



William Snow

Ohio Real Estate License #2013001675

- & Work (330) 990-0256
- http://wsnow.stoufferrealty.com/



Fairlawn

130 North Miller Road Fairlawn, OH 44333





Trade Area Summary

Attribute Summary for Custom Polygon Area

Median Household Income

Median Age

Total Population

1st Dominant Segment

\$155,423

44.9

25,845

Professional Pride

Source: 2024/2029 Income (Esri)

Source: 2024/2029 Age: 5 Year Increments (Esri)

Source: 2024 Age: 1 Year Increments (Esri)

Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation



LIFE MODE - What are the people like that live in this area?

Affluent Estates

Established wealth--educated, well-travelled married couples



URBANIZATION - Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Professional Pride	Savvy Suburbanites	Golden Years	Top Tier	Workday Drive
% of Households	3,641 (39.5%)	2,821 (30.6%)	1,551 (16.8%)	809 (8.8%)	280 (3.0%)
Lifestyle Group	Affluent Estates	Affluent Estates	Senior Styles	Affluent Estates	Family Landscapes
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family; Multi-Units	Single Family	Single Family
Household Type	Married Couples	Married Couples	Singles	Married Couples	Married Couples
Average Household Size	3	2.78	2.09	2.83	2.87
Median Age	42.4	44.1	51.5	46	39.5
Diversity Index	57.1	49.7	56.5	50.9	62.9
Median Household Income	\$176,700	\$142,800	\$95,100	\$200,000	\$116,800
Median Net Worth	\$1,181,100	\$988,200	\$378,600	\$1,487,500	\$579,100
Median Home Value	\$605,700	\$513,900	\$518,500	\$966,000	\$406,900
Homeownership	90.3	90.7	65.4	90.4	84.8
Employment	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree	Grad/Prof Degree	Bachelor's Degree
Preferred Activities	Own latest tablets, smartphones and laptops. Upgrade picture- perfect homes.	They like to cook and prefer natural or organic products Pursue a number of sports, from skiing to golf.	Active social lives include traveling abroad. Good health is a priority.	Shop at high-end retailers. Frequent vacations that spare no expense.	Prefer outdoor activities and sports. Family- oriented purchases and activities dominate.
Financial	Hold 401(k) and IRA plans/securities	Not afraid of debt	Maintain actively managed financial portfolios	Hire financial advisers	Well insured, invest in a range of funds, high deb
Media	Avid readers; epicurean, sports, home service magazines	Well-connected and use techonology to stay current	Internet is used for everything, avid readers as well	Consider the Internet, radio, and newspapers as key media sources	Connected, with a host of wireless devices
Vehicle	Own 3 or more vehicles	Prefer late model, family- oriented vehicles:	Prefer late-model vehicle	Purchase or lease luxury cars, preferably imports.	Own 2+ vehicles (minivans, SUVs)

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.





BERKSHIRE | Stouffer HATHAWAY | Realty |

Consumer Segment Details

About this segment

Professional Pride

Ranked

1st dominant segment

for this area

In this area

39.5%of households fall into this segment

In the United States

1.6%

of households fall into this segment

Who Are They?

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal-oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school-age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of \$1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

Socioeconomic Traits

 Professional Pride consumers are highly qualified in the science, technology, law, or finance fields; they've worked hard to build their professional reputation or their start-up businesses. These consumers are willing to risk their accumulated wealth in the stock market. Most have a preferred financial institution, regularly read financial news, and use the internet for banking transactions.
 Residents are goal oriented and strive for lifelong earning and learning. Life here is well organized; routine is a key ingredient to daily life.

Neighborhood

 Typically owner-occupied, single-family homes are in newer neighbor hoods: 67% of units were built in the last 20 years. Neighborhoods are primarily located in the suburban periphery of large metropolitan areas. Most households own three or more vehicles; long commutes are the norm. Homes are valued at more than twice the US median home value, although three out of four homeowners have mortgages to pay off. Families are mostly married couples (almost 80% of households), and nearly half of these families have kids. Their average household size, 3.13, reflects the presence of children.

- These frequent travelers take several domestic trips a year, preferring
 to book their plane tickets, accommodations, and rental cars via the
 internet. Residents take pride in their picture-perfect homes, which
 they continually upgrade. They shop at Home Depot and Bed Bath &
 Beyond to tackle the smaller home improvement and remodeling
 tasks but contract out the larger projects. Hire housekeepers or
 professional cleaners. Residents are prepared for the ups and downs
 in life; they maintain life insurance; homeowners and auto insurance;
 as well as medical, vision, dental, and
- rescription insurance through work. They are actively investing for the
 future; they hold 401(k) and IRA retirement plans, plus securities.
 Consumers spend on credit but have the disposable income to avoid
 a balance on their credit cards. They spend heavily on internet
 shopping; Amazon.com is a favorite website. Consumers find time in
 their busy schedules for themselves. They work out in their home
 gyms, owning at least a treadmill, an elliptical, or weightlifting
 equipment. They also visit the salon and spa regularly. All family
 members are avid readers; they read on their smartphones, tablets,
 and e-readers but also read hard copies of epicurean, home service,
 and sports magazines. Residents, both young and old, are tech savvy;
 they not only own the latest and greatest in tablets, smartphones, and
 laptops but actually use the
- · eatures each has to offer.







Consumer Segment Details

About this segment

Savvy Suburbanites

Ranked 2nd

dominant segment for this area

In this area

30.6% of households fall into this segment

In the United States

3.0%

of households fall into this segment

Who Are They?

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets. · Married couples with no children or older children; average household
- size is 2.85.
- 91% owner occupied; 66% mortgaged.
- Primarily single-family homes, with a median value of \$362,900.
- Low vacancy rate at 3.8%.

Neighborhood

Socioeconomic Traits

- Education: 50.6% college graduates; 77.6% with some college education.
- Higher labor force participation rate at 67.9% with proportionately more 2-worker households at 62.2%.
- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

- Residents prefer late model, family-oriented vehicles: SUVs, minivans, and station wagons.
- Gardening and home remodeling are priorities, usually DIY. Riding mowers and power tools are popular, although they also hire contractors for the heavy lifting.
- There is extensive use of housekeeping and personal care services.
- Foodies: They like to cook and prefer natural or organic products.
- These investors are financially active, using a number of resources for informed investing. They are not afraid of debt; many households carry first and second mortgages, plus home equity credit lines.
- Physically fit, residents actively pursue a number of sports, from skiing to golf, and invest heavily in sports gear and exercise equipment.





BERKSHIRE | Stouffer HATHAWAY | Realty |

Consumer Segment Details

About this segment

Golden Years

Ranked 3rd

dominant segment

In this area

16.8% of households fall into this segment

In the United States

1.3%

of households fall into this segment

Who Are They?

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters. Those still active in the labor force are employed in professional occupations; however, these consumers are actively pursuing a variety of leisure interests—travel, sports, dining out, museums, and concerts. They are involved, focused on physical fitness, and enjoying their lives. This market is smaller, but growing, and financially secure.

Socioeconomic Traits

- Golden Years residents, 22% have graduate or professional degrees, 28% have bachelor's degrees, and 25% have some college credits.
- Labor force participation is somewhat low at 56%, due to residents reaching retirement.
- Median household income is higher in this market, more than \$71,000. Although wages still provide income to nearly 2 out of 3 households, earned income is available from investments, Social Security benefits, and retirement income.
- These consumers are well connected: Internet access is used for everything from shopping or paying bills to monitoring investments and entertainment.
- They are generous supporters of the arts and charitable organizations.
- They keep their landlines and view cell phones more as a convenience

Neighborhood

- This older market has a median age of 52 years and a disproportionate share (nearly 32%) of residents aged 65 years or older.
- Single-person households (over 40%) and married-couple families with no children (one-third) dominate these neighborhoods; average household size is low at 2.06.
- Most of the housing was built after 1970; approximately 43% of householders live in single-family homes and 43% in multiunit dwellings.
- These neighborhoods are found in large metropolitan areas, outside central cities, scattered across the US.

- Avid readers, they regularly read daily newspapers, particularly the Sunday edition.
- They subscribe to cable TV; news and sports programs are popular as well as on-demand movies.
- They use professional services to maintain their homes inside and out and minimize their chores.
- Leisure time is spent on sports (tennis, golf, boating, and fishing) or simple exercise like walking.
- Good health is a priority; they believe in healthy eating, coupled with vitamins and dietary supplements.
- Active social lives include travel, especially abroad, plus going to concerts and museums
- Residents maintain actively managed financial portfolios that include a range of instruments such as IRA's, common stocks, and certificates of deposit (more than six months).







Consumer Segment Details

About this segment

Top Tier

Ranked

4th

8.8%

dominant segment for this area

In this area

of households fall into this segment

In the United States

1.6%

of households fall into this segment

Who Are They?

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over \$3 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

Socioeconomic Traits

- Top Tier is a highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income, primarily from wages and salary but also self-employment income and investments.
- These are the nation's wealthiest consumers. They hire financial
 advisers to manage their diverse investment portfolios but stay
 abreast of current financial trends and products. Socially responsible
 consumers who aim for a balanced lifestyle, they are goal oriented
 and hardworking but make time for their kids or
- grandkids and maintain a close-knit group of friends. These busy
 consumers seek variety in life. They take an interest in the fine arts;
 read to expand their knowledge; and consider the internet, radio, and
 newspapers as key media sources. They regularly cook their meals at
 home, attentive to good nutrition and fresh organic foods.

Neighborhood

 Married couples without children or married couples with older children dominate this market. Housing units are owner occupied with the highest home values—and above-average use of mortgages.
 Neighborhoods are older and located in the suburban periphery of the largest metropolitan areas, especially along the coasts.

Market Profile

These frequent travelers take several domestic trips a year, preferring to book their plane tickets, accommodations, and rental cars via the internet. Residents take pride in their picture-perfect homes, which they continually upgrade. They shop at Home Depot and Bed Bath & Beyond to tackle the smaller home improvement and remodeling tasks but contract out the larger projects. Hire housekeepers or professional cleaners. Residents are prepared for the ups and downs in life; they maintain life insurance; homeowners and auto insurance; as well as medical, vision, dental, and prescription insurance through work. They are actively investing for the future; they hold 401(k) and IRA retirement plans, plus securities. Consumers spend on credit but have the disposable income to avoid a balance on their credit cards. They spend heavily on internet shopping; Amazon.com is a favorite website. Consumers find time in their busy schedules for themselves. They work out in their home gyms, owning at least a treadmill, an elliptical, or weightlifting equipment. They also visit the salon and spa regularly. All family members are avid readers; they read on their smartphones, tablets, and e-readers but also read hard copies of epicurean, home service, and sports magazines. Residents, both young and old, are tech savvy; they not only own the latest and greatest in tablets, smartphones, and laptops but actually use the features each has to offer.







Consumer Segment Details

About this segment

Workday Drive

Ranked

5th

dominant segment for this area

In this area

3.0%

of households fall into this segment

In the United States

3.1% of households fall into this segment

Who Are They?

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Socioeconomic Traits

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; 2 out of 3 households include 2+ workers.
- Connected, with a host of wireless devices, anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first and second mortgages and auto loans.

Neighborhood

- · Workday Drive residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s, 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68%, and low rate vacancy at 4%.
- Median home value is \$257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county

- Most households own at least 2 vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like 4+ televisions, movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating.
- · Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like lawn mowers, trimmers, and blowers.





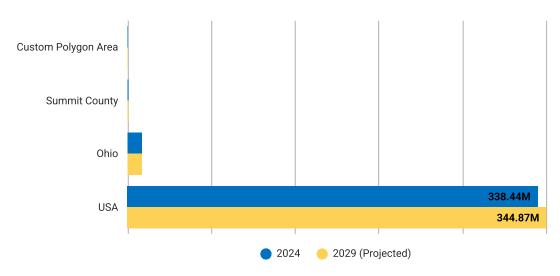


Population

Source: U.S. Census American Community Survey via Esri, 2024 Update Frequency: Annually

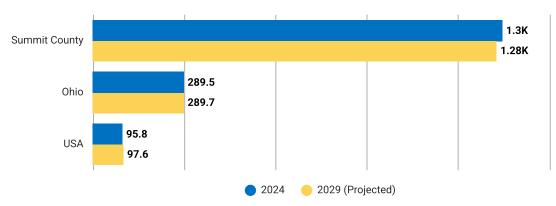
Total Population

This chart shows the total population in an area, compared with other geographies.



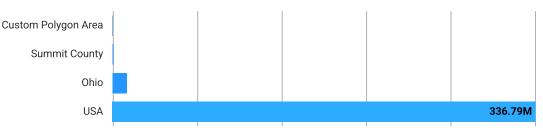
Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.







BERKSHIRE | Stouffer HATHAWAY | Realty

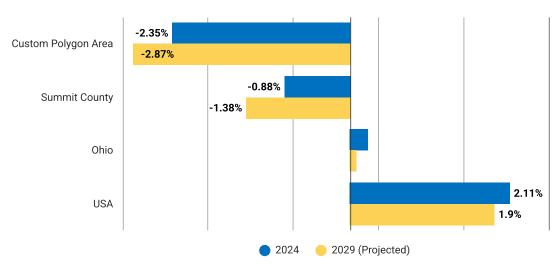
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



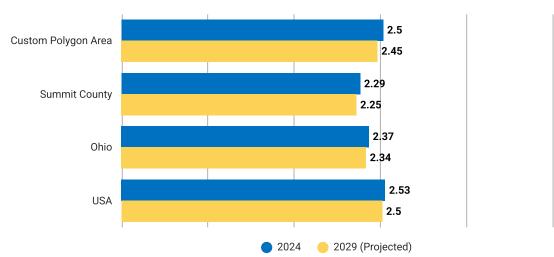
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



Average Household Size

This chart shows the average household size in an area, compared with other geographies.



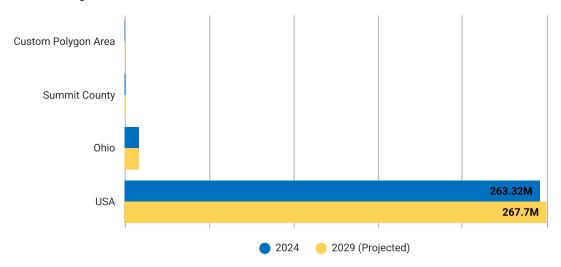






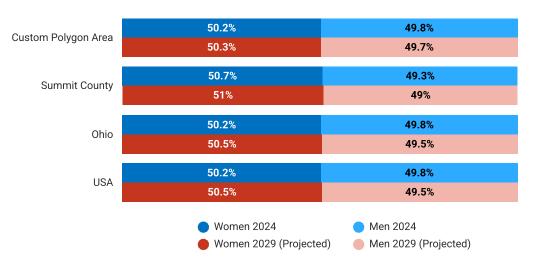
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.







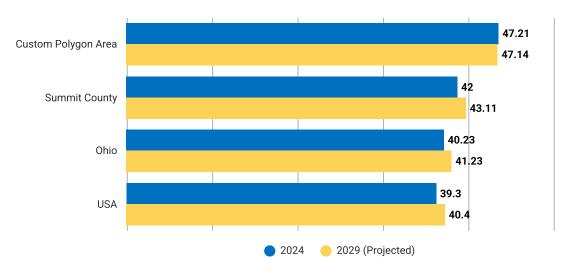


Age

Source: U.S. Census American Community Survey via Esri, 2024 Update Frequency: Annually

Median Age

This chart shows the median age in an area, compared with other geographies.



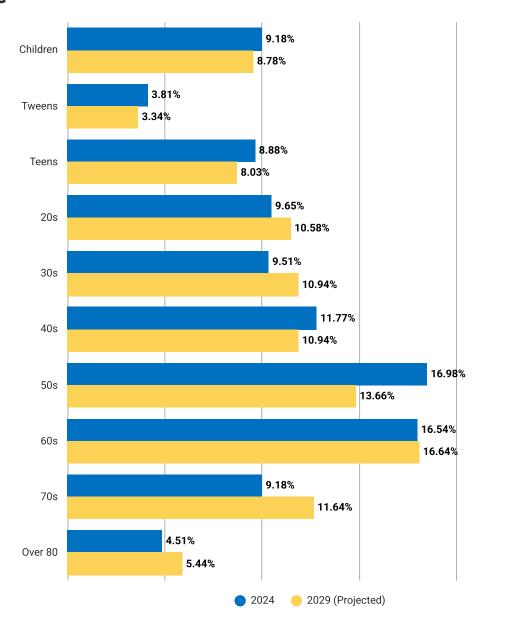




BERKSHIRE | Stouffer | HATHAWAY | Realty |

Population by Age

This chart breaks down the population of an area by age group.









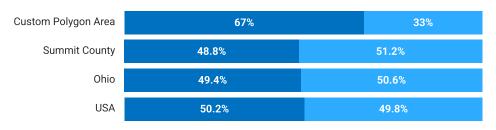
Married

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

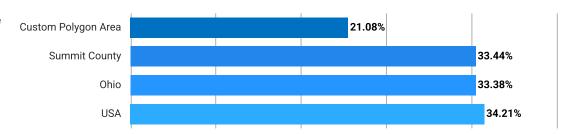
Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



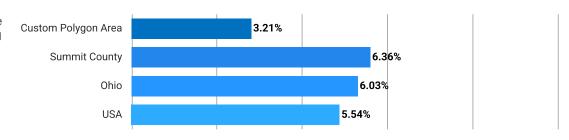
Married

This chart shows the number of people in an area who are married, compared with other geographies.



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



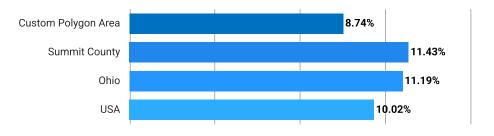




BERKSHIRE | Stouffer HATHAWAY | Realty |

Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

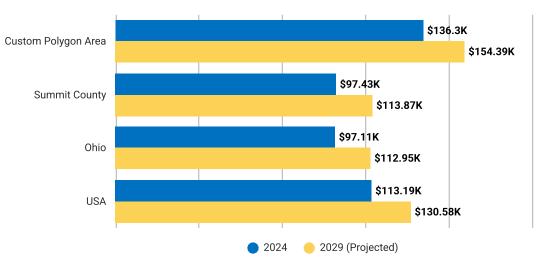


Income

Source: U.S. Census American Community Survey via Esri, 2024 Update Frequency: Annually

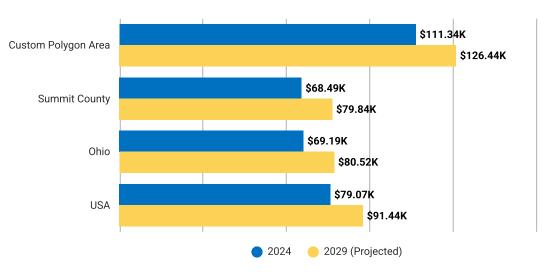
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



Median Household Income

This chart shows the median household income in an area, compared with other geographies.



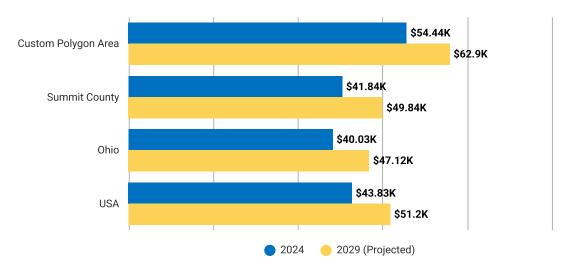




BERKSHIRE | Stouffer HATHAWAY | Realty |

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

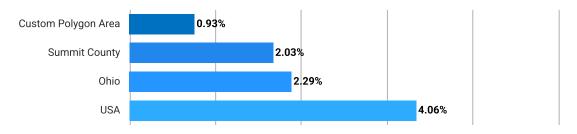


Education

Source: U.S. Census American Community Survey via Esri, 2024 Update Frequency: Annually

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



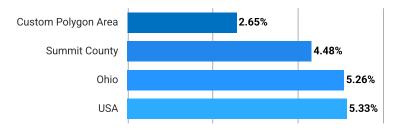




BERKSHIRE | Stouffer HATHAWAY | Realty |

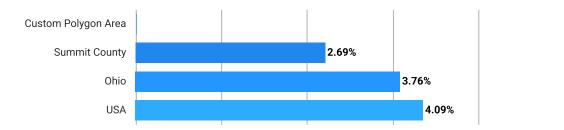
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



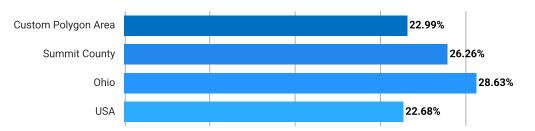
High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



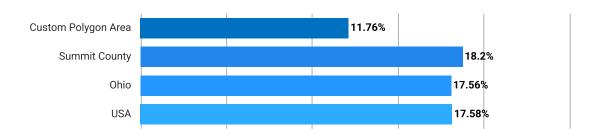
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

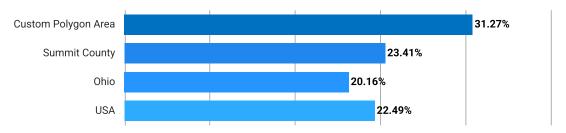






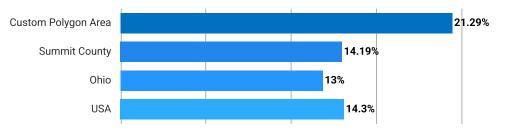
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



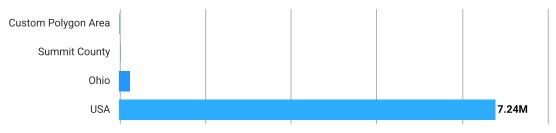
Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

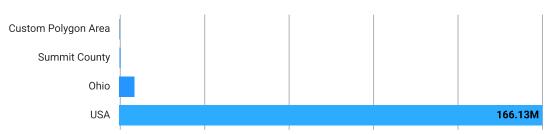


Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually





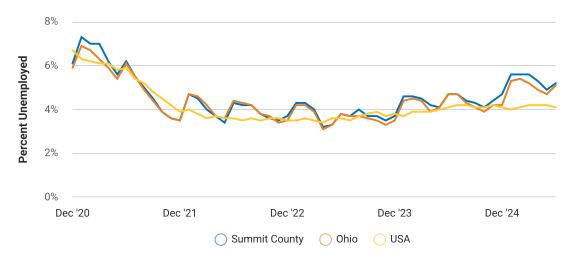




Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics
Update Frequency: Monthly







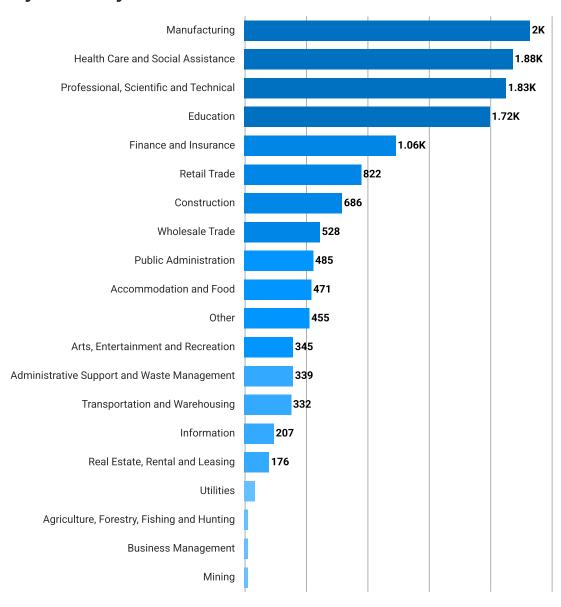
BERKSHIRE | Stouffer HATHAWAY | Realty

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually









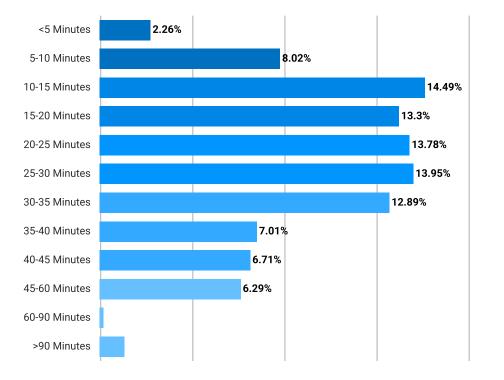
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

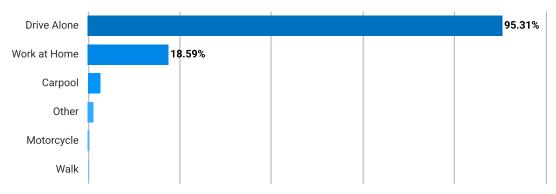


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually









Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected.
Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

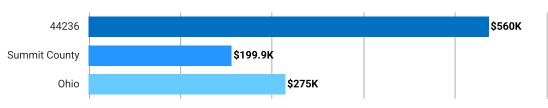


Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Source: Listing data

Update Frequency: Monthly

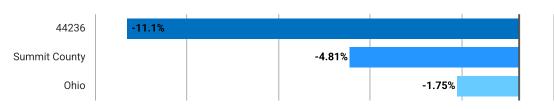


12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Source: Listing data

Update Frequency: Monthly









Traffic Counts



Traffic Counts by Highest Traffic Count

58,112	44,682	44,425	1 31,973	31,743	
SR 8	SR-8	SR 8	I- 271	I- 271 2016 Est. daily traffic counts	
2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts		
Cross: Chittenden Rd Cross Dir: N Distance: 0.44 miles	Cross: Twinsburg Rd E Cross Dir: NW Distance: 0.12 miles	Cross: Twinsburg Rd E Cross Dir: N Distance: 0.57 miles	Cross: Olde 8 Rd Cross Dir: SW Distance: 0.27 miles	Cross: Olde 8 Rd Cross Dir: SW Distance: 0.27 miles	
Historical counts	Historical counts	Historical counts		Historical counts	
Year 📤 Count Type	Year 📤 Count Type	Year 📤 Count Type		Year 📤 Count Type	
2021 🔺 68,954 AADT	2020 🔺 42,497 AADT	2021 🔺 47,512 AADT		2015 🔺 30,099 AADT	
2020 🔺 61,676 AADT	2016 🔺 45,698 AADT	2019 🔺 48,825 AADT			
2019 🔺 55,732 AADT		2015 🔺 35,988 AADT			
2016 🔺 52,162 AADT		2013 🔺 34,490 AADT			
2015 🔺 48,562 AADT		2007 🔺 37,980 ADT			

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates







About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com







