

Residential Sales Price Distribution for the Suburbs, YTD April 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs & Education, Cleveland State University

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales < \$45K	Percent < \$45K	Sales \$45K to \$65K	Percent \$45K to \$65K	Sales \$65K to \$85K	Percent \$65K to \$85K	Sales \$85K to \$105K	Percent \$85K to \$105K	Sales \$105K to \$125K	Percent \$105K to \$125K	Sales \$125K to \$150K	Percent \$125K to \$150K	Sales \$150K to \$200K	Percent \$150K to \$200K
Bay Village	One Family	64	\$476,564	\$320,750	0	0	0	0	0	0	0	0	0	0	0	0	5	7.81
Bay Village	Condominium	1	\$370,000	\$370,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	2	\$135,500	\$135,500	0	0	1	50	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	34	\$525,468	\$415,500	0	0	0	0	0	0	0	0	0	0	0	0	4	11.76
Beachwood	Condominium	16	\$325,688	\$321,000	0	0	0	0	0	0	0	0	0	0	0	0	3	18.75
Bedford	One Family	53	\$131,282	\$122,000	3	5.66	1	1.89	5	9.43	3	5.66	16	30.19	10	18.87	10	18.87
Bedford	Two Family	3	\$208,000	\$205,000	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33
Bedford	Condominium	2	\$42,700	\$42,700	1	50	1	50	0	0	0	0	0	0	0	0	0	0
Bedford	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Bedford Heights	One Family	27	\$152,088	\$161,400	1	3.7	2	7.41	1	3.7	3	11.11	2	7.41	2	7.41	10	37.04
Bedford Heights	Condominium	3	\$90,000	\$65,000	0	0	2	66.67	0	0	0	0	0	0	1	33.33	0	0
Bentleyville	One Family	1	\$850,000	\$850,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	55	\$231,150	\$205,000	0	0	0	0	0	0	2	3.64	1	1.82	9	16.36	13	23.64
Berea	Two Family	2	\$195,250	\$195,250	0	0	0	0	0	0	0	0	0	0	0	0	1	50
Berea	Condominium	4	\$144,450	\$143,900	0	0	0	0	0	0	1	25	0	0	2	50	1	25
Berea	New Construction (inferred)	1	\$172,500	\$172,500	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Bratenahl	One Family	4	\$522,475	\$315,000	0	0	0	0	0	0	0	0	0	0	0	0	1	25
Bratenahl	Condominium	2	\$317,500	\$317,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	One Family	39	\$487,723	\$406,000	0	0	0	0	0	0	0	0	0	0	1	2.56	3	7.69
Brecksville	Two Family	1	\$350,000	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	Condominium	14	\$170,693	\$159,200	1	7.14	0	0	1	7.14	1	7.14	1	7.14	3	21.43	1	7.14
Brecksville	New Construction (inferred)	6	\$556,300	\$497,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadview Heights	One Family	44	\$345,164	\$302,500	0	0	0	0	0	0	1	2.27	1	2.27	0	0	0	0
Broadview Heights	Two Family	2	\$263,658	\$263,658	0	0	0	0	0	0	0	0	1	50	0	0	0	0
Broadview Heights	Condominium	18	\$192,378	\$175,500	0	0	0	0	0	0	2	11.11	0	0	0	0	11	61.11
Broadview Heights	New Construction (inferred)	9	\$398,627	\$270,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brook Park	One Family	77	\$191,422	\$195,900	0	0	0	0	1	1.3	3	3.9	7	9.09	4	5.19	26	33.77
Brook Park	Condominium	7	\$138,857	\$143,000	0	0	1	14.29	0	0	0	0	0	0	3	42.86	3	42.86
Brook Park	New Construction (inferred)	14	\$378,921	\$510,000	0	0	0	0	0	0	0	0	0	0	0	0	4	28.57
Brooklyn	One Family	40	\$185,245	\$191,500	0	0	0	0	0	0	4	10	5	12.5	3	7.5	11	27.5
Brooklyn	Two Family	1	\$140,000	\$140,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0
Brooklyn Heights	One Family	3	\$178,700	\$205,000	0	0	0	0	0	0	0	0	1	33.33	0	0	0	0

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Independence	One Family	12	\$310,742	\$288,500	0	0	0	0	0	0	0	0	1	8.33	0	0	2	16.67
Lakewood	One Family	120	\$307,947	\$281,500	0	0	0	0	0	0	0	0	3	2.5	1	0.83	15	12.5
Lakewood	Two Family	34	\$297,122	\$300,000	0	0	0	0	0	0	1	2.94	0	0	1	2.94	2	5.88
Lakewood	Condominium	75	\$124,786	\$108,000	5	6.67	6	8	15	20	11	14.67	10	13.33	10	13.33	10	13.33
Lakewood	New Construction (inferred)	3	\$451,900	\$285,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0	0
Linndale	Two Family	2	\$110,000	\$110,000	0	0	1	50	0	0	0	0	0	0	0	0	1	50
Lyndhurst	One Family	79	\$224,848	\$207,500	0	0	0	0	2	2.53	1	1.27	2	2.53	8	10.13	22	27.85
Lyndhurst	Two Family	1	\$209,000	\$209,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	Condominium	13	\$154,538	\$130,000	0	0	0	0	3	23.08	1	7.69	2	15.38	4	30.77	2	15.38
Maple Heights	One Family	176	\$105,572	\$102,000	8	4.55	23	13.07	41	23.3	21	11.93	31	17.61	23	13.07	24	13.64
Maple Heights	Two Family	3	\$148,250	\$130,750	0	0	0	0	0	0	0	0	1	33.33	1	33.33	1	33.33
Maple Heights	Condominium	20	\$69,767	\$45,000	11	55	0	0	1	5	1	5	7	35	0	0	0	0
Maple Heights	New Construction (inferred)	7	\$150,271	\$140,000	0	0	1	14.29	0	0	1	14.29	0	0	2	28.57	2	28.57
Mayfield	One Family	7	\$474,524	\$480,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	Condominium	2	\$216,000	\$216,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	New Construction (inferred)	1	\$666,667	\$666,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield Heights	One Family	56	\$230,247	\$200,000	0	0	0	0	1	1.79	3	5.36	3	5.36	5	8.93	17	30.36
Mayfield Heights	Condominium	11	\$199,642	\$179,500	0	0	0	0	0	0	1	9.09	0	0	0	0	5	45.45
Mayfield Heights	New Construction (inferred)	3	\$333,300	\$90,000	0	0	0	0	0	0	2	66.67	0	0	0	0	0	0
Middleburg Heights	One Family	46	\$258,626	\$267,500	0	0	0	0	0	0	1	2.17	0	0	3	6.52	13	28.26
Middleburg Heights	Condominium	18	\$141,828	\$141,250	0	0	0	0	0	0	1	5.56	4	22.22	8	44.44	4	22.22
Moreland Hills	One Family	9	\$747,000	\$599,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Two Family	1	\$650,000	\$650,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	2	\$282,500	\$282,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	5	\$135,020	\$150,000	0	0	0	0	1	20	0	0	0	0	2	40	2	40
Newburgh Heights	Two Family	4	\$103,650	\$98,000	1	25	0	0	1	25	0	0	1	25	0	0	1	25
North Olmsted	One Family	101	\$250,817	\$244,000	0	0	0	0	0	0	2	1.98	2	1.98	3	2.97	15	14.85
North Olmsted	Two Family	1	\$252,413	\$252,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Olmsted	Condominium	27	\$125,240	\$115,000	1	3.7	4	14.81	1	3.7	3	11.11	6	22.22	7	25.93	2	7.41
North Olmsted	New Construction (inferred)	2	\$95,000	\$95,000	0	0	1	50	0	0	0	0	0	0	1	50	0	0
North Royalton	One Family	66	\$322,538	\$320,000	0	0	0	0	0	0	1	1.52	0	0	3	4.55	6	9.09

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North Royalton	Condominium	40	\$126,569	\$118,750	0	0	2	5	4	10	8	20	7	17.5	7	17.5	10	25
North Royalton	New Construction (inferred)	6	\$238,796	\$167,000	0	0	0	0	0	0	0	0	0	0	2	33.33	2	33.33
Oakwood	One Family	7	\$100,356	\$100,000	2	28.57	0	0	1	14.29	1	14.29	1	14.29	0	0	2	28.57
Oakwood	New Construction (inferred)	2	\$321,908	\$321,908	0	0	0	0	0	0	1	50	0	0	0	0	0	0
Olmsted Falls	One Family	23	\$243,576	\$250,000	0	0	0	0	0	0	2	8.7	1	4.35	0	0	3	13.04
Olmsted Falls	Two Family	1	\$112,500	\$112,500	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Olmsted Falls	Condominium	13	\$165,888	\$159,000	0	0	0	0	0	0	1	7.69	0	0	2	15.38	8	61.54
Olmsted Falls	New Construction (inferred)	6	\$364,522	\$379,091	0	0	0	0	0	0	0	0	1	16.67	0	0	1	16.67
Olmsted Township	One Family	27	\$327,926	\$305,000	0	0	0	0	0	0	0	0	1	3.7	1	3.7	5	18.52
Olmsted Township	Condominium	4	\$126,725	\$126,950	0	0	0	0	0	0	1	25	1	25	2	50	0	0
Olmsted Township	New Construction (inferred)	7	\$444,439	\$494,040	0	0	0	0	0	0	0	0	0	0	0	0	1	14.29
Orange	One Family	10	\$606,950	\$476,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	Condominium	3	\$493,333	\$485,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	8	\$483,008	\$436,740	0	0	0	0	0	0	0	0	0	0	0	0	1	12.5
Parma	One Family	317	\$187,653	\$184,900	0	0	3	0.95	9	2.84	13	4.1	29	9.15	25	7.89	118	37.22
Parma	Two Family	15	\$228,867	\$235,000	0	0	0	0	0	0	0	0	1	6.67	1	6.67	3	20
Parma	Condominium	10	\$146,675	\$157,000	0	0	2	20	0	0	0	0	1	10	1	10	5	50
Parma	New Construction (inferred)	3	\$334,167	\$222,500	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33
Parma Heights	One Family	78	\$187,715	\$179,950	0	0	1	1.28	2	2.56	2	2.56	4	5.13	14	17.95	25	32.05
Parma Heights	Two Family	2	\$265,000	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	10	\$109,950	\$118,950	0	0	0	0	3	30	1	10	2	20	4	40	0	0
Parma Heights	New Construction (inferred)	1	\$224,900	\$224,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	15	\$826,893	\$750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	2	\$445,000	\$445,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	33	\$202,547	\$180,000	0	0	0	0	0	0	0	0	3	9.09	2	6.06	15	45.45
Richmond Heights	Condominium	2	\$154,500	\$154,500	0	0	0	0	0	0	0	0	0	0	1	50	1	50
Richmond Heights	New Construction (inferred)	3	\$253,267	\$169,900	0	0	0	0	0	0	0	0	0	0	0	0	2	66.67
Rocky River	One Family	40	\$476,893	\$389,108	0	0	0	0	0	0	0	0	0	0	0	0	1	2.5
Rocky River	Two Family	1	\$680,000	\$680,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	31	\$239,308	\$131,000	2	6.45	1	3.23	4	12.9	4	12.9	4	12.9	5	16.13	0	0
Rocky River	New Construction (inferred)	1	\$750,000	\$750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	One Family	39	\$296,412	\$299,000	0	0	0	0	0	0	0	0	0	0	0	0	5	12.82

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Shaker Heights	One Family	100	\$345,843	\$323,565	1	1	0	0	4	4	2	2	2	2	6	6	11	11
Shaker Heights	Two Family	20	\$237,015	\$226,651	0	0	0	0	0	0	0	0	1	5	0	0	4	20
Shaker Heights	Condominium	22	\$72,643	\$67,500	4	18.18	7	31.82	4	18.18	5	22.73	0	0	2	9.09	0	0
Shaker Heights	New Construction (inferred)	2	\$263,000	\$263,000	0	0	0	0	0	0	0	0	0	0	0	0	1	50
Solon	One Family	59	\$433,715	\$357,100	0	0	0	0	0	0	0	0	0	0	0	0	1	1.69
Solon	Condominium	2	\$363,250	\$363,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	New Construction (inferred)	1	\$230,000	\$230,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Euclid	One Family	130	\$163,917	\$155,450	0	0	4	3.08	6	4.62	12	9.23	14	10.77	25	19.23	44	33.85
South Euclid	Two Family	4	\$174,169	\$164,838	0	0	0	0	0	0	0	0	1	25	0	0	2	50
South Euclid	Condominium	5	\$113,400	\$125,500	0	0	1	20	1	20	0	0	0	0	1	20	2	40
South Euclid	New Construction (inferred)	4	\$125,000	\$125,000	0	0	0	0	0	0	0	0	4	100	0	0	0	0
Strongsville	One Family	132	\$343,367	\$314,500	0	0	1	0.76	2	1.52	1	0.76	2	1.52	0	0	10	7.58
Strongsville	Two Family	2	\$299,250	\$299,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	11	\$225,045	\$225,000	0	0	0	0	0	0	1	9.09	0	0	0	0	1	9.09
Strongsville	New Construction (inferred)	7	\$341,105	\$400,000	0	0	0	0	0	0	0	0	2	28.57	0	0	0	0
University Heights	One Family	59	\$257,207	\$235,000	0	0	0	0	0	0	0	0	3	5.08	5	8.47	12	20.34
University Heights	Two Family	4	\$163,250	\$176,500	0	0	0	0	0	0	1	25	0	0	0	0	2	50
Valley View	One Family	2	\$308,900	\$308,900	0	0	0	0	0	0	0	0	0	0	0	0	1	50
Walton Hills	One Family	10	\$283,270	\$256,750	0	0	0	0	0	0	0	0	0	0	0	0	1	10
Warrensville Heights	One Family	40	\$118,366	\$102,500	1	2.5	8	20	5	12.5	7	17.5	4	10	4	10	6	15
Warrensville Heights	Condominium	14	\$37,057	\$38,600	14	100	0	0	0	0	0	0	0	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$250,000	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	One Family	50	\$434,855	\$385,000	0	0	0	0	0	0	0	0	0	0	2	4	2	4
Westlake	Condominium	42	\$231,524	\$184,450	0	0	1	2.38	2	4.76	1	2.38	3	7.14	9	21.43	8	19.05
Westlake	New Construction (inferred)	25	\$498,994	\$497,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	1262	\$109,570	\$90,000	263	20.84	170	13.47	171	13.55	127	10.06	117	9.27	127	10.06	166	13.15
City of Cleveland	Two Family	542	\$104,999	\$89,005	112	20.66	72	13.28	75	13.84	61	11.25	66	12.18	54	9.96	57	10.52
City of Cleveland	Condominium	203	\$103,976	\$45,000	114	56.16	20	9.85	3	1.48	8	3.94	5	2.46	10	4.93	14	6.9
Eastern Suburbs	One Family	1567	\$214,593	\$156,500	43	2.74	86	5.49	151	9.64	119	7.59	158	10.08	187	11.93	298	19.02
Eastern Suburbs	Two Family	97	\$165,596	\$153,000	14	14.43	2	2.06	4	4.12	6	6.19	13	13.4	7	7.22	20	20.62
Eastern Suburbs	Condominium	156	\$151,051	\$96,250	36	23.08	20	12.82	16	10.26	11	7.05	10	6.41	15	9.62	14	8.97
Eastern Suburbs	New Construction (inferred)	54	\$274,349	\$184,500	0	0	3	5.56	3	5.56	5	9.26	6	11.11	2	3.7	9	16.67

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Western Suburbs	One Family	1428	\$281,167	\$242,600	0	0	5	0.35	14	0.98	32	2.24	60	4.2	70	4.9	283	19.82
Western Suburbs	Two Family	64	\$270,881	\$270,000	0	0	1	1.56	0	0	1	1.56	3	4.69	3	4.69	7	10.94
Western Suburbs	Condominium	331	\$163,620	\$138,500	9	2.72	17	5.14	31	9.37	36	10.88	39	11.78	64	19.34	67	20.24
Western Suburbs	New Construction (inferred)	93	\$406,350	\$427,735	0	0	2	2.15	0	0	0	0	3	3.23	4	4.3	10	10.75
Total: All Suburbs	One Family	2995	\$246,335	\$200,000	43	1.44	91	3.04	165	5.51	151	5.04	218	7.28	257	8.58	581	19.4
Total: All Suburbs	Two Family	161	\$207,448	\$200,000	14	8.7	3	1.86	4	2.48	7	4.35	16	9.94	10	6.21	27	16.77
Total: All Suburbs	Condominium	487	\$159,594	\$130,500	45	9.24	37	7.6	47	9.65	47	9.65	49	10.06	79	16.22	81	16.63
Total: All Suburbs	New Construction (inferred)	147	\$357,859	\$269,900	0	0	5	3.4	3	2.04	5	3.4	9	6.12	6	4.08	19	12.93
Total: Cuyahoga County	One Family	4257	\$205,791	\$165,000	306	7.19	261	6.13	336	7.89	278	6.53	335	7.87	384	9.02	747	17.55
Total: Cuyahoga County	Two Family	703	\$128,462	\$108,000	126	17.92	75	10.67	79	11.24	68	9.67	82	11.66	64	9.1	84	11.95
Total: Cuyahoga County	Condominium	690	\$143,231	\$115,000	159	23.04	57	8.26	50	7.25	55	7.97	54	7.83	89	12.9	95	13.77
Total: Cuyahoga County	New Construction (inferred)	147	\$357,859	\$269,900	0	0	5	3.4	3	2.04	5	3.4	9	6.12	6	4.08	19	12.93

Residential Sales Price Distribution for the Suburbs, YTD April 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College o

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	64	\$476,564	\$320,750	11	17.19	48	75
Bay Village	Condominium	1	\$370,000	\$370,000	0	0	1	100
Bay Village	New Construction (inferred)	2	\$135,500	\$135,500	1	50	0	0
Beachwood	One Family	34	\$525,468	\$415,500	0	0	30	88.24
Beachwood	Condominium	16	\$325,688	\$321,000	2	12.5	11	68.75
Bedford	One Family	53	\$131,282	\$122,000	5	9.43	0	0
Bedford	Two Family	3	\$208,000	\$205,000	2	66.67	0	0
Bedford	Condominium	2	\$42,700	\$42,700	0	0	0	0
Bedford	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0
Bedford Heights	One Family	27	\$152,088	\$161,400	6	22.22	0	0
Bedford Heights	Condominium	3	\$90,000	\$65,000	0	0	0	0
Bentleyville	One Family	1	\$850,000	\$850,000	0	0	1	100
Berea	One Family	55	\$231,150	\$205,000	13	23.64	17	30.91
Berea	Two Family	2	\$195,250	\$195,250	1	50	0	0
Berea	Condominium	4	\$144,450	\$143,900	0	0	0	0
Berea	New Construction (inferred)	1	\$172,500	\$172,500	0	0	0	0
Bratenahl	One Family	4	\$522,475	\$315,000	0	0	3	75
Bratenahl	Condominium	2	\$317,500	\$317,500	0	0	2	100
Brecksville	One Family	39	\$487,723	\$406,000	3	7.69	32	82.05
Brecksville	Two Family	1	\$350,000	\$350,000	0	0	1	100
Brecksville	Condominium	14	\$170,693	\$159,200	4	28.57	2	14.29
Brecksville	New Construction (inferred)	6	\$556,300	\$497,500	1	16.67	5	83.33
Broadview Heights	One Family	44	\$345,164	\$302,500	9	20.45	33	75
Broadview Heights	Two Family	2	\$263,658	\$263,658	0	0	1	50
Broadview Heights	Condominium	18	\$192,378	\$175,500	1	5.56	4	22.22
Broadview Heights	New Construction (inferred)	9	\$398,627	\$270,900	4	44.44	5	55.56
Brook Park	One Family	77	\$191,422	\$195,900	30	38.96	6	7.79
Brook Park	Condominium	7	\$138,857	\$143,000	0	0	0	0
Brook Park	New Construction (inferred)	14	\$378,921	\$510,000	1	7.14	9	64.29
Brooklyn	One Family	40	\$185,245	\$191,500	12	30	5	12.5
Brooklyn	Two Family	1	\$140,000	\$140,000	0	0	0	0
Brooklyn Heights	One Family	3	\$178,700	\$205,000	2	66.67	0	0

Residential Sales Price Distribution for the Suburbs, YTD April 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College o

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Chagrin Falls	One Family	16	\$725,306	\$573,000	1	6.25	15	93.75
Chagrin Falls	Two Family	1	\$525,000	\$525,000	0	0	1	100
Chagrin Falls	Condominium	3	\$685,833	\$297,500	0	0	2	66.67
Chagrin Falls	New Construction (inferred)	1	\$521,000	\$521,000	0	0	1	100
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	1	100
Cleveland	One Family	1262	\$109,570	\$90,000	64	5.07	57	4.52
Cleveland	Two Family	542	\$104,999	\$89,005	21	3.87	24	4.43
Cleveland	Condominium	203	\$103,976	\$45,000	10	4.93	19	9.36
Cleveland Heights	One Family	164	\$208,292	\$171,000	32	19.51	35	21.34
Cleveland Heights	Two Family	16	\$209,963	\$200,650	5	31.25	3	18.75
Cleveland Heights	Condominium	9	\$99,022	\$100,000	0	0	0	0
Cleveland Heights	New Construction (inferred)	2	\$297,500	\$297,500	1	50	1	50
East Cleveland	One Family	34	\$76,696	\$54,500	3	8.82	1	2.94
East Cleveland	Two Family	18	\$52,628	\$35,500	0	0	0	0
East Cleveland	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0
Euclid	One Family	225	\$124,576	\$124,200	9	4	4	1.78
Euclid	Two Family	12	\$142,156	\$141,375	1	8.33	0	0
Euclid	Condominium	23	\$71,342	\$62,000	0	0	0	0
Euclid	New Construction (inferred)	4	\$146,728	\$118,456	0	0	1	25
Fairview Park	One Family	55	\$289,316	\$260,000	18	32.73	29	52.73
Fairview Park	Condominium	6	\$197,000	\$173,500	0	0	1	16.67
Garfield Heights	One Family	173	\$113,274	\$112,000	3	1.73	1	0.58
Garfield Heights	Two Family	10	\$109,290	\$113,000	0	0	0	0
Garfield Heights	New Construction (inferred)	4	\$135,625	\$81,250	0	0	1	25
Gates Mills	One Family	6	\$775,167	\$750,500	0	0	6	100
Glenwillow	One Family	1	\$415,000	\$415,000	0	0	1	100
Glenwillow	New Construction (inferred)	1	\$722,783	\$722,783	0	0	1	100
Highland Heights	One Family	29	\$398,059	\$350,000	5	17.24	22	75.86
Highland Heights	Condominium	4	\$385,281	\$427,763	1	25	3	75
Highland Heights	New Construction (inferred)	4	\$167,375	\$167,500	0	0	1	25
Highland Hills	One Family	2	\$114,500	\$114,500	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD April 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College o

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Independence	One Family	12	\$310,742	\$288,500	1	8.33	8	66.67
Lakewood	One Family	120	\$307,947	\$281,500	22	18.33	79	65.83
Lakewood	Two Family	34	\$297,122	\$300,000	5	14.71	25	73.53
Lakewood	Condominium	75	\$124,786	\$108,000	4	5.33	4	5.33
Lakewood	New Construction (inferred)	3	\$451,900	\$285,000	0	0	2	66.67
Linndale	Two Family	2	\$110,000	\$110,000	0	0	0	0
Lyndhurst	One Family	79	\$224,848	\$207,500	24	30.38	20	25.32
Lyndhurst	Two Family	1	\$209,000	\$209,000	1	100	0	0
Lyndhurst	Condominium	13	\$154,538	\$130,000	0	0	1	7.69
Maple Heights	One Family	176	\$105,572	\$102,000	5	2.84	0	0
Maple Heights	Two Family	3	\$148,250	\$130,750	0	0	0	0
Maple Heights	Condominium	20	\$69,767	\$45,000	0	0	0	0
Maple Heights	New Construction (inferred)	7	\$150,271	\$140,000	0	0	1	14.29
Mayfield	One Family	7	\$474,524	\$480,000	1	14.29	6	85.71
Mayfield	Condominium	2	\$216,000	\$216,000	2	100	0	0
Mayfield	New Construction (inferred)	1	\$666,667	\$666,667	0	0	1	100
Mayfield Heights	One Family	56	\$230,247	\$200,000	9	16.07	18	32.14
Mayfield Heights	Condominium	11	\$199,642	\$179,500	3	27.27	2	18.18
Mayfield Heights	New Construction (inferred)	3	\$333,300	\$90,000	0	0	1	33.33
Middleburg Heights	One Family	46	\$258,626	\$267,500	4	8.7	25	54.35
Middleburg Heights	Condominium	18	\$141,828	\$141,250	1	5.56	0	0
Moreland Hills	One Family	9	\$747,000	\$599,000	0	0	9	100
Moreland Hills	Two Family	1	\$650,000	\$650,000	0	0	1	100
Moreland Hills	New Construction (inferred)	2	\$282,500	\$282,500	1	50	1	50
Newburgh Heights	One Family	5	\$135,020	\$150,000	0	0	0	0
Newburgh Heights	Two Family	4	\$103,650	\$98,000	0	0	0	0
North Olmsted	One Family	101	\$250,817	\$244,000	34	33.66	45	44.55
North Olmsted	Two Family	1	\$252,413	\$252,413	0	0	1	100
North Olmsted	Condominium	27	\$125,240	\$115,000	1	3.7	2	7.41
North Olmsted	New Construction (inferred)	2	\$95,000	\$95,000	0	0	0	0
North Royalton	One Family	66	\$322,538	\$320,000	9	13.64	47	71.21

Residential Sales Price Distribution for the Suburbs, YTD April 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College o

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
North Royalton	Condominium	40	\$126,569	\$118,750	2	5	0	0
North Royalton	New Construction (inferred)	6	\$238,796	\$167,000	1	16.67	1	16.67
Oakwood	One Family	7	\$100,356	\$100,000	0	0	0	0
Oakwood	New Construction (inferred)	2	\$321,908	\$321,908	0	0	1	50
Olmsted Falls	One Family	23	\$243,576	\$250,000	6	26.09	11	47.83
Olmsted Falls	Two Family	1	\$112,500	\$112,500	0	0	0	0
Olmsted Falls	Condominium	13	\$165,888	\$159,000	2	15.38	0	0
Olmsted Falls	New Construction (inferred)	6	\$364,522	\$379,091	1	16.67	3	50
Olmsted Township	One Family	27	\$327,926	\$305,000	2	7.41	18	66.67
Olmsted Township	Condominium	4	\$126,725	\$126,950	0	0	0	0
Olmsted Township	New Construction (inferred)	7	\$444,439	\$494,040	1	14.29	5	71.43
Orange	One Family	10	\$606,950	\$476,000	1	10	9	90
Orange	Condominium	3	\$493,333	\$485,000	0	0	3	100
Orange	New Construction (inferred)	8	\$483,008	\$436,740	1	12.5	6	75
Parma	One Family	317	\$187,653	\$184,900	74	23.34	46	14.51
Parma	Two Family	15	\$228,867	\$235,000	4	26.67	6	40
Parma	Condominium	10	\$146,675	\$157,000	1	10	0	0
Parma	New Construction (inferred)	3	\$334,167	\$222,500	1	33.33	1	33.33
Parma Heights	One Family	78	\$187,715	\$179,950	17	21.79	13	16.67
Parma Heights	Two Family	2	\$265,000	\$265,000	1	50	1	50
Parma Heights	Condominium	10	\$109,950	\$118,950	0	0	0	0
Parma Heights	New Construction (inferred)	1	\$224,900	\$224,900	1	100	0	0
Pepper Pike	One Family	15	\$826,893	\$750,000	0	0	15	100
Pepper Pike	New Construction (inferred)	2	\$445,000	\$445,000	0	0	2	100
Richmond Heights	One Family	33	\$202,547	\$180,000	6	18.18	7	21.21
Richmond Heights	Condominium	2	\$154,500	\$154,500	0	0	0	0
Richmond Heights	New Construction (inferred)	3	\$253,267	\$169,900	0	0	1	33.33
Rocky River	One Family	40	\$476,893	\$389,108	3	7.5	36	90
Rocky River	Two Family	1	\$680,000	\$680,000	0	0	1	100
Rocky River	Condominium	31	\$239,308	\$131,000	3	9.68	8	25.81
Rocky River	New Construction (inferred)	1	\$750,000	\$750,000	0	0	1	100
Seven Hills	One Family	39	\$296,412	\$299,000	4	10.26	30	76.92

Residential Sales Price Distribution for the Suburbs, YTD April 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College o

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Shaker Heights	One Family	100	\$345,843	\$323,565	8	8	66	66
Shaker Heights	Two Family	20	\$237,015	\$226,651	9	45	6	30
Shaker Heights	Condominium	22	\$72,643	\$67,500	0	0	0	0
Shaker Heights	New Construction (inferred)	2	\$263,000	\$263,000	0	0	1	50
Solon	One Family	59	\$433,715	\$357,100	7	11.86	51	86.44
Solon	Condominium	2	\$363,250	\$363,250	0	0	2	100
Solon	New Construction (inferred)	1	\$230,000	\$230,000	1	100	0	0
South Euclid	One Family	130	\$163,917	\$155,450	15	11.54	10	7.69
South Euclid	Two Family	4	\$174,169	\$164,838	0	0	1	25
South Euclid	Condominium	5	\$113,400	\$125,500	0	0	0	0
South Euclid	New Construction (inferred)	4	\$125,000	\$125,000	0	0	0	0
Strongsville	One Family	132	\$343,367	\$314,500	15	11.36	101	76.52
Strongsville	Two Family	2	\$299,250	\$299,250	0	0	2	100
Strongsville	Condominium	11	\$225,045	\$225,000	6	54.55	3	27.27
Strongsville	New Construction (inferred)	7	\$341,105	\$400,000	1	14.29	4	57.14
University Heights	One Family	59	\$257,207	\$235,000	14	23.73	25	42.37
University Heights	Two Family	4	\$163,250	\$176,500	1	25	0	0
Valley View	One Family	2	\$308,900	\$308,900	0	0	1	50
Walton Hills	One Family	10	\$283,270	\$256,750	4	40	5	50
Warrensville Heights	One Family	40	\$118,366	\$102,500	4	10	1	2.5
Warrensville Heights	Condominium	14	\$37,057	\$38,600	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$250,000	\$250,000	1	100	0	0
Westlake	One Family	50	\$434,855	\$385,000	5	10	41	82
Westlake	Condominium	42	\$231,524	\$184,450	3	7.14	15	35.71
Westlake	New Construction (inferred)	25	\$498,994	\$497,330	3	12	22	88
City of Cleveland	One Family	1262	\$109,570	\$90,000	64	5.07	57	4.52
City of Cleveland	Two Family	542	\$104,999	\$89,005	21	3.87	24	4.43
City of Cleveland	Condominium	203	\$103,976	\$45,000	10	4.93	19	9.36
Eastern Suburbs	One Family	1567	\$214,593	\$156,500	162	10.34	363	23.17
Eastern Suburbs	Two Family	97	\$165,596	\$153,000	19	19.59	12	12.37
Eastern Suburbs	Condominium	156	\$151,051	\$96,250	8	5.13	26	16.67
Eastern Suburbs	New Construction (inferred)	54	\$274,349	\$184,500	5	9.26	21	38.89

Residential Sales Price Distribution for the Suburbs, YTD April 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College o

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Western Suburbs	One Family	1428	\$281,167	\$242,600	294	20.59	670	46.92
Western Suburbs	Two Family	64	\$270,881	\$270,000	11	17.19	38	59.38
Western Suburbs	Condominium	331	\$163,620	\$138,500	28	8.46	40	12.08
Western Suburbs	New Construction (inferred)	93	\$406,350	\$427,735	16	17.2	58	62.37
Total: All Suburbs	One Family	2995	\$246,335	\$200,000	456	15.23	1033	34.49
Total: All Suburbs	Two Family	161	\$207,448	\$200,000	30	18.63	50	31.06
Total: All Suburbs	Condominium	487	\$159,594	\$130,500	36	7.39	66	13.55
Total: All Suburbs	New Construction (inferred)	147	\$357,859	\$269,900	21	14.29	79	53.74
Total: Cuyahoga County	One Family	4257	\$205,791	\$165,000	520	12.22	1090	25.6
Total: Cuyahoga County	Two Family	703	\$128,462	\$108,000	51	7.25	74	10.53
Total: Cuyahoga County	Condominium	690	\$143,231	\$115,000	46	6.67	85	12.32
Total: Cuyahoga County	New Construction (inferred)	147	\$357,859	\$269,900	21	14.29	79	53.74