

Residential Sales Price Distribution for the Suburbs, YTD January 2025
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	16	\$413,616	\$303,000	0	0	0	0	0	0	0	0	0	0	0	6.25	1
Bay Village	Condominium	3	\$443,733	\$565,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bay Village	New Construction (inferred)	1	\$784,900	\$784,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	7	\$540,000	\$500,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	5	\$420,800	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	13	\$151,395	\$150,375	0	0	2	15.38	0	0	1	7.69	2	15.38	1	7.69	4
Bedford	Two Family	1	\$245,000	\$245,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	Condominium	5	\$143,400	\$165,000	0	0	0	0	0	0	1	20	1	20	0	0	3
Bedford	New Construction (inferred)	1	\$210,000	\$210,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford Heights	One Family	6	\$217,500	\$209,500	0	0	0	0	0	0	0	0	0	0	1	16.67	2
Berea	One Family	10	\$221,520	\$204,000	0	0	0	0	0	0	1	10	1	10	0	0	3
Berea	Two Family	1	\$264,000	\$264,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	Condominium	2	\$107,950	\$107,950	0	0	0	0	0	0	1	50	0	0	1	50	0
Bratenahl	One Family	4	\$557,875	\$535,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	6	\$282,750	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	One Family	8	\$455,750	\$438,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	Condominium	3	\$243,833	\$220,500	0	0	0	0	0	0	0	0	0	0	1	33.33	0
Broadview Heights	One Family	9	\$347,544	\$355,000	0	0	0	0	0	0	0	0	0	0	1	11.11	0
Broadview Heights	Condominium	2	\$154,450	\$154,450	0	0	0	0	0	0	0	0	0	0	1	50	1
Broadview Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Brook Park	One Family	12	\$173,998	\$168,000	0	0	0	0	0	0	0	0	2	16.67	2	16.67	4
Brook Park	Condominium	1	\$155,000	\$155,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brooklyn	One Family	11	\$178,136	\$174,500	0	0	0	0	0	0	0	0	2	18.18	1	9.09	4
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	One Family	3	\$1,495,000	\$1,110,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	New Construction (inferred)	1	\$875,000	\$875,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	321	\$112,754	\$90,000	60	18.69	50	15.58	43	13.4	37	11.53	27	8.41	32	9.97	41
Cleveland	Two Family	128	\$98,530	\$81,250	28	21.88	20	15.63	21	16.41	10	7.81	13	10.16	15	11.72	13
Cleveland	Condominium	9	\$206,144	\$165,000	0	0	0	0	1	11.11	1	11.11	0	0	1	11.11	3
Cleveland Heights	One Family	43	\$254,930	\$170,000	0	0	5	11.63	1	2.33	2	4.65	1	2.33	4	9.3	14
Cleveland Heights	Two Family	3	\$220,000	\$250,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0

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Cleveland Heights	Condominium	4	\$199,750	\$124,500	0	0	1	25	0	0	0	0	1	25	1	25	0
East Cleveland	One Family	12	\$61,175	\$52,500	6	50	2	16.67	1	8.33	2	16.67	0	0	1	8.33	0
East Cleveland	Two Family	4	\$53,050	\$59,100	1	25	2	50	1	25	0	0	0	0	0	0	0
Euclid	One Family	45	\$121,344	\$114,500	1	2.22	3	6.67	6	13.33	7	15.56	9	20	9	20	8
Euclid	Two Family	1	\$155,000	\$155,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Euclid	Condominium	3	\$65,778	\$75,000	1	33.33	0	0	2	66.67	0	0	0	0	0	0	0
Euclid	New Construction (inferred)	1	\$54,700	\$54,700	0	0	1	100	0	0	0	0	0	0	0	0	0
Fairview Park	One Family	17	\$291,165	\$285,000	0	0	0	0	0	0	0	0	0	0	1	5.88	2
Fairview Park	Condominium	3	\$128,300	\$145,000	0	0	0	0	0	0	1	33.33	0	0	1	33.33	1
Garfield Heights	One Family	42	\$108,078	\$105,250	4	9.52	6	14.29	4	9.52	7	16.67	5	11.9	9	21.43	6
Garfield Heights	Two Family	7	\$116,929	\$125,000	1	14.29	0	0	0	0	1	14.29	2	28.57	1	14.29	2
Highland Heights	One Family	10	\$416,750	\$368,750	0	0	0	0	0	0	0	0	0	0	0	0	2
Highland Heights	Condominium	1	\$300,000	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	1	\$165,000	\$165,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Highland Hills	One Family	1	\$97,000	\$97,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Independence	One Family	9	\$293,222	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	22	\$252,141	\$211,250	0	0	0	0	0	0	0	0	1	4.55	1	4.55	5
Lakewood	Two Family	12	\$300,292	\$322,500	0	0	0	0	0	0	0	0	0	0	1	8.33	2
Lakewood	Condominium	4	\$149,250	\$121,000	0	0	1	25	1	25	0	0	0	0	0	0	1
Lakewood	New Construction (inferred)	1	\$730,000	\$730,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	One Family	21	\$274,790	\$214,000	0	0	0	0	0	0	0	0	2	9.52	2	9.52	5
Lyndhurst	Condominium	2	\$244,750	\$244,750	0	0	0	0	0	0	1	50	0	0	0	0	0
Lyndhurst	New Construction (inferred)	1	\$950,000	\$950,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Heights	One Family	36	\$121,762	\$107,500	2	5.56	1	2.78	8	22.22	7	19.44	6	16.67	5	13.89	4
Maple Heights	Two Family	1	\$130,000	\$130,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Maple Heights	Condominium	1	\$37,000	\$37,000	1	100	0	0	0	0	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	4	\$285,895	\$299,950	0	0	0	0	0	0	0	0	0	0	0	0	1
Mayfield Heights	One Family	15	\$259,646	\$209,000	0	0	0	0	0	0	0	0	1	6.67	0	0	5
Mayfield Heights	Condominium	5	\$126,200	\$100,000	0	0	0	0	2	40	1	20	0	0	0	0	2
Middleburg Heights	One Family	9	\$371,322	\$345,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Middleburg Heights	Condominium	4	\$137,250	\$142,000	0	0	0	0	0	0	0	0	1	25	2	50	1

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Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0	0	0	1	100	0	0	0	0
Moreland Hills	New Construction (inferred)	2	\$272,700	\$272,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	Two Family	2	\$155,725	\$155,725	0	0	0	0	0	0	0	0	0	0	1	50	1
North Olmsted	One Family	23	\$253,567	\$249,000	0	0	0	0	2	8.7	0	0	0	0	2	8.7	1
North Olmsted	Condominium	4	\$87,500	\$81,000	0	0	0	0	3	75	0	0	1	25	0	0	0
North Randall	One Family	1	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	1	100	0
North Royalton	One Family	12	\$476,493	\$410,450	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Two Family	1	\$307,500	\$307,500	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Condominium	12	\$162,400	\$168,500	1	8.33	1	8.33	1	8.33	0	0	0	0	2	16.67	4
North Royalton	New Construction (inferred)	4	\$146,750	\$160,000	0	0	0	0	1	25	0	0	0	0	0	0	3
Oakwood	One Family	3	\$97,222	\$70,000	0	0	1	33.33	1	33.33	0	0	0	0	0	0	1
Oakwood	New Construction (inferred)	1	\$70,000	\$70,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Olmsted Falls	One Family	3	\$160,667	\$132,000	0	0	0	0	0	0	1	33.33	0	0	1	33.33	0
Olmsted Falls	Condominium	4	\$215,875	\$203,000	0	0	0	0	0	0	0	0	0	0	1	25	1
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Olmsted Township	One Family	5	\$245,750	\$267,000	0	0	0	0	1	20	0	0	0	0	0	0	1
Olmsted Township	New Construction (inferred)	5	\$259,522	\$105,000	0	0	0	0	1	20	2	40	0	0	0	0	0
Orange	One Family	4	\$633,750	\$467,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Orange	New Construction (inferred)	4	\$793,691	\$844,265	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	53	\$198,601	\$193,600	0	0	0	0	1	1.89	1	1.89	2	3.77	6	11.32	21
Parma	Two Family	2	\$243,438	\$243,438	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	Condominium	2	\$155,000	\$155,000	0	0	0	0	0	0	0	0	0	0	1	50	1
Parma	New Construction (inferred)	1	\$134,000	\$134,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Parma Heights	One Family	10	\$212,970	\$221,500	0	0	0	0	0	0	0	0	1	10	1	10	2
Parma Heights	Condominium	1	\$57,000	\$57,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	7	\$648,071	\$825,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	New Construction (inferred)	1	\$855,000	\$855,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	13	\$257,854	\$280,000	0	0	0	0	0	0	0	0	0	0	3	23.08	1
Richmond Heights	Condominium	1	\$140,000	\$140,000	0	0	0	0	0	0	0	0	0	0	1	100	0

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Rocky River	One Family	15	\$582,807	\$370,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	7	\$159,771	\$136,000	0	0	0	0	1	14.29	2	28.57	0	0	1	14.29	1
Seven Hills	One Family	10	\$324,333	\$276,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Seven Hills	Two Family	1	\$420,000	\$420,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaker Heights	One Family	24	\$403,379	\$255,000	0	0	1	4.17	0	0	0	0	0	0	2	8.33	2
Shaker Heights	Two Family	6	\$202,292	\$203,625	0	0	0	0	0	0	0	0	1	16.67	0	0	2
Shaker Heights	Condominium	5	\$93,980	\$83,000	0	0	1	20	2	40	0	0	1	20	1	20	0
Shaker Heights	New Construction (inferred)	2	\$222,500	\$222,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Solon	One Family	15	\$470,900	\$430,000	0	0	0	0	0	0	0	0	0	0	0	0	0
South Euclid	One Family	33	\$181,542	\$170,000	0	0	1	3.03	1	3.03	2	6.06	3	9.09	6	18.18	14
South Euclid	Condominium	3	\$67,667	\$70,000	0	0	1	33.33	2	66.67	0	0	0	0	0	0	0
South Euclid	New Construction (inferred)	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	One Family	26	\$353,450	\$317,750	0	0	0	0	0	0	0	0	0	0	2	7.69	1
Strongsville	Condominium	3	\$233,300	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	New Construction (inferred)	2	\$276,700	\$276,700	0	0	0	0	0	0	1	50	0	0	0	0	0
University Heights	One Family	8	\$319,679	\$257,500	0	0	0	0	0	0	0	0	0	0	0	0	3
University Heights	Two Family	4	\$235,625	\$230,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Walton Hills	One Family	2	\$317,500	\$317,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Warrensville Heights	One Family	9	\$115,900	\$90,000	1	11.11	0	0	2	22.22	3	33.33	0	0	1	11.11	0
Warrensville Heights	Condominium	4	\$48,350	\$47,800	1	25	3	75	0	0	0	0	0	0	0	0	0
Westlake	One Family	5	\$410,000	\$405,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	15	\$291,807	\$229,900	0	0	0	0	1	6.67	1	6.67	2	13.33	0	0	3
Westlake	New Construction (inferred)	3	\$451,917	\$439,680	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	321	\$112,754	\$90,000	60	18.69	50	15.58	43	13.4	37	11.53	27	8.41	32	9.97	41
City of Cleveland	Two Family	128	\$98,530	\$81,250	28	21.88	20	15.63	21	16.41	10	7.81	13	10.16	15	11.72	13
City of Cleveland	Condominium	9	\$206,144	\$165,000	0	0	0	0	1	11.11	1	11.11	0	0	1	11.11	3
Eastern Suburbs	One Family	378	\$243,003	\$164,500	14	3.7	22	5.82	24	6.35	32	8.47	29	7.67	45	11.9	73
Eastern Suburbs	Two Family	29	\$161,669	\$155,000	2	6.9	2	6.9	1	3.45	1	3.45	3	10.34	4	13.79	6
Eastern Suburbs	Condominium	45	\$177,281	\$125,000	3	6.67	6	13.33	8	17.78	3	6.67	3	6.67	3	6.67	5
Eastern Suburbs	New Construction (inferred)	20	\$437,172	\$297,650	0	0	1	5	1	5	0	0	0	0	0	0	3

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Western Suburbs	One Family	285	\$299,206	\$250,000	0	0	0	0	4	1.4	3	1.05	9	3.16	19	6.67	47
Western Suburbs	Two Family	18	\$297,604	\$298,750	0	0	0	0	0	0	0	0	0	0	1	5.56	2
Western Suburbs	Condominium	70	\$199,973	\$164,000	1	1.43	3	4.29	7	10	5	7.14	4	5.71	11	15.71	17
Western Suburbs	New Construction (inferred)	20	\$289,533	\$172,500	0	0	1	5	2	10	4	20	0	0	1	5	4
Total: All Suburbs	One Family	663	\$267,162	\$205,000	14	2.11	22	3.32	28	4.22	35	5.28	38	5.73	64	9.65	120
Total: All Suburbs	Two Family	47	\$213,729	\$220,000	2	4.26	2	4.26	1	2.13	1	2.13	3	6.38	5	10.64	8
Total: All Suburbs	Condominium	115	\$191,093	\$150,900	4	3.48	9	7.83	15	13.04	8	6.96	7	6.09	14	12.17	22
Total: All Suburbs	New Construction (inferred)	40	\$363,353	\$260,000	0	0	2	5	3	7.5	4	10	0	0	1	2.5	7
Total: Cuyahoga County	One Family	984	\$216,791	\$160,500	74	7.52	72	7.32	71	7.22	72	7.32	65	6.61	96	9.76	161
Total: Cuyahoga County	Two Family	175	\$129,469	\$110,000	30	17.14	22	12.57	22	12.57	11	6.29	16	9.14	20	11.43	21
Total: Cuyahoga County	Condominium	124	\$192,186	\$155,000	4	3.23	9	7.26	16	12.9	9	7.26	7	5.65	15	12.1	25
Total: Cuyahoga County	New Construction (inferred)	40	\$363,353	\$260,000	0	0	2	5	3	7.5	4	10	0	0	1	2.5	7

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Bay Village	One Family	16	\$413,616	\$303,000	6.25	4	25	10	62.5
Bay Village	Condominium	3	\$443,733	\$565,000	33.33	0	0	2	66.67
Bay Village	New Construction (inferred)	1	\$784,900	\$784,900	0	0	0	1	100
Beachwood	One Family	7	\$540,000	\$500,000	0	0	0	7	100
Beachwood	Condominium	5	\$420,800	\$425,000	0	0	0	5	100
Bedford	One Family	13	\$151,395	\$150,375	30.77	2	15.38	1	7.69
Bedford	Two Family	1	\$245,000	\$245,000	0	1	100	0	0
Bedford	Condominium	5	\$143,400	\$165,000	60	0	0	0	0
Bedford	New Construction (inferred)	1	\$210,000	\$210,000	0	1	100	0	0
Bedford Heights	One Family	6	\$217,500	\$209,500	33.33	1	16.67	2	33.33
Berea	One Family	10	\$221,520	\$204,000	30	1	10	4	40
Berea	Two Family	1	\$264,000	\$264,000	0	0	0	1	100
Berea	Condominium	2	\$107,950	\$107,950	0	0	0	0	0
Bratenahl	One Family	4	\$557,875	\$535,000	0	0	0	4	100
Bratenahl	Condominium	6	\$282,750	\$290,000	0	2	33.33	4	66.67
Brecksville	One Family	8	\$455,750	\$438,000	12.5	0	0	7	87.5
Brecksville	Condominium	3	\$243,833	\$220,500	0	1	33.33	1	33.33
Broadview Heights	One Family	9	\$347,544	\$355,000	0	1	11.11	7	77.78
Broadview Heights	Condominium	2	\$154,450	\$154,450	50	0	0	0	0
Broadview Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	0	0	0
Brook Park	One Family	12	\$173,998	\$168,000	33.33	4	33.33	0	0
Brook Park	Condominium	1	\$155,000	\$155,000	100	0	0	0	0
Brooklyn	One Family	11	\$178,136	\$174,500	36.36	4	36.36	0	0
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	1	100
Chagrin Falls	One Family	3	\$1,495,000	\$1,110,000	0	0	0	3	100
Chagrin Falls	New Construction (inferred)	1	\$875,000	\$875,000	0	0	0	1	100
Cleveland	One Family	321	\$112,754	\$90,000	12.77	13	4.05	18	5.61
Cleveland	Two Family	128	\$98,530	\$81,250	10.16	3	2.34	5	3.91
Cleveland	Condominium	9	\$206,144	\$165,000	33.33	0	0	3	33.33
Cleveland Heights	One Family	43	\$254,930	\$170,000	32.56	2	4.65	14	32.56
Cleveland Heights	Two Family	3	\$220,000	\$250,000	0	1	33.33	1	33.33

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Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Pl

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Cleveland Heights	Condominium	4	\$199,750	\$124,500	0	0	0	1	25
East Cleveland	One Family	12	\$61,175	\$52,500	0	0	0	0	0
East Cleveland	Two Family	4	\$53,050	\$59,100	0	0	0	0	0
Euclid	One Family	45	\$121,344	\$114,500	17.78	2	4.44	0	0
Euclid	Two Family	1	\$155,000	\$155,000	100	0	0	0	0
Euclid	Condominium	3	\$65,778	\$75,000	0	0	0	0	0
Euclid	New Construction (inferred)	1	\$54,700	\$54,700	0	0	0	0	0
Fairview Park	One Family	17	\$291,165	\$285,000	11.76	4	23.53	10	58.82
Fairview Park	Condominium	3	\$128,300	\$145,000	33.33	0	0	0	0
Garfield Heights	One Family	42	\$108,078	\$105,250	14.29	1	2.38	0	0
Garfield Heights	Two Family	7	\$116,929	\$125,000	28.57	0	0	0	0
Highland Heights	One Family	10	\$416,750	\$368,750	20	0	0	8	80
Highland Heights	Condominium	1	\$300,000	\$300,000	0	0	0	1	100
Highland Heights	New Construction (inferred)	1	\$165,000	\$165,000	100	0	0	0	0
Highland Hills	One Family	1	\$97,000	\$97,000	0	0	0	0	0
Independence	One Family	9	\$293,222	\$275,000	0	4	44.44	5	55.56
Lakewood	One Family	22	\$252,141	\$211,250	22.73	7	31.82	8	36.36
Lakewood	Two Family	12	\$300,292	\$322,500	16.67	0	0	9	75
Lakewood	Condominium	4	\$149,250	\$121,000	25	0	0	1	25
Lakewood	New Construction (inferred)	1	\$730,000	\$730,000	0	0	0	1	100
Lyndhurst	One Family	21	\$274,790	\$214,000	23.81	7	33.33	5	23.81
Lyndhurst	Condominium	2	\$244,750	\$244,750	0	0	0	1	50
Lyndhurst	New Construction (inferred)	1	\$950,000	\$950,000	0	0	0	1	100
Maple Heights	One Family	36	\$121,762	\$107,500	11.11	2	5.56	1	2.78
Maple Heights	Two Family	1	\$130,000	\$130,000	0	0	0	0	0
Maple Heights	Condominium	1	\$37,000	\$37,000	0	0	0	0	0
Maple Heights	New Construction (inferred)	4	\$285,895	\$299,950	25	0	0	3	75
Mayfield Heights	One Family	15	\$259,646	\$209,000	33.33	3	20	6	40
Mayfield Heights	Condominium	5	\$126,200	\$100,000	40	0	0	0	0
Middleburg Heights	One Family	9	\$371,322	\$345,000	0	1	11.11	8	88.89
Middleburg Heights	Condominium	4	\$137,250	\$142,000	25	0	0	0	0

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Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0
Moreland Hills	New Construction (inferred)	2	\$272,700	\$272,700	0	1	50	1	50
Newburgh Heights	Two Family	2	\$155,725	\$155,725	50	0	0	0	0
North Olmsted	One Family	23	\$253,567	\$249,000	4.35	8	34.78	10	43.48
North Olmsted	Condominium	4	\$87,500	\$81,000	0	0	0	0	0
North Randall	One Family	1	\$135,000	\$135,000	0	0	0	0	0
North Royalton	One Family	12	\$476,493	\$410,450	0	0	0	12	100
North Royalton	Two Family	1	\$307,500	\$307,500	0	0	0	1	100
North Royalton	Condominium	12	\$162,400	\$168,500	33.33	2	16.67	1	8.33
North Royalton	New Construction (inferred)	4	\$146,750	\$160,000	75	0	0	0	0
Oakwood	One Family	3	\$97,222	\$70,000	33.33	0	0	0	0
Oakwood	New Construction (inferred)	1	\$70,000	\$70,000	0	0	0	0	0
Olmsted Falls	One Family	3	\$160,667	\$132,000	0	1	33.33	0	0
Olmsted Falls	Condominium	4	\$215,875	\$203,000	25	1	25	1	25
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	100	0	0	0	0
Olmsted Township	One Family	5	\$245,750	\$267,000	20	0	0	3	60
Olmsted Township	New Construction (inferred)	5	\$259,522	\$105,000	0	0	0	2	40
Orange	One Family	4	\$633,750	\$467,500	25	0	0	3	75
Orange	New Construction (inferred)	4	\$793,691	\$844,265	0	0	0	4	100
Parma	One Family	53	\$198,601	\$193,600	39.62	14	26.42	8	15.09
Parma	Two Family	2	\$243,438	\$243,438	0	1	50	1	50
Parma	Condominium	2	\$155,000	\$155,000	50	0	0	0	0
Parma	New Construction (inferred)	1	\$134,000	\$134,000	0	0	0	0	0
Parma Heights	One Family	10	\$212,970	\$221,500	20	4	40	2	20
Parma Heights	Condominium	1	\$57,000	\$57,000	0	0	0	0	0
Pepper Pike	One Family	7	\$648,071	\$825,000	14.29	0	0	6	85.71
Pepper Pike	New Construction (inferred)	1	\$855,000	\$855,000	0	0	0	1	100
Richmond Heights	One Family	13	\$257,854	\$280,000	7.69	1	7.69	8	61.54
Richmond Heights	Condominium	1	\$140,000	\$140,000	0	0	0	0	0

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Rocky River	One Family	15	\$582,807	\$370,000	0	0	0	15	100
Rocky River	Condominium	7	\$159,771	\$136,000	14.29	1	14.29	1	14.29
Seven Hills	One Family	10	\$324,333	\$276,000	10	3	30	6	60
Seven Hills	Two Family	1	\$420,000	\$420,000	0	0	0	1	100
Shaker Heights	One Family	24	\$403,379	\$255,000	8.33	7	29.17	12	50
Shaker Heights	Two Family	6	\$202,292	\$203,625	33.33	2	33.33	1	16.67
Shaker Heights	Condominium	5	\$93,980	\$83,000	0	0	0	0	0
Shaker Heights	New Construction (inferred)	2	\$222,500	\$222,500	50	0	0	1	50
Solon	One Family	15	\$470,900	\$430,000	0	0	0	15	100
South Euclid	One Family	33	\$181,542	\$170,000	42.42	2	6.06	4	12.12
South Euclid	Condominium	3	\$67,667	\$70,000	0	0	0	0	0
South Euclid	New Construction (inferred)	1	\$255,000	\$255,000	0	0	0	1	100
Strongsville	One Family	26	\$353,450	\$317,750	3.85	4	15.38	19	73.08
Strongsville	Condominium	3	\$233,300	\$250,000	33.33	1	33.33	1	33.33
Strongsville	New Construction (inferred)	2	\$276,700	\$276,700	0	0	0	1	50
University Heights	One Family	8	\$319,679	\$257,500	37.5	1	12.5	4	50
University Heights	Two Family	4	\$235,625	\$230,000	0	3	75	1	25
Valley View	One Family	1	\$255,000	\$255,000	0	0	0	1	100
Walton Hills	One Family	2	\$317,500	\$317,500	0	1	50	1	50
Warrensville Heights	One Family	9	\$115,900	\$90,000	0	2	22.22	0	0
Warrensville Heights	Condominium	4	\$48,350	\$47,800	0	0	0	0	0
Westlake	One Family	5	\$410,000	\$405,000	0	1	20	4	80
Westlake	Condominium	15	\$291,807	\$229,900	20	2	13.33	6	40
Westlake	New Construction (inferred)	3	\$451,917	\$439,680	0	0	0	3	100
City of Cleveland	One Family	321	\$112,754	\$90,000	12.77	13	4.05	18	5.61
City of Cleveland	Two Family	128	\$98,530	\$81,250	10.16	3	2.34	5	3.91
City of Cleveland	Condominium	9	\$206,144	\$165,000	33.33	0	0	3	33.33
Eastern Suburbs	One Family	378	\$243,003	\$164,500	19.31	34	8.99	105	27.78
Eastern Suburbs	Two Family	29	\$161,669	\$155,000	20.69	7	24.14	3	10.34
Eastern Suburbs	Condominium	45	\$177,281	\$125,000	11.11	2	4.44	12	26.67
Eastern Suburbs	New Construction (inferred)	20	\$437,172	\$297,650	15	2	10	13	65

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Western Suburbs	One Family	285	\$299,206	\$250,000	16.49	65	22.81	138	48.42
Western Suburbs	Two Family	18	\$297,604	\$298,750	11.11	1	5.56	14	77.78
Western Suburbs	Condominium	70	\$199,973	\$164,000	24.29	8	11.43	14	20
Western Suburbs	New Construction (inferred)	20	\$289,533	\$172,500	20	0	0	8	40
Total: All Suburbs	One Family	663	\$267,162	\$205,000	18.1	99	14.93	243	36.65
Total: All Suburbs	Two Family	47	\$213,729	\$220,000	17.02	8	17.02	17	36.17
Total: All Suburbs	Condominium	115	\$191,093	\$150,900	19.13	10	8.7	26	22.61
Total: All Suburbs	New Construction (inferred)	40	\$363,353	\$260,000	17.5	2	5	21	52.5
Total: Cuyahoga County	One Family	984	\$216,791	\$160,500	16.36	112	11.38	261	26.52
Total: Cuyahoga County	Two Family	175	\$129,469	\$110,000	12	11	6.29	22	12.57
Total: Cuyahoga County	Condominium	124	\$192,186	\$155,000	20.16	10	8.06	29	23.39
Total: Cuyahoga County	New Construction (inferred)	40	\$363,353	\$260,000	17.5	2	5	21	52.5