

Residential Sales Price Distribution for the Suburbs, YTD February 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	32	\$411,406	\$330,000	0	0	0	0	0	0	1	3.13	0	0	2	6.25	3
Bay Village	Condominium	4	\$527,800	\$570,000	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	14	\$564,343	\$460,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	8	\$423,000	\$417,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	25	\$153,785	\$161,100	0	0	2	8	0	0	4	16	3	12	2	8	8
Bedford	Two Family	3	\$193,300	\$190,000	0	0	0	0	0	0	0	0	0	0	1	33.33	1
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	9	\$202,000	\$194,000	0	0	0	0	0	0	0	0	0	0	3	33.33	2
Berea	One Family	26	\$253,274	\$217,250	0	0	0	0	0	0	2	7.69	1	3.85	0	0	8
Berea	Two Family	3	\$198,000	\$235,000	0	0	0	0	0	0	1	33.33	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	5	\$541,300	\$475,000	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	12	\$434,417	\$432,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	Condominium	5	\$257,500	\$274,000	0	0	0	0	0	0	0	0	0	0	1	20	0
Brecksville	New Construction (inferred)	1	\$165,000	\$165,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Broadview Heights	One Family	14	\$366,946	\$360,000	0	0	0	0	0	0	0	0	0	0	1	7.14	0
Broadview Heights	Condominium	10	\$192,930	\$172,500	0	0	0	0	0	0	1	10	0	0	1	10	6
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	26	\$195,707	\$191,000	0	0	0	0	0	0	0	0	2	7.69	4	15.38	9
Brook Park	Condominium	2	\$141,000	\$141,000	0	0	0	0	0	0	0	0	0	0	1	50	1
Brooklyn	One Family	17	\$179,324	\$180,000	0	0	1	5.88	0	0	0	0	2	11.76	1	5.88	8
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn Heights	One Family	3	\$349,500	\$400,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	One Family	6	\$1,074,167	\$912,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	1	\$515,000	\$515,000	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	605	\$118,731	\$95,000	103	17.02	85	14.05	81	13.39	67	11.07	64	10.58	59	9.75	76
Cleveland	Two Family	261	\$110,110	\$95,000	45	17.24	37	14.18	40	15.33	19	7.28	32	12.26	34	13.03	27

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Cleveland	Condominium	25	\$220,072	\$175,000	0	0	0	0	1	4	1	4	1	4	3	12	9
Cleveland Heights	One Family	81	\$252,010	\$180,000	0	0	5	6.17	4	4.94	3	3.7	4	4.94	9	11.11	20
Cleveland Heights	Two Family	6	\$215,833	\$241,250	0	0	0	0	0	0	0	0	0	0	1	16.67	1
Cleveland Heights	Condominium	6	\$177,917	\$124,500	0	0	1	16.67	0	0	1	16.67	1	16.67	1	16.67	1
East Cleveland	One Family	21	\$55,869	\$42,500	12	57.14	2	9.52	2	9.52	3	14.29	0	0	2	9.52	0
East Cleveland	Two Family	7	\$51,029	\$58,200	2	28.57	4	57.14	1	14.29	0	0	0	0	0	0	0
Euclid	One Family	94	\$130,291	\$120,995	2	2.13	6	6.38	12	12.77	11	11.7	18	19.15	13	13.83	25
Euclid	Two Family	3	\$192,667	\$184,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Euclid	Condominium	9	\$61,173	\$54,000	1	11.11	4	44.44	4	44.44	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	27	\$327,024	\$286,000	0	0	0	0	0	0	0	0	0	0	2	7.41	1
Fairview Park	Condominium	7	\$148,386	\$150,900	0	0	0	0	0	0	1	14.29	0	0	2	28.57	4
Garfield Heights	One Family	81	\$115,577	\$115,000	5	6.17	7	8.64	10	12.35	10	12.35	16	19.75	16	19.75	16
Garfield Heights	Two Family	10	\$119,000	\$121,750	1	10	0	0	1	10	1	10	3	30	1	10	3
Gates Mills	One Family	2	\$1,276,830	\$1,276,830	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	One Family	15	\$453,253	\$410,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Highland Heights	Condominium	3	\$354,000	\$372,000	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	2	\$103,500	\$103,500	0	0	0	0	0	0	1	50	1	50	0	0	0
Hunting Valley	One Family	1	\$1,325,000	\$1,325,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	15	\$330,540	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	46	\$312,227	\$295,000	0	0	0	0	0	0	0	0	1	2.17	1	2.17	6
Lakewood	Two Family	21	\$309,138	\$325,000	0	0	0	0	0	0	0	0	0	0	1	4.76	3
Lakewood	Condominium	14	\$132,650	\$89,000	0	0	2	14.29	3	21.43	4	28.57	0	0	0	0	2
Lakewood	New Construction (inferred)	2	\$563,775	\$563,775	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	One Family	37	\$245,559	\$214,000	0	0	0	0	1	2.7	0	0	2	5.41	3	8.11	7
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	Condominium	8	\$115,188	\$77,500	0	0	2	25	3	37.5	1	12.5	1	12.5	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	68	\$134,422	\$120,000	2	2.94	3	4.41	14	20.59	8	11.76	11	16.18	13	19.12	10

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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	One Family	3	\$381,167	\$360,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield Heights	One Family	28	\$253,832	\$212,500	0	0	0	0	0	0	0	0	1	3.57	0	0	9
Mayfield Heights	Condominium	8	\$140,913	\$153,150	0	0	0	0	2	25	1	12.5	0	0	0	0	5
Middleburg Heights	One Family	21	\$325,433	\$319,900	0	0	0	0	0	0	0	0	0	0	0	0	2
Middleburg Heights	Condominium	8	\$131,025	\$133,750	0	0	0	0	0	0	1	12.5	1	12.5	5	62.5	1
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Moreland Hills	One Family	5	\$884,000	\$590,000	0	0	0	0	0	0	0	0	0	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	One Family	1	\$70,000	\$70,000	0	0	0	0	1	100	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	50	\$258,869	\$250,000	0	0	0	0	2	4	0	0	1	2	3	6	6
North Olmsted	Condominium	7	\$101,429	\$82,000	1	14.29	0	0	3	42.86	0	0	1	14.29	0	0	2
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	28	\$410,043	\$350,750	0	0	0	0	0	0	0	0	0	0	1	3.57	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	19	\$158,721	\$161,500	1	5.26	1	5.26	2	10.53	0	0	0	0	3	15.79	8
North Royalton	New Construction (inferred)	5	\$129,400	\$160,000	0	0	1	20	1	20	0	0	0	0	0	0	3
Oakwood	One Family	6	\$185,028	\$198,000	0	0	1	16.67	1	16.67	0	0	0	0	0	0	1
Oakwood	New Construction (inferred)	2	\$285,000	\$285,000	0	0	0	0	1	50	0	0	0	0	0	0	0
Olmsted Falls	One Family	10	\$252,250	\$265,000	0	0	0	0	0	0	1	10	0	0	1	10	1
Olmsted Falls	Condominium	10	\$184,600	\$161,750	0	0	0	0	0	0	0	0	0	0	5	50	2
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	11	\$267,714	\$267,000	0	0	0	0	1	9.09	0	0	0	0	0	0	2
Olmsted Township	New Construction (inferred)	3	\$85,000	\$75,000	0	0	0	0	2	66.67	1	33.33	0	0	0	0	0
Orange	One Family	7	\$612,843	\$380,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Orange	New Construction (inferred)	6	\$615,794	\$733,190	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	125	\$205,157	\$199,750	0	0	0	0	1	0.8	1	0.8	3	2.4	15	12	48

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Parma	Two Family	3	\$203,958	\$221,875	0	0	0	0	0	0	0	0	1	33.33	0	0	0
Parma	Condominium	5	\$132,580	\$145,000	0	0	0	0	1	20	0	0	1	20	1	20	2
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	26	\$222,204	\$233,000	0	0	0	0	0	0	1	3.85	1	3.85	3	11.54	4
Parma Heights	Two Family	1	\$325,000	\$325,000	0	0	0	0	0	0	0	0	0	0	0	0	0
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	12	\$643,683	\$527,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	New Construction (inferred)	2	\$871,025	\$871,025	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	19	\$249,242	\$255,000	0	0	0	0	0	0	0	0	0	0	4	21.05	2
Richmond Heights	Condominium	3	\$166,667	\$150,000	0	0	0	0	0	0	0	0	0	0	2	66.67	0
Rocky River	One Family	26	\$531,728	\$375,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	16	\$162,713	\$130,500	0	0	0	0	1	6.25	2	12.5	5	31.25	3	18.75	2
Rocky River	New Construction (inferred)	1	\$444,638	\$444,638	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	One Family	20	\$307,946	\$286,300	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	37	\$414,208	\$325,000	0	0	1	2.7	0	0	0	0	0	0	2	5.41	3
Shaker Heights	Two Family	8	\$209,638	\$203,625	0	0	0	0	0	0	0	0	1	12.5	0	0	3
Shaker Heights	Condominium	11	\$113,718	\$102,000	0	0	3	27.27	2	18.18	2	18.18	1	9.09	2	18.18	0
Shaker Heights	New Construction (inferred)	1	\$265,000	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	One Family	29	\$466,962	\$430,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Solon	Condominium	1	\$480,000	\$480,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	New Construction (inferred)	1	\$395,000	\$395,000	0	0	0	0	0	0	0	0	0	0	0	0	0
South Euclid	One Family	66	\$183,155	\$164,950	0	0	1	1.52	1	1.52	3	4.55	13	19.7	8	12.12	22
South Euclid	Condominium	4	\$69,000	\$70,500	0	0	1	25	3	75	0	0	0	0	0	0	0
South Euclid	New Construction (inferred)	2	\$252,500	\$252,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	One Family	51	\$355,933	\$330,000	0	0	0	0	0	0	0	0	0	0	2	3.92	2
Strongsville	Two Family	1	\$495,000	\$495,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	5	\$234,180	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	New Construction (inferred)	4	\$339,350	\$344,200	0	0	0	0	1	25	0	0	0	0	0	0	0
University Heights	One Family	21	\$290,029	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	5
University Heights	Two Family	9	\$223,889	\$230,000	0	0	0	0	0	0	0	0	1	11.11	0	0	1
University Heights	New Construction (inferred)	1	\$217,180	\$217,180	0	0	0	0	0	0	0	0	0	0	0	0	0

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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	13	\$134,115	\$135,000	1	7.69	0	0	2	15.38	3	23.08	0	0	2	15.38	2
Warrensville Heights	Condominium	6	\$50,500	\$47,800	2	33.33	3	50	1	16.67	0	0	0	0	0	0	0
Westlake	One Family	17	\$478,972	\$415,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	25	\$294,584	\$230,000	0	0	0	0	1	4	1	4	4	16	1	4	4
Westlake	New Construction (inferred)	3	\$406,667	\$405,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodmere	One Family	1	\$247,500	\$247,500	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	605	\$118,731	\$95,000	103	17.02	85	14.05	81	13.39	67	11.07	64	10.58	59	9.75	76
City of Cleveland	Two Family	261	\$110,110	\$95,000	45	17.24	37	14.18	40	15.33	19	7.28	32	12.26	34	13.03	27
City of Cleveland	Condominium	25	\$220,072	\$175,000	0	0	0	0	1	4	1	4	1	4	3	12	9
Eastern Suburbs	One Family	713	\$246,401	\$170,000	22	3.09	28	3.93	48	6.73	46	6.45	69	9.68	78	10.94	137
Eastern Suburbs	Two Family	50	\$167,773	\$163,425	3	6	4	8	2	4	1	2	5	10	5	10	12
Eastern Suburbs	Condominium	80	\$173,603	\$109,500	4	5	14	17.5	15	18.75	6	7.5	4	5	5	6.25	9
Eastern Suburbs	New Construction (inferred)	26	\$435,872	\$297,650	0	0	1	3.85	1	3.85	0	0	0	0	0	0	2
Western Suburbs	One Family	603	\$301,597	\$260,000	0	0	1	0.17	4	0.66	6	1	11	1.82	36	5.97	102
Western Suburbs	Two Family	32	\$297,509	\$313,750	0	0	0	0	0	0	1	3.13	1	3.13	1	3.13	3
Western Suburbs	Condominium	140	\$194,289	\$160,000	2	1.43	4	2.86	11	7.86	11	7.86	12	8.57	24	17.14	36
Western Suburbs	New Construction (inferred)	24	\$270,145	\$175,000	0	0	2	8.33	4	16.67	2	8.33	0	0	1	4.17	5
Total: All Suburbs	One Family	1316	\$271,692	\$220,000	22	1.67	29	2.2	52	3.95	52	3.95	80	6.08	114	8.66	239
Total: All Suburbs	Two Family	82	\$218,402	\$224,063	3	3.66	4	4.88	2	2.44	2	2.44	6	7.32	6	7.32	15
Total: All Suburbs	Condominium	220	\$186,767	\$149,500	6	2.73	18	8.18	26	11.82	17	7.73	16	7.27	29	13.18	45
Total: All Suburbs	New Construction (inferred)	50	\$356,323	\$257,500	0	0	3	6	5	10	2	4	0	0	1	2	7
Total: Cuyahoga County	One Family	1921	\$223,519	\$174,900	125	6.51	114	5.93	133	6.92	119	6.19	144	7.5	173	9.01	315
Total: Cuyahoga County	Two Family	343	\$135,999	\$117,000	48	13.99	41	11.95	42	12.24	21	6.12	38	11.08	40	11.66	42
Total: Cuyahoga County	Condominium	245	\$190,165	\$155,000	6	2.45	18	7.35	27	11.02	18	7.35	17	6.94	32	13.06	54
Total: Cuyahoga County	New Construction (inferred)	50	\$356,323	\$257,500	0	0	3	6	5	10	2	4	0	0	1	2	7

Residential Sales Price Distribution for the Suburbs, YTD February 2025

Source: Cuyahoga County Fiscal Office

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

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
Bay Village	One Family	32	\$411,406	\$330,000	9.38	5	15.63	21	65.63
Bay Village	Condominium	4	\$527,800	\$570,000	25	0	0	3	75
Bay Village	New Construction (inferred)	1	\$784,900	\$784,900	0	0	0	1	100
Beachwood	One Family	14	\$564,343	\$460,000	0	0	0	14	100
Beachwood	Condominium	8	\$423,000	\$417,500	0	1	12.5	7	87.5
Bedford	One Family	25	\$153,785	\$161,100	32	5	20	1	4
Bedford	Two Family	3	\$193,300	\$190,000	33.33	1	33.33	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	9	\$202,000	\$194,000	22.22	2	22.22	2	22.22
Berea	One Family	26	\$253,274	\$217,250	30.77	8	30.77	7	26.92
Berea	Two Family	3	\$198,000	\$235,000	0	1	33.33	1	33.33
Berea	Condominium	2	\$107,950	\$107,950	0	0	0	0	0
Bratenahl	One Family	5	\$541,300	\$475,000	0	0	0	5	100
Bratenahl	Condominium	6	\$282,750	\$290,000	0	2	33.33	4	66.67
Brecksville	One Family	12	\$434,417	\$432,000	8.33	0	0	11	91.67
Brecksville	Condominium	5	\$257,500	\$274,000	0	1	20	3	60
Brecksville	New Construction (inferred)	1	\$165,000	\$165,000	100	0	0	0	0
Broadview Heights	One Family	14	\$366,946	\$360,000	0	2	14.29	11	78.57
Broadview Heights	Condominium	10	\$192,930	\$172,500	60	0	0	2	20
Broadview Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	0	0	0
Brook Park	One Family	26	\$195,707	\$191,000	34.62	8	30.77	3	11.54
Brook Park	Condominium	2	\$141,000	\$141,000	50	0	0	0	0
Brooklyn	One Family	17	\$179,324	\$180,000	47.06	4	23.53	1	5.88
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	1	100
Brooklyn Heights	One Family	3	\$349,500	\$400,000	0	1	33.33	2	66.67
Chagrin Falls	One Family	6	\$1,074,167	\$912,500	0	0	0	6	100
Chagrin Falls	Condominium	1	\$515,000	\$515,000	0	0	0	1	100
Chagrin Falls	New Construction (inferred)	1	\$875,000	\$875,000	0	0	0	1	100
Cleveland	One Family	605	\$118,731	\$95,000	12.56	32	5.29	38	6.28
Cleveland	Two Family	261	\$110,110	\$95,000	10.34	13	4.98	14	5.36

Residential Sales Price Distribution for the Suburbs, YTD February 2025

Source: Cuyahoga County Fiscal Office

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

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	Condominium	25	\$220,072	\$175,000	36	2	8	8	32
Cleveland Heights	One Family	81	\$252,010	\$180,000	24.69	9	11.11	27	33.33
Cleveland Heights	Two Family	6	\$215,833	\$241,250	16.67	3	50	1	16.67
Cleveland Heights	Condominium	6	\$177,917	\$124,500	16.67	0	0	1	16.67
East Cleveland	One Family	21	\$55,869	\$42,500	0	0	0	0	0
East Cleveland	Two Family	7	\$51,029	\$58,200	0	0	0	0	0
Euclid	One Family	94	\$130,291	\$120,995	26.6	5	5.32	2	2.13
Euclid	Two Family	3	\$192,667	\$184,000	66.67	1	33.33	0	0
Euclid	Condominium	9	\$61,173	\$54,000	0	0	0	0	0
Euclid	New Construction (inferred)	1	\$54,700	\$54,700	0	0	0	0	0
Fairview Park	One Family	27	\$327,024	\$286,000	3.7	6	22.22	18	66.67
Fairview Park	Condominium	7	\$148,386	\$150,900	57.14	0	0	0	0
Garfield Heights	One Family	81	\$115,577	\$115,000	19.75	1	1.23	0	0
Garfield Heights	Two Family	10	\$119,000	\$121,750	30	0	0	0	0
Gates Mills	One Family	2	\$1,276,830	\$1,276,830	0	0	0	2	100
Highland Heights	One Family	15	\$453,253	\$410,000	13.33	0	0	13	86.67
Highland Heights	Condominium	3	\$354,000	\$372,000	0	0	0	3	100
Highland Heights	New Construction (inferred)	1	\$165,000	\$165,000	100	0	0	0	0
Highland Hills	One Family	2	\$103,500	\$103,500	0	0	0	0	0
Hunting Valley	One Family	1	\$1,325,000	\$1,325,000	0	0	0	1	100
Independence	One Family	15	\$330,540	\$290,000	0	5	33.33	10	66.67
Lakewood	One Family	46	\$312,227	\$295,000	13.04	9	19.57	29	63.04
Lakewood	Two Family	21	\$309,138	\$325,000	14.29	1	4.76	16	76.19
Lakewood	Condominium	14	\$132,650	\$89,000	14.29	0	0	3	21.43
Lakewood	New Construction (inferred)	2	\$563,775	\$563,775	0	0	0	2	100
Lyndhurst	One Family	37	\$245,559	\$214,000	18.92	18	48.65	6	16.22
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	0	0	1	100
Lyndhurst	Condominium	8	\$115,188	\$77,500	0	0	0	1	12.5
Lyndhurst	New Construction (inferred)	1	\$950,000	\$950,000	0	0	0	1	100
Maple Heights	One Family	68	\$134,422	\$120,000	14.71	2	2.94	5	7.35

Residential Sales Price Distribution for the Suburbs, YTD February 2025

Source: Cuyahoga County Fiscal Office

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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
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	One Family	3	\$381,167	\$360,000	0	0	0	3	100
Mayfield Heights	One Family	28	\$253,832	\$212,500	32.14	7	25	11	39.29
Mayfield Heights	Condominium	8	\$140,913	\$153,150	62.5	0	0	0	0
Middleburg Heights	One Family	21	\$325,433	\$319,900	9.52	1	4.76	18	85.71
Middleburg Heights	Condominium	8	\$131,025	\$133,750	12.5	0	0	0	0
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0
Moreland Hills	One Family	5	\$884,000	\$590,000	0	0	0	5	100
Moreland Hills	New Construction (inferred)	2	\$272,700	\$272,700	0	1	50	1	50
Newburgh Heights	One Family	1	\$70,000	\$70,000	0	0	0	0	0
Newburgh Heights	Two Family	2	\$155,725	\$155,725	50	0	0	0	0
North Olmsted	One Family	50	\$258,869	\$250,000	12	14	28	24	48
North Olmsted	Condominium	7	\$101,429	\$82,000	28.57	0	0	0	0
North Randall	One Family	1	\$135,000	\$135,000	0	0	0	0	0
North Royalton	One Family	28	\$410,043	\$350,750	0	2	7.14	25	89.29
North Royalton	Two Family	1	\$307,500	\$307,500	0	0	0	1	100
North Royalton	Condominium	19	\$158,721	\$161,500	42.11	3	15.79	1	5.26
North Royalton	New Construction (inferred)	5	\$129,400	\$160,000	60	0	0	0	0
Oakwood	One Family	6	\$185,028	\$198,000	16.67	1	16.67	2	33.33
Oakwood	New Construction (inferred)	2	\$285,000	\$285,000	0	0	0	1	50
Olmsted Falls	One Family	10	\$252,250	\$265,000	10	1	10	6	60
Olmsted Falls	Condominium	10	\$184,600	\$161,750	20	2	20	1	10
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	100	0	0	0	0
Olmsted Township	One Family	11	\$267,714	\$267,000	18.18	2	18.18	6	54.55
Olmsted Township	New Construction (inferred)	3	\$85,000	\$75,000	0	0	0	0	0
Orange	One Family	7	\$612,843	\$380,000	14.29	0	0	6	85.71
Orange	New Construction (inferred)	6	\$615,794	\$733,190	0	0	0	6	100
Parma	One Family	125	\$205,157	\$199,750	38.4	35	28	22	17.6

Residential Sales Price Distribution for the Suburbs, YTD February 2025

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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
Parma	Two Family	3	\$203,958	\$221,875	0	1	33.33	1	33.33
Parma	Condominium	5	\$132,580	\$145,000	40	0	0	0	0
Parma	New Construction (inferred)	1	\$134,000	\$134,000	0	0	0	0	0
Parma Heights	One Family	26	\$222,204	\$233,000	15.38	10	38.46	7	26.92
Parma Heights	Two Family	1	\$325,000	\$325,000	0	0	0	1	100
Parma Heights	Condominium	1	\$57,000	\$57,000	0	0	0	0	0
Pepper Pike	One Family	12	\$643,683	\$527,000	8.33	0	0	11	91.67
Pepper Pike	New Construction (inferred)	2	\$871,025	\$871,025	0	0	0	2	100
Richmond Heights	One Family	19	\$249,242	\$255,000	10.53	3	15.79	10	52.63
Richmond Heights	Condominium	3	\$166,667	\$150,000	0	1	33.33	0	0
Rocky River	One Family	26	\$531,728	\$375,500	0	0	0	26	100
Rocky River	Condominium	16	\$162,713	\$130,500	12.5	1	6.25	2	12.5
Rocky River	New Construction (inferred)	1	\$444,638	\$444,638	0	0	0	1	100
Seven Hills	One Family	20	\$307,946	\$286,300	5	6	30	13	65
Seven Hills	Two Family	1	\$420,000	\$420,000	0	0	0	1	100
Shaker Heights	One Family	37	\$414,208	\$325,000	8.11	9	24.32	22	59.46
Shaker Heights	Two Family	8	\$209,638	\$203,625	37.5	2	25	2	25
Shaker Heights	Condominium	11	\$113,718	\$102,000	0	0	0	1	9.09
Shaker Heights	New Construction (inferred)	1	\$265,000	\$265,000	0	0	0	1	100
Solon	One Family	29	\$466,962	\$430,000	3.45	0	0	28	96.55
Solon	Condominium	1	\$480,000	\$480,000	0	0	0	1	100
Solon	New Construction (inferred)	1	\$395,000	\$395,000	0	0	0	1	100
South Euclid	One Family	66	\$183,155	\$164,950	33.33	9	13.64	9	13.64
South Euclid	Condominium	4	\$69,000	\$70,500	0	0	0	0	0
South Euclid	New Construction (inferred)	2	\$252,500	\$252,500	0	1	50	1	50
Strongsville	One Family	51	\$355,933	\$330,000	3.92	7	13.73	40	78.43
Strongsville	Two Family	1	\$495,000	\$495,000	0	0	0	1	100
Strongsville	Condominium	5	\$234,180	\$250,000	20	3	60	1	20
Strongsville	New Construction (inferred)	4	\$339,350	\$344,200	0	1	25	2	50
University Heights	One Family	21	\$290,029	\$265,000	23.81	5	23.81	11	52.38
University Heights	Two Family	9	\$223,889	\$230,000	11.11	4	44.44	3	33.33
University Heights	New Construction (inferred)	1	\$217,180	\$217,180	0	1	100	0	0

Residential Sales Price Distribution for the Suburbs, YTD February 2025

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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
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	13	\$134,115	\$135,000	15.38	3	23.08	0	0
Warrensville Heights	Condominium	6	\$50,500	\$47,800	0	0	0	0	0
Westlake	One Family	17	\$478,972	\$415,000	0	3	17.65	14	82.35
Westlake	Condominium	25	\$294,584	\$230,000	16	4	16	10	40
Westlake	New Construction (inferred)	3	\$406,667	\$405,000	0	1	33.33	2	66.67
Woodmere	One Family	1	\$247,500	\$247,500	0	1	100	0	0
City of Cleveland	One Family	605	\$118,731	\$95,000	12.56	32	5.29	38	6.28
City of Cleveland	Two Family	261	\$110,110	\$95,000	10.34	13	4.98	14	5.36
City of Cleveland	Condominium	25	\$220,072	\$175,000	36	2	8	8	32
Eastern Suburbs	One Family	713	\$246,401	\$170,000	19.21	81	11.36	204	28.61
Eastern Suburbs	Two Family	50	\$167,773	\$163,425	24	11	22	7	14
Eastern Suburbs	Condominium	80	\$173,603	\$109,500	11.25	4	5	19	23.75
Eastern Suburbs	New Construction (inferred)	26	\$435,872	\$297,650	7.69	4	15.38	18	69.23
Western Suburbs	One Family	603	\$301,597	\$260,000	16.92	129	21.39	314	52.07
Western Suburbs	Two Family	32	\$297,509	\$313,750	9.38	3	9.38	23	71.88
Western Suburbs	Condominium	140	\$194,289	\$160,000	25.71	14	10	26	18.57
Western Suburbs	New Construction (inferred)	24	\$270,145	\$175,000	20.83	2	8.33	8	33.33
Total: All Suburbs	One Family	1316	\$271,692	\$220,000	18.16	210	15.96	518	39.36
Total: All Suburbs	Two Family	82	\$218,402	\$224,063	18.29	14	17.07	30	36.59
Total: All Suburbs	Condominium	220	\$186,767	\$149,500	20.45	18	8.18	45	20.45
Total: All Suburbs	New Construction (inferred)	50	\$356,323	\$257,500	14	6	12	26	52
Total: Cuyahoga County	One Family	1921	\$223,519	\$174,900	16.4	242	12.6	556	28.94
Total: Cuyahoga County	Two Family	343	\$135,999	\$117,000	12.24	27	7.87	44	12.83
Total: Cuyahoga County	Condominium	245	\$190,165	\$155,000	22.04	20	8.16	53	21.63
Total: Cuyahoga County	New Construction (inferred)	50	\$356,323	\$257,500	14	6	12	26	52