

Residential Sales Price Distribution for the Suburbs, YTD August 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
Bay Village	One Family	168	\$458,094	\$349,250	0	0	0	0	0	0	1	0.6	0	0	0	0	11
Bay Village	Condominium	4	\$433,250	\$332,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	3	\$356,667	\$215,000	0	0	1	33.33	0	0	0	0	0	0	0	0	0
Beachwood	One Family	75	\$508,943	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	5
Beachwood	Condominium	33	\$340,691	\$330,000	0	0	0	0	0	0	0	0	0	0	0	0	8
Beachwood	New Construction (inferred)	1	\$265,000	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	105	\$136,991	\$134,000	3	2.86	3	2.86	12	11.43	5	4.76	22	20.95	28	26.67	21
Bedford	Two Family	5	\$193,200	\$190,000	0	0	0	0	0	0	0	0	0	0	0	0	3
Bedford	Condominium	2	\$42,700	\$42,700	1	50	1	50	0	0	0	0	0	0	0	0	0
Bedford	New Construction (inferred)	5	\$166,320	\$172,000	0	0	0	0	0	0	0	0	1	20	1	20	1
Bedford Heights	One Family	62	\$168,290	\$176,750	2	3.23	3	4.84	3	4.84	4	6.45	4	6.45	6	9.68	19
Bedford Heights	Condominium	3	\$117,333	\$142,000	0	0	1	33.33	0	0	0	0	0	0	2	66.67	0
Bedford Heights	New Construction (inferred)	1	\$125,000	\$125,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Bentleyville	One Family	3	\$1,465,000	\$1,695,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	New Construction (inferred)	1	\$549,000	\$549,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	120	\$239,791	\$230,000	0	0	0	0	0	0	2	1.67	2	1.67	12	10	32
Berea	Two Family	4	\$245,375	\$234,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Berea	Condominium	11	\$114,273	\$90,000	0	0	1	9.09	2	18.18	4	36.36	0	0	1	9.09	3
Berea	New Construction (inferred)	2	\$183,875	\$183,875	0	0	0	0	0	0	0	0	0	0	0	0	2
Bratenahl	One Family	14	\$522,136	\$382,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Bratenahl	Condominium	8	\$344,250	\$327,500	0	0	0	0	1	12.5	0	0	0	0	0	0	0
Bratenahl	New Construction (inferred)	1	\$230,000	\$230,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	One Family	97	\$513,866	\$450,000	0	0	0	0	0	0	0	0	0	0	1	1.03	4
Brecksville	Two Family	3	\$406,233	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	Condominium	31	\$212,366	\$198,000	1	3.23	0	0	1	3.23	4	12.9	1	3.23	5	16.13	5
Brecksville	New Construction (inferred)	8	\$557,225	\$497,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadview Heights	One Family	105	\$394,248	\$361,300	0	0	0	0	0	0	1	0.95	1	0.95	1	0.95	0
Broadview Heights	Two Family	2	\$263,658	\$263,658	0	0	0	0	0	0	0	0	1	50	0	0	0
Broadview Heights	Condominium	46	\$194,107	\$192,125	0	0	0	0	0	0	3	6.52	3	6.52	4	8.7	20
Broadview Heights	New Construction (inferred)	26	\$360,802	\$375,000	0	0	1	3.85	0	0	0	0	0	0	4	15.38	1
Brook Park	One Family	170	\$199,094	\$206,700	0	0	1	0.59	2	1.18	7	4.12	12	7.06	9	5.29	45
Brook Park	Condominium	10	\$152,900	\$154,500	0	0	0	0	0	0	0	0	0	0	5	50	5
Brook Park	New Construction (inferred)	15	\$369,593	\$510,000	0	0	0	0	0	0	0	0	0	0	0	0	5

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Brooklyn	One Family	83	\$181,188	\$188,000	0	0	3	3.61	0	0	8	9.64	8	9.64	6	7.23	25
Brooklyn	Two Family	2	\$192,500	\$192,500	0	0	0	0	0	0	0	0	0	0	1	50	0
Brooklyn Heights	One Family	13	\$224,731	\$209,000	0	0	0	0	0	0	1	7.69	2	15.38	0	0	2
Brooklyn Heights	New Construction (inferred)	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	One Family	35	\$699,954	\$586,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Two Family	1	\$525,000	\$525,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	12	\$446,458	\$228,750	0	0	1	8.33	1	8.33	0	0	0	0	3	25	1
Chagrin Falls	New Construction (inferred)	4	\$620,500	\$578,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	2647	\$117,982	\$97,500	510	19.27	341	12.88	313	11.82	281	10.62	248	9.37	273	10.31	361
Cleveland	Two Family	1104	\$112,289	\$96,825	189	17.12	139	12.59	146	13.22	145	13.13	119	10.78	119	10.78	139
Cleveland	Condominium	286	\$141,724	\$66,350	116	40.56	26	9.09	7	2.45	12	4.2	6	2.1	22	7.69	30
Cleveland Heights	One Family	391	\$235,044	\$200,000	2	0.51	4	1.02	29	7.42	26	6.65	35	8.95	30	7.67	74
Cleveland Heights	Two Family	44	\$250,127	\$229,950	0	0	0	0	1	2.27	0	0	4	9.09	3	6.82	8
Cleveland Heights	Condominium	26	\$157,054	\$145,500	0	0	0	0	5	19.23	3	11.54	2	7.69	5	19.23	6
Cleveland Heights	New Construction (inferred)	2	\$297,500	\$297,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Cuyahoga Heights	One Family	1	\$225,000	\$225,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Cuyahoga Heights	Two Family	1	\$186,000	\$186,000	0	0	0	0	0	0	0	0	0	0	0	0	1
East Cleveland	One Family	52	\$74,053	\$44,000	27	51.92	8	15.38	4	7.69	1	1.92	3	5.77	1	1.92	2
East Cleveland	Two Family	33	\$54,404	\$35,000	23	69.7	1	3.03	1	3.03	4	12.12	2	6.06	0	0	1
East Cleveland	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Euclid	One Family	482	\$133,208	\$128,000	7	1.45	34	7.05	53	11	65	13.49	71	14.73	93	19.29	121
Euclid	Two Family	26	\$154,918	\$148,750	1	3.85	0	0	0	0	1	3.85	4	15.38	8	30.77	8
Euclid	Condominium	44	\$67,518	\$62,750	13	29.55	12	27.27	12	27.27	2	4.55	0	0	5	11.36	0
Euclid	New Construction (inferred)	13	\$174,370	\$178,000	0	0	2	15.38	1	7.69	1	7.69	0	0	1	7.69	3
Fairview Park	One Family	138	\$298,616	\$290,301	0	0	0	0	0	0	0	0	2	1.45	1	0.72	10
Fairview Park	Condominium	16	\$191,483	\$178,000	0	0	0	0	1	6.25	0	0	0	0	1	6.25	9
Fairview Park	New Construction (inferred)	1	\$171,500	\$171,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Garfield Heights	One Family	339	\$117,217	\$120,000	11	3.24	35	10.32	50	14.75	45	13.27	50	14.75	75	22.12	64
Garfield Heights	Two Family	26	\$114,438	\$115,000	1	3.85	4	15.38	3	11.54	2	7.69	7	26.92	4	15.38	4
Garfield Heights	New Construction (inferred)	5	\$123,990	\$77,450	0	0	1	20	2	40	1	20	0	0	0	0	0
Gates Mills	One Family	22	\$868,942	\$825,000	0	0	0	0	0	0	0	0	0	0	0	0	0

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Gates Mills	Two Family	1	\$425,000	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Gates Mills	New Construction (inferred)	4	\$488,000	\$455,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	4	\$388,500	\$433,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	New Construction (inferred)	1	\$722,783	\$722,783	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	One Family	67	\$413,990	\$383,000	0	0	0	0	0	0	1	1.49	1	1.49	0	0	1
Highland Heights	Condominium	7	\$367,732	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	6	\$184,750	\$167,500	0	0	0	0	1	16.67	0	0	0	0	0	0	3
Highland Hills	One Family	2	\$114,500	\$114,500	0	0	0	0	1	50	0	0	0	0	0	0	1
Hunting Valley	One Family	1	\$1,900,000	\$1,900,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	New Construction (inferred)	1	\$475,000	\$475,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	51	\$362,670	\$305,000	0	0	0	0	0	0	0	0	1	1.96	2	3.92	2
Independence	Two Family	1	\$300,000	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	New Construction (inferred)	1	\$328,000	\$328,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	243	\$341,735	\$315,000	0	0	0	0	1	0.41	0	0	3	1.23	2	0.82	25
Lakewood	Two Family	87	\$318,961	\$330,000	0	0	0	0	1	1.15	1	1.15	1	1.15	1	1.15	2
Lakewood	Condominium	171	\$147,510	\$114,500	9	5.26	16	9.36	38	22.22	18	10.53	17	9.94	23	13.45	26
Lakewood	New Construction (inferred)	4	\$548,925	\$562,500	0	0	0	0	0	0	0	0	0	0	1	25	0
Linndale	One Family	1	\$140,000	\$140,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Linndale	Two Family	2	\$110,000	\$110,000	0	0	1	50	0	0	0	0	0	0	0	0	1
Lyndhurst	One Family	197	\$243,083	\$215,000	0	0	0	0	3	1.52	2	1.02	5	2.54	13	6.6	51
Lyndhurst	Two Family	1	\$209,000	\$209,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	Condominium	35	\$177,829	\$114,000	0	0	0	0	7	20	6	17.14	5	14.29	6	17.14	7
Lyndhurst	New Construction (inferred)	5	\$236,000	\$260,000	0	0	0	0	0	0	0	0	0	0	2	40	0
Maple Heights	One Family	370	\$111,743	\$110,000	14	3.78	37	10	69	18.65	52	14.05	66	17.84	59	15.95	65
Maple Heights	Two Family	4	\$145,188	\$133,375	0	0	0	0	0	0	0	0	1	25	2	50	1
Maple Heights	Condominium	31	\$58,559	\$42,500	21	67.74	1	3.23	1	3.23	1	3.23	7	22.58	0	0	0
Maple Heights	New Construction (inferred)	10	\$155,590	\$153,000	0	0	1	10	0	0	2	20	0	0	2	20	4
Mayfield	One Family	32	\$447,177	\$387,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Mayfield	Condominium	3	\$203,667	\$208,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Mayfield	New Construction (inferred)	2	\$508,334	\$508,334	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield Heights	One Family	142	\$256,277	\$235,500	0	0	0	0	1	0.7	3	2.11	4	2.82	12	8.45	28
Mayfield Heights	Condominium	31	\$207,671	\$190,000	0	0	0	0	0	0	2	6.45	0	0	2	6.45	12

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Mayfield Heights	New Construction (inferred)	7	\$420,957	\$90,000	0	0	0	0	0	0	4	57.14	0	0	0	0	0
Middleburg Heights	One Family	119	\$271,637	\$271,400	0	0	0	0	0	0	1	0.84	0	0	3	2.52	22
Middleburg Heights	Condominium	40	\$146,893	\$137,500	0	0	0	0	0	0	2	5	8	20	18	45	9
Middleburg Heights	New Construction (inferred)	3	\$208,767	\$138,000	0	0	0	0	1	33.33	0	0	0	0	1	33.33	0
Moreland Hills	One Family	30	\$785,793	\$687,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Moreland Hills	Two Family	1	\$650,000	\$650,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	2	\$262,000	\$262,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	5	\$401,780	\$329,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	10	\$126,717	\$147,500	0	0	1	10	1	10	1	10	1	10	3	30	3
Newburgh Heights	Two Family	6	\$123,583	\$127,500	0	0	0	0	2	33.33	0	0	1	16.67	1	16.67	2
North Olmsted	One Family	243	\$260,208	\$257,500	0	0	0	0	0	0	5	2.06	2	0.82	11	4.53	33
North Olmsted	Two Family	1	\$252,413	\$252,413	0	0	0	0	0	0	0	0	0	0	0	0	0
North Olmsted	Condominium	66	\$137,013	\$130,950	1	1.52	10	15.15	4	6.06	6	9.09	8	12.12	13	19.7	16
North Olmsted	New Construction (inferred)	3	\$151,200	\$140,000	0	0	1	33.33	0	0	0	0	0	0	1	33.33	0
North Randall	One Family	3	\$72,800	\$73,400	0	0	1	33.33	2	66.67	0	0	0	0	0	0	0
North Royalton	One Family	151	\$341,684	\$331,900	0	0	0	0	0	0	1	0.66	0	0	3	1.99	12
North Royalton	Two Family	1	\$450,000	\$450,000	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Condominium	72	\$141,974	\$143,000	1	1.39	2	2.78	5	6.94	10	13.89	11	15.28	13	18.06	20
North Royalton	New Construction (inferred)	11	\$331,752	\$175,000	0	0	0	0	0	0	0	0	0	0	2	18.18	4
Oakwood	One Family	22	\$174,368	\$161,000	2	9.09	2	9.09	1	4.55	2	9.09	2	9.09	1	4.55	3
Oakwood	New Construction (inferred)	4	\$231,579	\$141,250	0	0	0	0	0	0	1	25	1	25	0	0	1
Olmsted Falls	One Family	58	\$274,025	\$266,500	0	0	0	0	0	0	1	1.72	2	3.45	0	0	6
Olmsted Falls	Two Family	1	\$112,500	\$112,500	0	0	0	0	0	0	0	0	1	100	0	0	0
Olmsted Falls	Condominium	25	\$170,302	\$175,000	0	0	1	4	1	4	2	8	0	0	3	12	11
Olmsted Falls	New Construction (inferred)	13	\$415,721	\$543,181	0	0	0	0	0	0	0	0	3	23.08	0	0	1
Olmsted Township	One Family	75	\$335,263	\$329,000	0	0	1	1.33	0	0	0	0	3	4	1	1.33	7
Olmsted Township	Condominium	4	\$126,725	\$126,950	0	0	0	0	0	0	1	25	1	25	2	50	0
Olmsted Township	New Construction (inferred)	14	\$355,286	\$442,075	0	0	1	7.14	0	0	2	14.29	0	0	0	0	2
Orange	One Family	30	\$687,345	\$577,223	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	Condominium	8	\$504,750	\$479,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	30	\$621,368	\$645,438	0	0	0	0	0	0	0	0	0	0	0	0	2
Parma	One Family	762	\$201,270	\$198,000	1	0.13	6	0.79	12	1.57	25	3.28	46	6.04	54	7.09	259

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Parma	Two Family	31	\$224,926	\$235,000	0	0	0	0	0	0	0	0	2	6.45	2	6.45	9
Parma	Condominium	29	\$161,200	\$165,000	0	0	2	6.9	2	6.9	1	3.45	1	3.45	1	3.45	17
Parma	New Construction (inferred)	8	\$234,563	\$210,000	0	0	0	0	0	0	0	0	3	37.5	0	0	1
Parma Heights	One Family	172	\$202,631	\$201,500	0	0	1	0.58	3	1.74	1	0.58	9	5.23	21	12.21	49
Parma Heights	Two Family	3	\$262,500	\$257,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	16	\$107,156	\$112,950	0	0	0	0	6	37.5	1	6.25	3	18.75	6	37.5	0
Parma Heights	New Construction (inferred)	2	\$232,400	\$232,400	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	63	\$873,149	\$735,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	11	\$475,313	\$435,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Richmond Heights	One Family	82	\$228,929	\$224,500	0	0	0	0	1	1.22	0	0	4	4.88	3	3.66	23
Richmond Heights	Condominium	5	\$163,340	\$146,900	0	0	0	0	0	0	0	0	1	20	2	40	1
Richmond Heights	New Construction (inferred)	6	\$301,633	\$310,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Rocky River	One Family	121	\$495,607	\$400,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Rocky River	Two Family	2	\$485,000	\$485,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	83	\$210,001	\$145,000	2	2.41	4	4.82	5	6.02	7	8.43	7	8.43	26	31.33	6
Rocky River	New Construction (inferred)	3	\$504,167	\$392,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	One Family	106	\$303,174	\$303,500	0	0	0	0	1	0.94	1	0.94	0	0	0	0	9
Seven Hills	Condominium	3	\$259,000	\$260,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	New Construction (inferred)	1	\$54,000	\$54,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Shaker Heights	One Family	230	\$435,771	\$390,511	1	0.43	0	0	4	1.74	2	0.87	2	0.87	9	3.91	22
Shaker Heights	Two Family	51	\$252,476	\$223,000	0	0	0	0	1	1.96	0	0	1	1.96	4	7.84	8
Shaker Heights	Condominium	61	\$98,408	\$85,000	10	16.39	12	19.67	9	14.75	13	21.31	5	8.2	6	9.84	2
Shaker Heights	New Construction (inferred)	5	\$275,200	\$180,000	0	0	0	0	2	40	0	0	0	0	0	0	1
Solon	One Family	168	\$500,780	\$425,000	0	0	0	0	0	0	1	0.6	0	0	1	0.6	1
Solon	Condominium	8	\$258,652	\$240,108	0	0	0	0	0	0	0	0	0	0	1	12.5	0
Solon	New Construction (inferred)	2	\$305,000	\$305,000	0	0	0	0	0	0	0	0	0	0	0	0	0
South Euclid	One Family	291	\$181,138	\$170,000	0	0	5	1.72	9	3.09	19	6.53	26	8.93	53	18.21	89
South Euclid	Two Family	7	\$206,525	\$216,000	0	0	0	0	0	0	0	0	1	14.29	0	0	2
South Euclid	Condominium	9	\$111,333	\$125,500	0	0	2	22.22	2	22.22	0	0	0	0	2	22.22	3
South Euclid	New Construction (inferred)	11	\$221,091	\$220,000	0	0	0	0	0	0	0	0	5	45.45	0	0	0
Strongsville	One Family	300	\$356,298	\$340,000	0	0	1	0.33	2	0.67	1	0.33	2	0.67	2	0.67	13
Strongsville	Two Family	5	\$271,700	\$291,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	24	\$218,402	\$222,750	0	0	0	0	0	0	1	4.17	0	0	1	4.17	6
Strongsville	New Construction (inferred)	12	\$354,561	\$381,000	0	0	0	0	0	0	0	0	2	16.67	1	8.33	1

Residential Sales Price Distribution for the Suburbs, YTD August 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
University Heights	One Family	160	\$283,851	\$280,000	0	0	0	0	0	0	0	0	3	1.88	6	3.75	28
University Heights	Two Family	9	\$220,222	\$210,000	0	0	0	0	0	0	1	11.11	0	0	0	0	2
University Heights	Condominium	1	\$289,000	\$289,000	0	0	0	0	0	0	0	0	0	0	0	0	0
University Heights	New Construction (inferred)	1	\$455,000	\$455,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	12	\$277,700	\$297,500	0	0	0	0	0	0	1	8.33	1	8.33	0	0	2
Valley View	New Construction (inferred)	1	\$109,900	\$109,900	0	0	0	0	0	0	0	0	1	100	0	0	0
Walton Hills	One Family	24	\$312,683	\$297,500	0	0	0	0	0	0	0	0	0	0	0	0	3
Walton Hills	New Construction (inferred)	1	\$410,000	\$410,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Warrensville Heights	One Family	79	\$126,036	\$115,000	2	2.53	10	12.66	8	10.13	15	18.99	8	10.13	12	15.19	14
Warrensville Heights	Condominium	28	\$39,322	\$40,000	22	78.57	5	17.86	1	3.57	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
Westlake	One Family	157	\$502,700	\$420,000	0	0	0	0	2	1.27	1	0.64	0	0	2	1.27	8
Westlake	Condominium	110	\$261,136	\$210,000	0	0	1	0.91	2	1.82	3	2.73	9	8.18	13	11.82	24
Westlake	New Construction (inferred)	38	\$516,230	\$505,938	0	0	0	0	0	0	1	2.63	0	0	0	0	0
Woodmere	One Family	2	\$347,145	\$347,145	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	2647	\$117,982	\$97,500	510	19.27	341	12.88	313	11.82	281	10.62	248	9.37	273	10.31	361
City of Cleveland	Two Family	1104	\$112,289	\$96,825	189	17.12	139	12.59	146	13.22	145	13.13	119	10.78	119	10.78	139
City of Cleveland	Condominium	286	\$141,724	\$66,350	116	40.56	26	9.09	7	2.45	12	4.2	6	2.1	22	7.69	30
Eastern Suburbs	One Family	3603	\$254,719	\$177,000	71	1.97	143	3.97	251	6.97	245	6.8	308	8.55	405	11.24	645
Eastern Suburbs	Two Family	216	\$186,997	\$177,250	25	11.57	5	2.31	8	3.7	8	3.7	21	9.72	22	10.19	40
Eastern Suburbs	Condominium	357	\$169,050	\$115,500	67	18.77	35	9.8	39	10.92	27	7.56	20	5.6	34	9.52	41
Eastern Suburbs	New Construction (inferred)	148	\$360,097	\$274,000	0	0	4	2.7	6	4.05	9	6.08	10	6.76	6	4.05	18
Western Suburbs	One Family	3453	\$302,923	\$263,500	1	0.03	13	0.38	23	0.67	57	1.65	95	2.75	132	3.82	575
Western Suburbs	Two Family	145	\$291,626	\$295,000	0	0	1	0.69	1	0.69	1	0.69	5	3.45	4	2.76	14
Western Suburbs	Condominium	761	\$179,747	\$150,000	14	1.84	37	4.86	67	8.8	63	8.28	69	9.07	135	17.74	177
Western Suburbs	New Construction (inferred)	169	\$394,540	\$402,000	0	0	5	2.96	1	0.59	3	1.78	8	4.73	10	5.92	18
Total: All Suburbs	One Family	7056	\$278,309	\$225,500	72	1.02	156	2.21	274	3.88	302	4.28	403	5.71	537	7.61	1220
Total: All Suburbs	Two Family	361	\$229,022	\$220,000	25	6.93	6	1.66	9	2.49	9	2.49	26	7.2	26	7.2	54
Total: All Suburbs	Condominium	1118	\$176,331	\$145,000	81	7.25	72	6.44	106	9.48	90	8.05	89	7.96	169	15.12	218
Total: All Suburbs	New Construction (inferred)	317	\$378,459	\$325,000	0	0	9	2.84	7	2.21	12	3.79	18	5.68	16	5.05	36
Total: Cuyahoga County	One Family	9703	\$234,571	\$185,000	582	6	497	5.12	587	6.05	583	6.01	651	6.71	810	8.35	1581
Total: Cuyahoga County	Two Family	1465	\$141,054	\$115,000	214	14.61	145	9.9	155	10.58	154	10.51	145	9.9	145	9.9	193

Residential Sales Price Distribution for the Suburbs, YTD August 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
Total: Cuyahoga County	Condominium	1404	\$169,282	\$138,750	197	14.03	98	6.98	113	8.05	102	7.26	95	6.77	191	13.6	248
Total: Cuyahoga County	New Construction (inferred)	317	\$378,459	\$325,000	0	0	9	2.84	7	2.21	12	3.79	18	5.68	16	5.05	36

Residential Sales Price Distribution for the Suburbs, YTD August 2024

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	168	\$458,094	6.55	17	10.12	139	82.74
Bay Village	Condominium	4	\$433,250	0	0	0	4	100
Bay Village	New Construction (inferred)	3	\$356,667	0	1	33.33	1	33.33
Beachwood	One Family	75	\$508,943	6.67	1	1.33	69	92
Beachwood	Condominium	33	\$340,691	24.24	3	9.09	22	66.67
Beachwood	New Construction (inferred)	1	\$265,000	0	0	0	1	100
Bedford	One Family	105	\$136,991	20	10	9.52	1	0.95
Bedford	Two Family	5	\$193,200	60	2	40	0	0
Bedford	Condominium	2	\$42,700	0	0	0	0	0
Bedford	New Construction (inferred)	5	\$166,320	20	2	40	0	0
Bedford Heights	One Family	62	\$168,290	30.65	17	27.42	4	6.45
Bedford Heights	Condominium	3	\$117,333	0	0	0	0	0
Bedford Heights	New Construction (inferred)	1	\$125,000	0	0	0	0	0
Bentleyville	One Family	3	\$1,465,000	0	0	0	3	100
Bentleyville	New Construction (inferred)	1	\$549,000	0	0	0	1	100
Berea	One Family	120	\$239,791	26.67	32	26.67	40	33.33
Berea	Two Family	4	\$245,375	25	2	50	1	25
Berea	Condominium	11	\$114,273	27.27	0	0	0	0
Berea	New Construction (inferred)	2	\$183,875	100	0	0	0	0
Bratenahl	One Family	14	\$522,136	14.29	1	7.14	11	78.57
Bratenahl	Condominium	8	\$344,250	0	1	12.5	6	75
Bratenahl	New Construction (inferred)	1	\$230,000	0	1	100	0	0
Brecksville	One Family	97	\$513,866	4.12	6	6.19	86	88.66
Brecksville	Two Family	3	\$406,233	0	1	33.33	2	66.67
Brecksville	Condominium	31	\$212,366	16.13	6	19.35	8	25.81
Brecksville	New Construction (inferred)	8	\$557,225	0	1	12.5	7	87.5
Broadview Heights	One Family	105	\$394,248	0	12	11.43	90	85.71
Broadview Heights	Two Family	2	\$263,658	0	0	0	1	50
Broadview Heights	Condominium	46	\$194,107	43.48	7	15.22	9	19.57
Broadview Heights	New Construction (inferred)	26	\$360,802	3.85	5	19.23	15	57.69
Brook Park	One Family	170	\$199,094	26.47	72	42.35	22	12.94
Brook Park	Condominium	10	\$152,900	50	0	0	0	0
Brook Park	New Construction (inferred)	15	\$369,593	33.33	1	6.67	9	60

Residential Sales Price Distribution for the Suburbs, YTD August 2024
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin & Associates

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Brooklyn	One Family	83	\$181,188	30.12	24	28.92	9	10.84
Brooklyn	Two Family	2	\$192,500	0	1	50	0	0
Brooklyn Heights	One Family	13	\$224,731	15.38	4	30.77	4	30.77
Brooklyn Heights	New Construction (inferred)	1	\$275,000	0	0	0	1	100
Chagrin Falls	One Family	35	\$699,954	0	1	2.86	34	97.14
Chagrin Falls	Two Family	1	\$525,000	0	0	0	1	100
Chagrin Falls	Condominium	12	\$446,458	8.33	0	0	6	50
Chagrin Falls	New Construction (inferred)	4	\$620,500	0	0	0	4	100
Chagrin Falls Township	One Family	1	\$900,000	0	0	0	1	100
Cleveland	One Family	2647	\$117,982	13.64	141	5.33	179	6.76
Cleveland	Two Family	1104	\$112,289	12.59	50	4.53	58	5.25
Cleveland	Condominium	286	\$141,724	10.49	14	4.9	53	18.53
Cleveland Heights	One Family	391	\$235,044	18.93	77	19.69	114	29.16
Cleveland Heights	Two Family	44	\$250,127	18.18	13	29.55	15	34.09
Cleveland Heights	Condominium	26	\$157,054	23.08	2	7.69	3	11.54
Cleveland Heights	New Construction (inferred)	2	\$297,500	0	1	50	1	50
Cuyahoga Heights	One Family	1	\$225,000	0	1	100	0	0
Cuyahoga Heights	Two Family	1	\$186,000	100	0	0	0	0
East Cleveland	One Family	52	\$74,053	3.85	5	9.62	1	1.92
East Cleveland	Two Family	33	\$54,404	3.03	1	3.03	0	0
East Cleveland	New Construction (inferred)	1	\$115,000	0	0	0	0	0
Euclid	One Family	482	\$133,208	25.1	28	5.81	10	2.07
Euclid	Two Family	26	\$154,918	30.77	3	11.54	1	3.85
Euclid	Condominium	44	\$67,518	0	0	0	0	0
Euclid	New Construction (inferred)	13	\$174,370	23.08	1	7.69	4	30.77
Fairview Park	One Family	138	\$298,616	7.25	40	28.99	85	61.59
Fairview Park	Condominium	16	\$191,483	56.25	4	25	1	6.25
Fairview Park	New Construction (inferred)	1	\$171,500	100	0	0	0	0
Garfield Heights	One Family	339	\$117,217	18.88	6	1.77	3	0.88
Garfield Heights	Two Family	26	\$114,438	15.38	1	3.85	0	0
Garfield Heights	New Construction (inferred)	5	\$123,990	0	0	0	1	20
Gates Mills	One Family	22	\$868,942	0	0	0	22	100

Residential Sales Price Distribution for the Suburbs, YTD August 2024
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin & Associates

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$250K \$>	Percent \$250K \$>
Gates Mills	Two Family	1	\$425,000	0	0	0	1	100
Gates Mills	New Construction (inferred)	4	\$488,000	0	0	0	4	100
Glenwillow	One Family	4	\$388,500	0	1	25	3	75
Glenwillow	New Construction (inferred)	1	\$722,783	0	0	0	1	100
Highland Heights	One Family	67	\$413,990	1.49	5	7.46	59	88.06
Highland Heights	Condominium	7	\$367,732	0	1	14.29	6	85.71
Highland Heights	New Construction (inferred)	6	\$184,750	50	0	0	2	33.33
Highland Hills	One Family	2	\$114,500	50	0	0	0	0
Hunting Valley	One Family	1	\$1,900,000	0	0	0	1	100
Hunting Valley	New Construction (inferred)	1	\$475,000	0	0	0	1	100
Independence	One Family	51	\$362,670	3.92	7	13.73	39	76.47
Independence	Two Family	1	\$300,000	0	0	0	1	100
Independence	New Construction (inferred)	1	\$328,000	0	0	0	1	100
Lakewood	One Family	243	\$341,735	10.29	28	11.52	184	75.72
Lakewood	Two Family	87	\$318,961	2.3	8	9.2	73	83.91
Lakewood	Condominium	171	\$147,510	15.2	8	4.68	16	9.36
Lakewood	New Construction (inferred)	4	\$548,925	0	0	0	3	75
Linndale	One Family	1	\$140,000	0	0	0	0	0
Linndale	Two Family	2	\$110,000	50	0	0	0	0
Lyndhurst	One Family	197	\$243,083	25.89	61	30.96	62	31.47
Lyndhurst	Two Family	1	\$209,000	0	1	100	0	0
Lyndhurst	Condominium	35	\$177,829	20	1	2.86	3	8.57
Lyndhurst	New Construction (inferred)	5	\$236,000	0	0	0	3	60
Maple Heights	One Family	370	\$111,743	17.57	8	2.16	0	0
Maple Heights	Two Family	4	\$145,188	25	0	0	0	0
Maple Heights	Condominium	31	\$58,559	0	0	0	0	0
Maple Heights	New Construction (inferred)	10	\$155,590	40	0	0	1	10
Mayfield	One Family	32	\$447,177	3.13	1	3.13	30	93.75
Mayfield	Condominium	3	\$203,667	33.33	2	66.67	0	0
Mayfield	New Construction (inferred)	2	\$508,334	0	0	0	2	100
Mayfield Heights	One Family	142	\$256,277	19.72	32	22.54	62	43.66
Mayfield Heights	Condominium	31	\$207,671	38.71	8	25.81	7	22.58

Residential Sales Price Distribution for the Suburbs, YTD August 2024
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin & Associates

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$250K to \$>	Percent \$>
Mayfield Heights	New Construction (inferred)	7	\$420,957	0	0	0	3	42.86
Middleburg Heights	One Family	119	\$271,637	18.49	19	15.97	74	62.18
Middleburg Heights	Condominium	40	\$146,893	22.5	3	7.5	0	0
Middleburg Heights	New Construction (inferred)	3	\$208,767	0	0	0	1	33.33
Moreland Hills	One Family	30	\$785,793	6.67	0	0	28	93.33
Moreland Hills	Two Family	1	\$650,000	0	0	0	1	100
Moreland Hills	Condominium	2	\$262,000	0	1	50	1	50
Moreland Hills	New Construction (inferred)	5	\$401,780	0	1	20	4	80
Newburgh Heights	One Family	10	\$126,717	30	0	0	0	0
Newburgh Heights	Two Family	6	\$123,583	33.33	0	0	0	0
North Olmsted	One Family	243	\$260,208	13.58	64	26.34	128	52.67
North Olmsted	Two Family	1	\$252,413	0	0	0	1	100
North Olmsted	Condominium	66	\$137,013	24.24	2	3.03	6	9.09
North Olmsted	New Construction (inferred)	3	\$151,200	0	0	0	1	33.33
North Randall	One Family	3	\$72,800	0	0	0	0	0
North Royalton	One Family	151	\$341,684	7.95	21	13.91	114	75.5
North Royalton	Two Family	1	\$450,000	0	0	0	1	100
North Royalton	Condominium	72	\$141,974	27.78	10	13.89	0	0
North Royalton	New Construction (inferred)	11	\$331,752	36.36	1	9.09	4	36.36
Oakwood	One Family	22	\$174,368	13.64	2	9.09	7	31.82
Oakwood	New Construction (inferred)	4	\$231,579	25	0	0	1	25
Olmsted Falls	One Family	58	\$274,025	10.34	13	22.41	36	62.07
Olmsted Falls	Two Family	1	\$112,500	0	0	0	0	0
Olmsted Falls	Condominium	25	\$170,302	44	6	24	1	4
Olmsted Falls	New Construction (inferred)	13	\$415,721	7.69	1	7.69	8	61.54
Olmsted Township	One Family	75	\$335,263	9.33	2	2.67	61	81.33
Olmsted Township	Condominium	4	\$126,725	0	0	0	0	0
Olmsted Township	New Construction (inferred)	14	\$355,286	14.29	1	7.14	8	57.14
Orange	One Family	30	\$687,345	0	1	3.33	29	96.67
Orange	Condominium	8	\$504,750	0	0	0	8	100
Orange	New Construction (inferred)	30	\$621,368	6.67	1	3.33	27	90
Parma	One Family	762	\$201,270	33.99	214	28.08	145	19.03

Residential Sales Price Distribution for the Suburbs, YTD August 2024

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Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Parma	Two Family	31	\$224,926	29.03	5	16.13	13	41.94
Parma	Condominium	29	\$161,200	58.62	4	13.79	1	3.45
Parma	New Construction (inferred)	8	\$234,563	12.5	2	25	2	25
Parma Heights	One Family	172	\$202,631	28.49	57	33.14	31	18.02
Parma Heights	Two Family	3	\$262,500	0	1	33.33	2	66.67
Parma Heights	Condominium	16	\$107,156	0	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$232,400	0	2	100	0	0
Pepper Pike	One Family	63	\$873,149	0	1	1.59	62	98.41
Pepper Pike	New Construction (inferred)	11	\$475,313	9.09	1	9.09	9	81.82
Richmond Heights	One Family	82	\$228,929	28.05	25	30.49	26	31.71
Richmond Heights	Condominium	5	\$163,340	20	1	20	0	0
Richmond Heights	New Construction (inferred)	6	\$301,633	33.33	1	16.67	3	50
Rocky River	One Family	121	\$495,607	0.83	4	3.31	116	95.87
Rocky River	Two Family	2	\$485,000	0	0	0	2	100
Rocky River	Condominium	83	\$210,001	7.23	6	7.23	20	24.1
Rocky River	New Construction (inferred)	3	\$504,167	0	0	0	3	100
Seven Hills	One Family	106	\$303,174	8.49	14	13.21	81	76.42
Seven Hills	Condominium	3	\$259,000	0	1	33.33	2	66.67
Seven Hills	New Construction (inferred)	1	\$54,000	0	0	0	0	0
Shaker Heights	One Family	230	\$435,771	9.57	14	6.09	176	76.52
Shaker Heights	Two Family	51	\$252,476	15.69	22	43.14	15	29.41
Shaker Heights	Condominium	61	\$98,408	3.28	1	1.64	3	4.92
Shaker Heights	New Construction (inferred)	5	\$275,200	20	0	0	2	40
Solon	One Family	168	\$500,780	0.6	7	4.17	158	94.05
Solon	Condominium	8	\$258,652	0	3	37.5	4	50
Solon	New Construction (inferred)	2	\$305,000	0	1	50	1	50
South Euclid	One Family	291	\$181,138	30.58	49	16.84	41	14.09
South Euclid	Two Family	7	\$206,525	28.57	1	14.29	3	42.86
South Euclid	Condominium	9	\$111,333	33.33	0	0	0	0
South Euclid	New Construction (inferred)	11	\$221,091	0	2	18.18	4	36.36
Strongsville	One Family	300	\$356,298	4.33	26	8.67	253	84.33
Strongsville	Two Family	5	\$271,700	20	0	0	4	80
Strongsville	Condominium	24	\$218,402	25	12	50	4	16.67
Strongsville	New Construction (inferred)	12	\$354,561	8.33	1	8.33	7	58.33

Residential Sales Price Distribution for the Suburbs, YTD August 2024
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin & Associates

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$250K to \$250K	Sales \$> \$250K	Percent \$> \$250K
University Heights	One Family	160	\$283,851	17.5	26	16.25	97	60.63
University Heights	Two Family	9	\$220,222	22.22	3	33.33	3	33.33
University Heights	Condominium	1	\$289,000	0	0	0	1	100
University Heights	New Construction (inferred)	1	\$455,000	0	0	0	1	100
Valley View	One Family	12	\$277,700	16.67	1	8.33	7	58.33
Valley View	New Construction (inferred)	1	\$109,900	0	0	0	0	0
Walton Hills	One Family	24	\$312,683	12.5	6	25	15	62.5
Walton Hills	New Construction (inferred)	1	\$410,000	0	0	0	1	100
Warrensville Heights	One Family	79	\$126,036	17.72	7	8.86	3	3.8
Warrensville Heights	Condominium	28	\$39,322	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$250,000	0	1	100	0	0
Westlake	One Family	157	\$502,700	5.1	14	8.92	130	82.8
Westlake	Condominium	110	\$261,136	21.82	15	13.64	43	39.09
Westlake	New Construction (inferred)	38	\$516,230	0	3	7.89	34	89.47
Woodmere	One Family	2	\$347,145	0	0	0	2	100
City of Cleveland	One Family	2647	\$117,982	13.64	141	5.33	179	6.76
City of Cleveland	Two Family	1104	\$112,289	12.59	50	4.53	58	5.25
City of Cleveland	Condominium	286	\$141,724	10.49	14	4.9	53	18.53
Eastern Suburbs	One Family	3603	\$254,719	17.9	394	10.94	1141	31.67
Eastern Suburbs	Two Family	216	\$186,997	18.52	47	21.76	40	18.52
Eastern Suburbs	Condominium	357	\$169,050	11.48	24	6.72	70	19.61
Eastern Suburbs	New Construction (inferred)	148	\$360,097	12.16	13	8.78	82	55.41
Western Suburbs	One Family	3453	\$302,923	16.65	690	19.98	1867	54.07
Western Suburbs	Two Family	145	\$291,626	9.66	18	12.41	101	69.66
Western Suburbs	Condominium	761	\$179,747	23.26	84	11.04	115	15.11
Western Suburbs	New Construction (inferred)	169	\$394,540	10.65	19	11.24	105	62.13
Total: All Suburbs	One Family	7056	\$278,309	17.29	1084	15.36	3008	42.63
Total: All Suburbs	Two Family	361	\$229,022	14.96	65	18.01	141	39.06
Total: All Suburbs	Condominium	1118	\$176,331	19.5	108	9.66	185	16.55
Total: All Suburbs	New Construction (inferred)	317	\$378,459	11.36	32	10.09	187	58.99
Total: Cuyahoga County	One Family	9703	\$234,571	16.29	1225	12.62	3187	32.85
Total: Cuyahoga County	Two Family	1465	\$141,054	13.17	115	7.85	199	13.58

Residential Sales Price Distribution for the Suburbs, YTD August 2024

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Total: Cuyahoga County	Condominium	1404	\$169,282	17.66	122	8.69	238	16.95
Total: Cuyahoga County	New Construction (inferred)	317	\$378,459	11.36	32	10.09	187	58.99