

Residential Sales Price Distribution for the Suburbs, YTD September 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	185	\$451,716	\$350,000	0	0	0	0	0	0	1	0.54	0	0	0	0	11
Bay Village	Condominium	5	\$544,600	\$370,000	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	86	\$516,642	\$436,750	0	0	0	0	0	0	0	0	0	0	0	0	5
Beachwood	Condominium	38	\$339,834	\$328,250	0	0	0	0	0	0	0	0	0	0	0	0	9
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	121	\$137,858	\$134,000	3	2.48	5	4.13	12	9.92	7	5.79	24	19.83	29	23.97	29
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)	7	\$145,607	\$133,700	0	0	1	14.29	0	0	0	0	2	28.57	1	14.29	1
Bedford Heights	One Family	72	\$172,172	\$184,950	2	2.78	3	4.17	3	4.17	5	6.94	4	5.56	7	9.72	22
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	138	\$244,703	\$230,500	0	0	0	0	0	0	2	1.45	2	1.45	11	7.97	33
Berea	Two Family	6	\$262,750	\$242,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Berea	Condominium	13	\$121,762	\$95,000	0	0	1	7.69	2	15.38	4	30.77	1	7.69	1	7.69	3
Berea	New Construction (inferred)	3	\$191,993	\$195,250	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	113	\$531,548	\$450,000	0	0	0	0	0	0	0	0	0	0	1	0.88	4
Brecksville	Two Family	3	\$406,233	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	Condominium	36	\$212,454	\$193,000	1	2.78	0	0	2	5.56	5	13.89	1	2.78	5	13.89	6
Brecksville	New Construction (inferred)	10	\$545,780	\$497,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadview Heights	One Family	120	\$404,146	\$372,250	0	0	0	0	0	0	1	0.83	1	0.83	1	0.83	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	57	\$189,556	\$192,000	0	0	0	0	1	1.75	4	7.02	3	5.26	5	8.77	24
Broadview Heights	New Construction (inferred)	29	\$376,461	\$463,000	0	0	1	3.45	0	0	0	0	0	0	4	13.79	1
Brook Park	One Family	193	\$200,789	\$207,000	0	0	1	0.52	2	1.04	8	4.15	11	5.7	12	6.22	50
Brook Park	Condominium	11	\$153,200	\$156,200	0	0	0	0	0	0	0	0	0	0	5	45.45	6
Brook Park	New Construction (inferred)	17	\$360,229	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	5

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Brooklyn	One Family	92	\$183,839	\$191,500	0	0	3	3.26	0	0	7	7.61	8	8.7	8	8.7	27
Brooklyn	Two Family	4	\$188,750	\$185,000	0	0	0	0	0	0	0	0	0	0	1	25	2
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	46	\$726,813	\$630,500	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	13	\$419,885	\$160,000	0	0	1	7.69	1	7.69	1	7.69	0	0	3	23.08	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	2986	\$119,363	\$98,050	566	18.96	376	12.59	358	11.99	319	10.68	278	9.31	315	10.55	415
Cleveland	Two Family	1254	\$112,410	\$97,000	217	17.3	157	12.52	163	13	162	12.92	143	11.4	138	11	155
Cleveland	Condominium	302	\$147,270	\$95,750	116	38.41	26	8.61	8	2.65	12	3.97	6	1.99	22	7.28	36
Cleveland Heights	One Family	440	\$233,407	\$200,500	2	0.45	4	0.91	31	7.05	29	6.59	36	8.18	35	7.95	83
Cleveland Heights	Two Family	53	\$252,492	\$233,500	0	0	0	0	1	1.89	0	0	5	9.43	5	9.43	8
Cleveland Heights	Condominium	30	\$154,510	\$145,500	0	0	0	0	7	23.33	3	10	2	6.67	5	16.67	7
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	58	\$78,037	\$51,750	28	48.28	9	15.52	6	10.34	1	1.72	3	5.17	2	3.45	2
East Cleveland	Two Family	39	\$49,872	\$33,400	27	69.23	3	7.69	1	2.56	4	10.26	2	5.13	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	555	\$134,083	\$128,000	7	1.26	37	6.67	61	10.99	73	13.15	85	15.32	110	19.82	139
Euclid	Two Family	28	\$153,317	\$144,750	1	3.57	0	0	0	0	1	3.57	5	17.86	9	32.14	8
Euclid	Condominium	47	\$67,719	\$63,500	13	27.66	13	27.66	13	27.66	3	6.38	0	0	5	10.64	0
Euclid	New Construction (inferred)	15	\$164,787	\$165,000	0	0	2	13.33	2	13.33	1	6.67	0	0	2	13.33	3
Fairview Park	One Family	155	\$295,233	\$283,000	0	0	0	0	0	0	0	0	2	1.29	4	2.58	13
Fairview Park	Two Family	2	\$160,000	\$160,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Fairview Park	Condominium	18	\$187,908	\$175,500	0	0	0	0	1	5.56	0	0	0	0	2	11.11	10
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	383	\$117,792	\$120,500	12	3.13	45	11.75	52	13.58	50	13.05	53	13.84	85	22.19	75
Garfield Heights	Two Family	30	\$117,130	\$115,000	1	3.33	4	13.33	3	10	3	10	8	26.67	4	13.33	6
Garfield Heights	New Construction (inferred)	6	\$128,325	\$83,725	0	0	1	16.67	2	33.33	1	16.67	0	0	1	16.67	0

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Gates Mills	One Family	23	\$854,640	\$860,000	0	0	0	0	0	0	0	0	0	0	0	0	0
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	79	\$413,053	\$405,000	0	0	0	0	0	0	1	1.27	0	0	0	0	4
Highland Heights	Condominium	9	\$375,458	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	7	\$181,929	\$165,000	0	0	0	0	1	14.29	0	0	0	0	0	0	4
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	3	\$2,366,667	\$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	59	\$382,350	\$320,000	0	0	0	0	0	0	0	0	1	1.69	2	3.39	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	280	\$335,202	\$308,000	0	0	0	0	1	0.36	0	0	3	1.07	4	1.43	34
Lakewood	Two Family	102	\$319,694	\$330,000	0	0	0	0	1	0.98	1	0.98	1	0.98	1	0.98	3
Lakewood	Condominium	187	\$144,250	\$112,900	9	4.81	21	11.23	40	21.39	18	9.63	20	10.7	25	13.37	30
Lakewood	New Construction (inferred)	5	\$495,120	\$285,000	0	0	0	0	0	0	0	0	0	0	1	20	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	221	\$250,240	\$219,000	0	0	0	0	3	1.36	2	0.9	5	2.26	13	5.88	57
Lyndhurst	Two Family	1	\$209,000	\$209,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	Condominium	39	\$188,044	\$130,000	0	0	0	0	7	17.95	6	15.38	4	10.26	7	17.95	9
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	404	\$113,275	\$110,000	13	3.22	36	8.91	73	18.07	57	14.11	78	19.31	66	16.34	72
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	35	\$56,152	\$40,000	24	68.57	2	5.71	1	2.86	1	2.86	7	20	0	0	0
Maple Heights	New Construction (inferred)	11	\$156,445	\$165,000	0	0	1	9.09	0	0	2	18.18	0	0	2	18.18	5
Mayfield	One Family	33	\$441,755	\$385,000	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	159	\$256,799	\$243,000	0	0	0	0	1	0.63	3	1.89	4	2.52	12	7.55	30

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Mayfield Heights	Condominium	34	\$225,112	\$195,250	0	0	0	0	0	0	2	5.88	0	0	2	5.88	13
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	129	\$267,716	\$270,000	0	0	0	0	0	0	1	0.78	1	0.78	3	2.33	26
Middleburg Heights	Condominium	46	\$146,293	\$139,200	0	0	0	0	0	0	3	6.52	9	19.57	18	39.13	13
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	36	\$755,342	\$650,000	0	0	0	0	0	0	0	0	0	0	0	0	1
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)	6	\$383,983	\$322,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	12	\$127,681	\$147,500	0	0	1	8.33	1	8.33	2	16.67	1	8.33	3	25	4
Newburgh Heights	Two Family	9	\$136,378	\$135,900	0	0	0	0	2	22.22	0	0	1	11.11	2	22.22	4
North Olmsted	One Family	278	\$260,338	\$255,500	0	0	0	0	1	0.36	5	1.8	5	1.8	13	4.68	37
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	77	\$135,750	\$130,000	1	1.3	12	15.58	6	7.79	8	10.39	8	10.39	14	18.18	18
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	176	\$339,525	\$330,000	0	0	0	0	0	0	1	0.57	0	0	3	1.7	13
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	81	\$137,786	\$135,000	2	2.47	2	2.47	7	8.64	13	16.05	12	14.81	13	16.05	22
North Royalton	New Construction (inferred)	12	\$377,055	\$189,000	0	0	0	0	0	0	0	0	1	8.33	2	16.67	3
Oakwood	One Family	27	\$174,263	\$157,000	2	7.41	2	7.41	1	3.7	2	7.41	4	14.81	2	7.41	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	67	\$294,287	\$271,000	0	0	0	0	0	0	1	1.49	2	2.99	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	31	\$170,434	\$175,000	0	0	1	3.23	1	3.23	2	6.45	1	3.23	3	9.68	16
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	89	\$332,373	\$315,900	0	0	1	1.12	0	0	0	0	3	3.37	1	1.12	8
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)	15	\$342,267	\$415,965	0	0	1	6.67	0	0	2	13.33	0	0	0	0	3
Orange	One Family	30	\$687,345	\$577,223	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	Condominium	9	\$507,000	\$500,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	32	\$639,117	\$675,868	0	0	0	0	0	0	0	0	0	0	0	0	2

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Parma	One Family	852	\$202,534	\$200,000	1	0.12	7	0.82	12	1.41	27	3.17	48	5.63	60	7.04	280
Parma	Two Family	32	\$222,584	\$235,000	0	0	0	0	0	0	0	0	2	6.25	3	9.38	9
Parma	Condominium	33	\$170,668	\$170,000	0	0	2	6.06	2	6.06	1	3.03	1	3.03	1	3.03	18
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	182	\$203,578	\$204,300	0	0	1	0.55	4	2.2	1	0.55	10	5.49	21	11.54	48
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	18	\$110,472	\$119,000	0	0	0	0	6	33.33	1	5.56	3	16.67	8	44.44	0
Parma Heights	New Construction (inferred)	2	\$239,950	\$239,950	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	73	\$838,651	\$707,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	12	\$456,537	\$422,172	0	0	0	0	0	0	0	0	0	0	0	0	1
Richmond Heights	One Family	94	\$233,609	\$224,500	0	0	0	0	1	1.06	0	0	4	4.26	3	3.19	28
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	143	\$507,297	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Rocky River	Two Family	3	\$439,667	\$349,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	97	\$202,075	\$145,000	2	2.06	4	4.12	7	7.22	7	7.22	8	8.25	32	32.99	9
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	116	\$306,141	\$301,525	0	0	0	0	1	0.86	1	0.86	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	258	\$445,354	\$390,511	1	0.39	0	0	4	1.55	2	0.78	4	1.55	10	3.88	22
Shaker Heights	Two Family	58	\$247,484	\$221,500	0	0	0	0	1	1.72	1	1.72	1	1.72	5	8.62	9
Shaker Heights	Condominium	66	\$103,506	\$86,000	10	15.15	14	21.21	9	13.64	14	21.21	5	7.58	7	10.61	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	182	\$493,176	\$425,000	0	0	0	0	0	0	1	0.55	0	0	1	0.55	1
Solon	Condominium	11	\$207,747	\$210,000	0	0	0	0	3	27.27	0	0	0	0	1	9.09	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	329	\$182,945	\$170,000	0	0	5	1.52	9	2.74	20	6.08	30	9.12	59	17.93	104
South Euclid	Two Family	8	\$206,334	\$210,500	0	0	0	0	0	0	0	0	1	12.5	0	0	2
South Euclid	Condominium	11	\$102,773	\$82,000	0	0	4	36.36	2	18.18	0	0	0	0	2	18.18	3
South Euclid	New Construction (inferred)	14	\$203,464	\$153,250	0	0	0	0	0	0	0	0	6	42.86	0	0	2
Strongsville	One Family	345	\$354,478	\$340,000	0	0	2	0.58	2	0.58	2	0.58	2	0.58	2	0.58	12
Strongsville	Two Family	6	\$279,750	\$299,250	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	28	\$231,541	\$233,750	0	0	0	0	0	0	1	3.57	0	0	0	0	6

Residential Sales Price Distribution for the Suburbs, YTD September 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
Strongsville	New Construction (inferred)	12	\$354,561	\$381,000	0	0	0	0	0	0	0	0	2	16.67	1	8.33	1
University Heights	One Family	187	\$287,689	\$280,000	0	0	0	0	0	0	0	0	3	1.6	5	2.67	32
University Heights	Two Family	12	\$222,000	\$215,000	0	0	0	0	0	0	1	8.33	0	0	0	0	3
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	15	\$303,487	\$323,500	0	0	0	0	0	0	1	6.67	1	6.67	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	28	\$328,193	\$311,150	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	85	\$126,595	\$115,000	2	2.35	11	12.94	9	10.59	16	18.82	9	10.59	12	14.12	15
Warrensville Heights	Condominium	31	\$41,191	\$40,000	22	70.97	8	25.81	1	3.23	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	180	\$501,832	\$421,250	0	0	0	0	2	1.11	1	0.56	0	0	2	1.11	8
Westlake	Condominium	126	\$262,463	\$210,000	0	0	1	0.79	2	1.59	3	2.38	9	7.14	15	11.9	29
Westlake	New Construction (inferred)	43	\$536,621	\$525,000	0	0	0	0	0	0	1	2.33	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
Woodmere	New Construction (inferred)	1	\$690,000	\$690,000	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	2986	\$119,363	\$98,050	566	18.96	376	12.59	358	11.99	319	10.68	278	9.31	315	10.55	415
City of Cleveland	Two Family	1254	\$112,410	\$97,000	217	17.3	157	12.52	163	13	162	12.92	143	11.4	138	11	155
City of Cleveland	Condominium	302	\$147,270	\$95,750	116	38.41	26	8.61	8	2.65	12	3.97	6	1.99	22	7.28	36
Eastern Suburbs	One Family	4069	\$256,934	\$180,000	72	1.77	159	3.91	270	6.64	272	6.68	348	8.55	454	11.16	737
Eastern Suburbs	Two Family	251	\$185,545	\$175,000	29	11.55	7	2.79	8	3.19	10	3.98	24	9.56	27	10.76	46
Eastern Suburbs	Condominium	397	\$171,389	\$115,500	70	17.63	44	11.08	45	11.34	30	7.56	19	4.79	36	9.07	46
Eastern Suburbs	New Construction (inferred)	163	\$353,553	\$262,500	0	0	5	3.07	7	4.29	9	5.52	12	7.36	8	4.91	22
Western Suburbs	One Family	3906	\$305,442	\$265,000	1	0.03	15	0.38	25	0.64	60	1.54	101	2.59	149	3.81	624
Western Suburbs	Two Family	169	\$291,414	\$295,000	0	0	1	0.59	1	0.59	1	0.59	5	2.96	5	2.96	19
Western Suburbs	Condominium	871	\$179,663	\$152,000	15	1.72	44	5.05	77	8.84	71	8.15	77	8.84	149	17.11	210
Western Suburbs	New Construction (inferred)	185	\$404,273	\$405,640	0	0	5	2.7	1	0.54	3	1.62	9	4.86	10	5.41	18
Total: All Suburbs	One Family	7975	\$280,692	\$228,000	73	0.92	174	2.18	295	3.7	332	4.16	449	5.63	603	7.56	1361
Total: All Suburbs	Two Family	420	\$228,144	\$220,000	29	6.9	8	1.9	9	2.14	11	2.62	29	6.9	32	7.62	65
Total: All Suburbs	Condominium	1268	\$177,073	\$145,050	85	6.7	88	6.94	122	9.62	101	7.97	96	7.57	185	14.59	256
Total: All Suburbs	New Construction (inferred)	348	\$380,516	\$319,950	0	0	10	2.87	8	2.3	12	3.45	21	6.03	18	5.17	40

Residential Sales Price Distribution for the Suburbs, YTD September 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	One Family	10961	\$236,743	\$188,615	639	5.83	550	5.02	653	5.96	651	5.94	727	6.63	918	8.38	1776
Total: Cuyahoga County	Two Family	1674	\$141,447	\$116,000	246	14.7	165	9.86	172	10.27	173	10.33	172	10.27	170	10.16	220
Total: Cuyahoga County	Condominium	1570	\$171,340	\$141,000	201	12.8	114	7.26	130	8.28	113	7.2	102	6.5	207	13.18	292
Total: Cuyahoga County	New Construction (inferred)	348	\$380,516	\$319,950	0	0	10	2.87	8	2.3	12	3.45	21	6.03	18	5.17	40

Residential Sales Price Distribution for the Suburbs, YTD September 202
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	185	\$451,716	5.95	17	9.19	156	84.32
Bay Village	Condominium	5	\$544,600	0	0	0	5	100
Bay Village	New Construction (inferred)	3	\$356,667	0	1	33.33	1	33.33
Beachwood	One Family	86	\$516,642	5.81	1	1.16	80	93.02
Beachwood	Condominium	38	\$339,834	23.68	4	10.53	25	65.79
Beachwood	New Construction (inferred)	1	\$265,000	0	0	0	1	100
Bedford	One Family	121	\$137,858	23.97	11	9.09	1	0.83
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)	7	\$145,607	14.29	2	28.57	0	0
Bedford Heights	One Family	72	\$172,172	30.56	22	30.56	4	5.56
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	138	\$244,703	23.91	42	30.43	48	34.78
Berea	Two Family	6	\$262,750	16.67	3	50	2	33.33
Berea	Condominium	13	\$121,762	23.08	1	7.69	0	0
Berea	New Construction (inferred)	3	\$191,993	66.67	1	33.33	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	113	\$531,548	3.54	7	6.19	101	89.38
Brecksville	Two Family	3	\$406,233	0	1	33.33	2	66.67
Brecksville	Condominium	36	\$212,454	16.67	6	16.67	10	27.78
Brecksville	New Construction (inferred)	10	\$545,780	0	2	20	8	80
Broadview Heights	One Family	120	\$404,146	0	13	10.83	104	86.67
Broadview Heights	Two Family	2	\$263,658	0	0	0	1	50
Broadview Heights	Condominium	57	\$189,556	42.11	11	19.3	9	15.79
Broadview Heights	New Construction (inferred)	29	\$376,461	3.45	5	17.24	18	62.07
Brook Park	One Family	193	\$200,789	25.91	84	43.52	25	12.95
Brook Park	Condominium	11	\$153,200	54.55	0	0	0	0
Brook Park	New Construction (inferred)	17	\$360,229	29.41	1	5.88	11	64.71

Residential Sales Price Distribution for the Suburbs, YTD September 202
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
Brooklyn	One Family	92	\$183,839	29.35	29	31.52	10	10.87
Brooklyn	Two Family	4	\$188,750	50	1	25	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	46	\$726,813	0	1	2.17	45	97.83
Chagrin Falls	Two Family	1	\$525,000	0	0	0	1	100
Chagrin Falls	Condominium	13	\$419,885	7.69	0	0	6	46.15
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	2986	\$119,363	13.9	158	5.29	201	6.73
Cleveland	Two Family	1254	\$112,410	12.36	51	4.07	68	5.42
Cleveland	Condominium	302	\$147,270	11.92	18	5.96	58	19.21
Cleveland Heights	One Family	440	\$233,407	18.86	90	20.45	130	29.55
Cleveland Heights	Two Family	53	\$252,492	15.09	14	26.42	20	37.74
Cleveland Heights	Condominium	30	\$154,510	23.33	3	10	3	10
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	58	\$78,037	3.45	5	8.62	2	3.45
East Cleveland	Two Family	39	\$49,872	2.56	1	2.56	0	0
East Cleveland	New Construction (inferred)	1	\$115,000	0	0	0	0	0
Euclid	One Family	555	\$134,083	25.05	30	5.41	13	2.34
Euclid	Two Family	28	\$153,317	28.57	3	10.71	1	3.57
Euclid	Condominium	47	\$67,719	0	0	0	0	0
Euclid	New Construction (inferred)	15	\$164,787	20	1	6.67	4	26.67
Fairview Park	One Family	155	\$295,233	8.39	42	27.1	94	60.65
Fairview Park	Two Family	2	\$160,000	100	0	0	0	0
Fairview Park	Condominium	18	\$187,908	55.56	4	22.22	1	5.56
Fairview Park	New Construction (inferred)	1	\$171,500	100	0	0	0	0
Garfield Heights	One Family	383	\$117,792	19.58	7	1.83	4	1.04
Garfield Heights	Two Family	30	\$117,130	20	1	3.33	0	0
Garfield Heights	New Construction (inferred)	6	\$128,325	0	0	0	1	16.67

Residential Sales Price Distribution for the Suburbs, YTD September 202

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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
Gates Mills	One Family	23	\$854,640	0	0	0	23	100
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	79	\$413,053	5.06	5	6.33	69	87.34
Highland Heights	Condominium	9	\$375,458	0	1	11.11	8	88.89
Highland Heights	New Construction (inferred)	7	\$181,929	57.14	0	0	2	28.57
Highland Hills	One Family	2	\$114,500	50	0	0	0	0
Hunting Valley	One Family	3	\$2,366,667	0	0	0	3	100
Hunting Valley	New Construction (inferred)	1	\$475,000	0	0	0	1	100
Independence	One Family	59	\$382,350	3.39	7	11.86	47	79.66
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	280	\$335,202	12.14	34	12.14	204	72.86
Lakewood	Two Family	102	\$319,694	2.94	9	8.82	86	84.31
Lakewood	Condominium	187	\$144,250	16.04	8	4.28	16	8.56
Lakewood	New Construction (inferred)	5	\$495,120	0	0	0	4	80
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	221	\$250,240	25.79	67	30.32	74	33.48
Lyndhurst	Two Family	1	\$209,000	0	1	100	0	0
Lyndhurst	Condominium	39	\$188,044	23.08	1	2.56	5	12.82
Lyndhurst	New Construction (inferred)	5	\$236,000	0	0	0	3	60
Maple Heights	One Family	404	\$113,275	17.82	9	2.23	0	0
Maple Heights	Two Family	4	\$145,188	25	0	0	0	0
Maple Heights	Condominium	35	\$56,152	0	0	0	0	0
Maple Heights	New Construction (inferred)	11	\$156,445	45.45	0	0	1	9.09
Mayfield	One Family	33	\$441,755	3.03	1	3.03	31	93.94
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	159	\$256,799	18.87	38	23.9	71	44.65

Residential Sales Price Distribution for the Suburbs, YTD September 202

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
Mayfield Heights	Condominium	34	\$225,112	38.24	8	23.53	9	26.47
Mayfield Heights	New Construction (inferred)	7	\$420,957	0	0	0	3	42.86
Middleburg Heights	One Family	129	\$267,716	20.16	21	16.28	77	59.69
Middleburg Heights	Condominium	46	\$146,293	28.26	3	6.52	0	0
Middleburg Heights	New Construction (inferred)	3	\$208,767	0	0	0	1	33.33
Moreland Hills	One Family	36	\$755,342	2.78	1	2.78	34	94.44
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)	6	\$383,983	0	1	16.67	5	83.33
Newburgh Heights	One Family	12	\$127,681	33.33	0	0	0	0
Newburgh Heights	Two Family	9	\$136,378	44.44	0	0	0	0
North Olmsted	One Family	278	\$260,338	13.31	72	25.9	145	52.16
North Olmsted	Two Family	1	\$252,413	0	0	0	1	100
North Olmsted	Condominium	77	\$135,750	23.38	3	3.9	7	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	176	\$339,525	7.39	26	14.77	133	75.57
North Royalton	Two Family	1	\$450,000	0	0	0	1	100
North Royalton	Condominium	81	\$137,786	27.16	10	12.35	0	0
North Royalton	New Construction (inferred)	12	\$377,055	25	1	8.33	5	41.67
Oakwood	One Family	27	\$174,263	11.11	3	11.11	8	29.63
Oakwood	New Construction (inferred)	4	\$231,579	25	0	0	1	25
Olmsted Falls	One Family	67	\$294,287	8.96	15	22.39	43	64.18
Olmsted Falls	Two Family	1	\$112,500	0	0	0	0	0
Olmsted Falls	Condominium	31	\$170,434	51.61	6	19.35	1	3.23
Olmsted Falls	New Construction (inferred)	13	\$415,721	7.69	1	7.69	8	61.54
Olmsted Township	One Family	89	\$332,373	8.99	3	3.37	73	82.02
Olmsted Township	Condominium	4	\$126,725	0	0	0	0	0
Olmsted Township	New Construction (inferred)	15	\$342,267	20	1	6.67	8	53.33
Orange	One Family	30	\$687,345	0	1	3.33	29	96.67
Orange	Condominium	9	\$507,000	0	0	0	9	100
Orange	New Construction (inferred)	32	\$639,117	6.25	1	3.13	29	90.63

Residential Sales Price Distribution for the Suburbs, YTD September 202

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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	One Family	852	\$202,534	32.86	254	29.81	163	19.13
Parma	Two Family	32	\$222,584	28.13	5	15.63	13	40.63
Parma	Condominium	33	\$170,668	54.55	5	15.15	3	9.09
Parma	New Construction (inferred)	8	\$234,563	12.5	2	25	2	25
Parma Heights	One Family	182	\$203,578	26.37	63	34.62	34	18.68
Parma Heights	Two Family	3	\$262,500	0	1	33.33	2	66.67
Parma Heights	Condominium	18	\$110,472	0	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$239,950	0	1	50	1	50
Pepper Pike	One Family	73	\$838,651	0	1	1.37	72	98.63
Pepper Pike	New Construction (inferred)	12	\$456,537	8.33	2	16.67	9	75
Richmond Heights	One Family	94	\$233,609	29.79	26	27.66	32	34.04
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	143	\$507,297	0.7	5	3.5	137	95.8
Rocky River	Two Family	3	\$439,667	0	0	0	3	100
Rocky River	Condominium	97	\$202,075	9.28	7	7.22	21	21.65
Rocky River	New Construction (inferred)	3	\$504,167	0	0	0	3	100
Seven Hills	One Family	116	\$306,141	7.76	15	12.93	90	77.59
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	258	\$445,354	8.53	19	7.36	196	75.97
Shaker Heights	Two Family	58	\$247,484	15.52	23	39.66	18	31.03
Shaker Heights	Condominium	66	\$103,506	3.03	1	1.52	4	6.06
Shaker Heights	New Construction (inferred)	5	\$275,200	20	0	0	2	40
Solon	One Family	182	\$493,176	0.55	8	4.4	171	93.96
Solon	Condominium	11	\$207,747	0	3	27.27	4	36.36
Solon	New Construction (inferred)	2	\$305,000	0	1	50	1	50
South Euclid	One Family	329	\$182,945	31.61	56	17.02	46	13.98
South Euclid	Two Family	8	\$206,334	25	2	25	3	37.5
South Euclid	Condominium	11	\$102,773	27.27	0	0	0	0
South Euclid	New Construction (inferred)	14	\$203,464	14.29	2	14.29	4	28.57
Strongsville	One Family	345	\$354,478	3.48	29	8.41	294	85.22
Strongsville	Two Family	6	\$279,750	16.67	0	0	5	83.33
Strongsville	Condominium	28	\$231,541	21.43	13	46.43	8	28.57

Residential Sales Price Distribution for the Suburbs, YTD September 202
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
Strongsville	New Construction (inferred)	12	\$354,561	8.33	1	8.33	7	58.33
University Heights	One Family	187	\$287,689	17.11	32	17.11	115	61.5
University Heights	Two Family	12	\$222,000	25	4	33.33	4	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	15	\$303,487	13.33	1	6.67	10	66.67
Valley View	New Construction (inferred)	1	\$109,900	0	0	0	0	0
Walton Hills	One Family	28	\$328,193	10.71	7	25	18	64.29
Walton Hills	New Construction (inferred)	1	\$410,000	0	0	0	1	100
Warrensville Heights	One Family	85	\$126,595	17.65	7	8.24	4	4.71
Warrensville Heights	Condominium	31	\$41,191	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$250,000	0	1	100	0	0
Westlake	One Family	180	\$501,832	4.44	15	8.33	152	84.44
Westlake	Condominium	126	\$262,463	23.02	16	12.7	51	40.48
Westlake	New Construction (inferred)	43	\$536,621	0	3	6.98	39	90.7
Woodmere	One Family	2	\$347,145	0	0	0	2	100
Woodmere	New Construction (inferred)	1	\$690,000	0	0	0	1	100
City of Cleveland	One Family	2986	\$119,363	13.9	158	5.29	201	6.73
City of Cleveland	Two Family	1254	\$112,410	12.36	51	4.07	68	5.42
City of Cleveland	Condominium	302	\$147,270	11.92	18	5.96	58	19.21
Eastern Suburbs	One Family	4069	\$256,934	18.11	452	11.11	1305	32.07
Eastern Suburbs	Two Family	251	\$185,545	18.33	51	20.32	49	19.52
Eastern Suburbs	Condominium	397	\$171,389	11.59	26	6.55	81	20.4
Eastern Suburbs	New Construction (inferred)	163	\$353,553	13.5	14	8.59	86	52.76
Western Suburbs	One Family	3906	\$305,442	15.98	797	20.4	2134	54.63
Western Suburbs	Two Family	169	\$291,414	11.24	20	11.83	117	69.23
Western Suburbs	Condominium	871	\$179,663	24.11	94	10.79	134	15.38
Western Suburbs	New Construction (inferred)	185	\$404,273	9.73	20	10.81	119	64.32
Total: All Suburbs	One Family	7975	\$280,692	17.07	1249	15.66	3439	43.12
Total: All Suburbs	Two Family	420	\$228,144	15.48	71	16.9	166	39.52
Total: All Suburbs	Condominium	1268	\$177,073	20.19	120	9.46	215	16.96
Total: All Suburbs	New Construction (inferred)	348	\$380,516	11.49	34	9.77	205	58.91

Residential Sales Price Distribution for the Suburbs, YTD September 202

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	One Family	10961	\$236,743	16.2	1407	12.84	3640	33.21
Total: Cuyahoga County	Two Family	1674	\$141,447	13.14	122	7.29	234	13.98
Total: Cuyahoga County	Condominium	1570	\$171,340	18.6	138	8.79	273	17.39
Total: Cuyahoga County	New Construction (inferred)	348	\$380,516	11.49	34	9.77	205	58.91