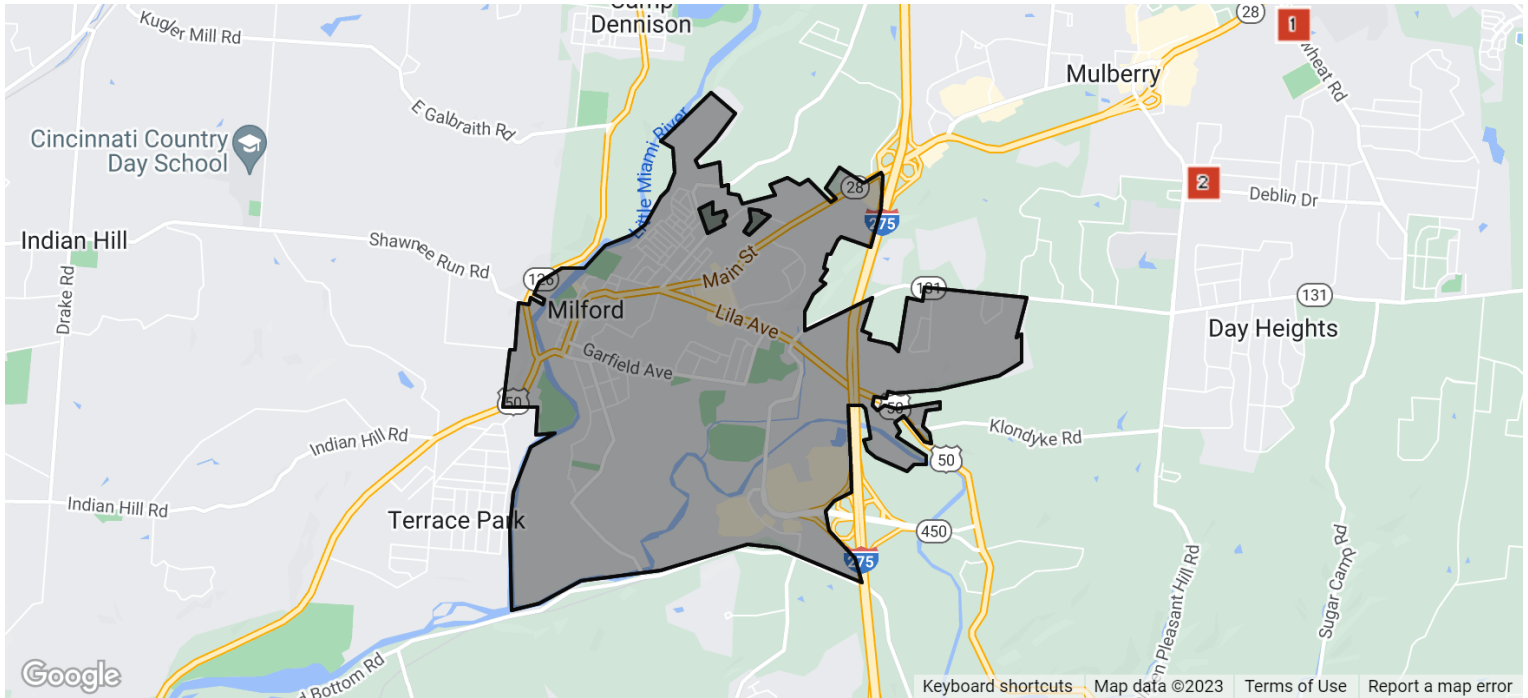


Closed: 10

	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: 3/9/2023, MLS Listing 1761549: 1/6/2023 MLS ID: 1761549					
1809 State Route 131	Single Family	3/2	2,827	61,202	1934	3/9/2023	\$345,000	\$122
Your chance to own a piece of Clermont County History - original Shaw Farm homestead! Lots of period details coupled many current tasteful updates. Original hwd flooring, 3 FP's, remodeled kitchen, family room addition built w/real reclaimed barn wood. New septic system, roof and HVAC. Covered deck and oversized 2 car garage. This is home has been meticulously cared for and is a must see property. <i>Courtesy of RE/MAX United Associates</i>								
	2	Closed	* Sold Date: 3/10/2023, MLS Listing 1761220: 1/2/2023 MLS ID: 1761220					
5185 E View Dr	Single Family	4/5	4,010	18,469	2006	3/10/2023	\$564,500	\$141
Don't miss this 4 bedroom home w/ BONUS basement guest accommodations (PLUS a \$2K carpet credit!) in Terrace Ridge nestled in a cul-de-sac! Beautiful kitchen w/ island, counter bar, SS appliances and hardwood floors. Wide open floor plan between formal living & dining room allow for ease of entertaining. Entryway pillars, vaulted ceiling & stone fireplace set this home apart. Other amenities: 1st floor laundry, back deck w/ retractable awning, wooded views, & community pool at your disposal! <i>Courtesy of ERA REAL Solutions Realty, LLC</i>								
	3	Closed	* Sold Date: 3/10/2023, MLS Listing 1762203: 1/17/2023 MLS ID: 1762203					
5437 Bailey Dr	Single Family	3/1	1,848	21,780	1958	3/10/2023	\$269,000	\$146
Enjoy the ease and convenience of one floor living in this spacious and refreshed 3 bedroom ranch! Bright living room with brick fireplace. Dining area with walkout to back deck adjoins kitchen - great layout for entertaining inside and out! Extra lounging space in family room upstairs and in the finished basement! Located near just about everything in the area - just a short drive to Downtown Milford - and easy access to interstates. <i>Courtesy of Real Link</i>								

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.
	4	 Closed	* Sold Date: 3/10/2023, MLS Listing 1760763: 12/19/2022 MLS ID: 1760763						
	5866 Stonebridge Cir	Condo/Townhouse/Apt.	2/2	1,827	1,115	2001	3/10/2023	\$260,000	\$142
Highly desired Bridgehaven Condo development! Enjoy your own private entrance from garage and no neighbors above you. Open concept with beautiful view of woods from screened porch. 2 master suites! Furniture negotiable. <i>Courtesy of Sibcy Cline, Inc.</i>									
	5	 Closed	* Sold Date: 3/10/2023, MLS Listing 1762428: 1/19/2023 MLS ID: 1762428						
	38 Robbie Rdg	Single Family	3/2	1,082	11,761	1977	3/10/2023	\$240,000	\$222
Are you ready for your next chapter!? Make this beautiful home yours and enjoy countless benefits including recent updates, beautiful views of nature and a quick walk/drive to shops and dining. Some of the new updates include HVAC, Roof, Kitchen appliances and more! Enjoy a fantastic meal or drink on the back deck with a one of a kind view. Don't miss out on a fantastic opportunity! <i>Courtesy of Comey & Shepherd</i>									
	6	 Closed	* Sold Date: 3/6/2023, MLS Listing 1756789: 10/24/2022 MLS ID: 1756789						
	590 Lodgepole Dr	Single Family	4/6	3,542	14,985	1997	3/6/2023	\$525,000	\$148
New Paint and Carpet.Beautiful, immaculate, move-in-ready 4 Bedrooms with a potential 5th bedroom in the walkout basement with a full bath, rec room.Pool Community with gorgeous views. Gorgeous eat-in Kitchen with custom SS appliances and Granite counter tops. Gorgeous deck overlooking woods view. <i>Courtesy of Plum Tree Realty</i>									
	7	 Closed	* Sold Date: 2/22/2023, MLS Listing 1763082: 1/28/2023 MLS ID: 1763082						
	5826 Ashby Ct	Condo/Townhouse/Apt.	3/3	1,260	693	1983	2/22/2023	\$165,777	\$132
Move in ready 3 bed 3 bath townhouse condo in desirable Cooks Grant in Milford! End unit and attached garage with fenced in yard are just a few great features of this home. Schedule your viewing today! <i>Courtesy of Plum Tree Realty</i>									
	8	 Closed	* Sold Date: 2/24/2023, Public Record MLS ID: -						
	5826 Ashby Ct	Single Family	-/-	-	-	2/24/2023	\$165,777		
-									
	9	 Closed	* Sold Date: 3/6/2023, MLS Listing 1762307: 1/23/2023 MLS ID: 1762307						
	5733 Barclay Ln	Single Family	3/2	1,736	7,362	2020	3/6/2023	\$289,000	\$166
Bright, cheery and exactly what you've been waiting for! Contemporary kitchen design with quartz countertops and stainless steel appliances, spacious primary ensuite with built in shower seat and large walk-in closet. Roof, HWH, Smart thermostat and all appliances are 2020. Tasteful finishes throughout. The community features nice options for staying active such as walking paths and pickle ball courts. Enjoy a peaceful day on the back patio complete with retractable shade screen. Welcome home! <i>Courtesy of Keller Williams Seven Hills Re</i>									
	10	 Closed	* Sold Date: 3/6/2023, MLS Listing 1764008: 2/10/2023 MLS ID: 1764008						
	1140 Willowood Dr	Single Family	3/1	1,100	21,736	1969	3/6/2023	\$229,900	\$209
**Update to listing. Home is being sold in "As is condition". Any and all inspections will be for buyer information only. Adorable 3BR brick ranch with large, flat wooded backyard that inc. over-sized Amish built shed w/ power & plenty of storage. Nice hardwood floors throughout, renovated kitchen/bath, newer water heater/ updated AC & furnace, custom blinds. Large 3-season room. Lovely, quiet street. <i>Courtesy of Comey & Shepherd</i>									



Distressed: 3

		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: -						
		6001 Buckwheat Rd	Single Family	3/1	888	23,043	-	12/16/2022	Notice of Foreclosure Sale -
	2	Off Market	* Notice of Foreclosure Sale MLS ID: -						
		5785 Elwynn Dr	Single Family	3/1	1,646	20,038	-	12/29/2022	Notice of Foreclosure Sale -
	3	Off Market	* Notice of Foreclosure Sale MLS ID: -						
		1054 Jer Les St	Single Family	3/1	1,016	19,994	-	12/29/2022	Notice of Foreclosure Sale -