

Residential Sales Price Distribution for the Suburbs, YTD March 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	Percent \$150K to \$200K	Sales \$200K to \$250K
Bay Village	One Family	47	\$409,681	\$335,000	0	0	0	0	0	0	1	2.13	0	0	2	4.26	3	6.38	6
Bay Village	Condominium	6	\$571,533	\$607,500	0	0	0	0	0	0	0	0	0	0	0	0	1	16.67	0
Bay Village	New Construction (inferred)	2	\$589,950	\$589,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	23	\$503,291	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	10	\$367,700	\$392,500	0	0	0	0	0	0	0	0	1	10	0	0	1	10	1
Beachwood	New Construction (inferred)	1	\$405,000	\$405,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	40	\$153,683	\$155,738	0	0	3	7.5	2	5	7	17.5	3	7.5	4	10	11	27.5	8
Bedford	Two Family	4	\$186,100	\$177,250	0	0	0	0	0	0	0	0	0	0	1	25	2	50	1
Bedford	Condominium	7	\$135,714	\$134,000	0	0	0	0	0	0	2	28.57	1	14.29	1	14.29	3	42.86	0
Bedford	New Construction (inferred)	2	\$177,500	\$177,500	0	0	0	0	0	0	0	0	0	0	1	50	0	0	1
Bedford Heights	One Family	16	\$183,433	\$189,000	0	0	0	0	1	6.25	1	6.25	1	6.25	4	25	2	12.5	4
Bentleyville	One Family	1	\$965,000	\$965,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	44	\$239,318	\$210,250	0	0	0	0	1	2.27	3	6.82	1	2.27	4	9.09	11	25	12
Berea	Two Family	4	\$236,000	\$249,500	0	0	0	0	0	0	1	25	0	0	0	0	0	0	1
Berea	Condominium	3	\$108,633	\$110,000	0	0	0	0	0	0	1	33.33	1	33.33	1	33.33	0	0	0
Berea	New Construction (inferred)	2	\$112,000	\$112,000	0	0	0	0	0	0	0	0	2	100	0	0	0	0	0
Bratenahl	One Family	6	\$531,917	\$480,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	8	\$260,800	\$258,500	0	0	0	0	0	0	0	0	0	0	0	0	1	12.5	3
Brecksville	One Family	25	\$528,256	\$439,000	0	0	0	0	0	0	0	0	0	0	0	0	1	4	0
Brecksville	Condominium	12	\$235,783	\$201,750	0	0	0	0	0	0	1	8.33	0	0	3	25	2	16.67	2
Brecksville	New Construction (inferred)	1	\$165,000	\$165,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0
Broadview Heights	One Family	27	\$438,172	\$403,000	0	0	0	0	0	0	0	0	0	0	1	3.7	0	0	2
Broadview Heights	Condominium	17	\$201,018	\$180,500	0	0	0	0	0	0	1	5.88	1	5.88	2	11.76	8	47.06	1
Broadview Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	1	100	0	0	0	0	0	0	0	0	0	0	0
Brook Park	One Family	44	\$198,618	\$203,500	1	2.27	0	0	0	0	0	0	2	4.55	6	13.64	12	27.27	16
Brook Park	Condominium	2	\$141,000	\$141,000	0	0	0	0	0	0	0	0	0	0	1	50	1	50	0
Brook Park	New Construction (inferred)	2	\$300,000	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Brooklyn	One Family	25	\$182,528	\$180,000	0	0	1	4	0	0	0	0	2	8	4	16	9	36	7
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	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	0	1
Chagrin Falls	One Family	8	\$864,375	\$730,000	0	0	0	0	0	0	1	12.5	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	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	0	0
Cleveland	One Family	945	\$120,013	\$95,000	150	15.87	130	13.76	133	14.07	107	11.32	92	9.74	100	10.58	121	12.8	51
Cleveland	Two Family	391	\$113,653	\$104,000	60	15.35	58	14.83	51	13.04	31	7.93	50	12.79	57	14.58	43	11	19
Cleveland	Condominium	60	\$295,507	\$201,250	1	1.67	1	1.67	2	3.33	2	3.33	1	1.67	8	13.33	15	25	4
Cleveland Heights	One Family	135	\$246,369	\$177,432	0	0	8	5.93	8	5.93	5	3.7	9	6.67	19	14.07	27	20	16
Cleveland Heights	Two Family	15	\$283,687	\$250,000	0	0	0	0	0	0	0	0	0	0	1	6.67	3	20	4
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	16.67	0
Cuyahoga Heights	One Family	1	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0	0
East Cleveland	One Family	30	\$53,407	\$41,250	18	60	4	13.33	2	6.67	3	10	0	0	3	10	0	0	0
East Cleveland	Two Family	8	\$59,963	\$59,100	2	25	4	50	1	12.5	0	0	1	12.5	0	0	0	0	0
Euclid	One Family	166	\$129,212	\$119,375	4	2.41	10	6.02	24	14.46	24	14.46	33	19.88	19	11.45	39	23.49	10
Euclid	Two Family	8	\$192,000	\$187,000	0	0	0	0	0	0	0	0	0	0	1	12.5	4	50	3
Euclid	Condominium	17	\$72,699	\$69,000	3	17.65	5	29.41	6	35.29	1	5.88	0	0	0	0	2	11.76	0
Euclid	New Construction (inferred)	2	\$247,350	\$247,350	0	0	1	50	0	0	0	0	0	0	0	0	0	0	0
Fairview Park	One Family	41	\$311,040	\$286,000	0	0	0	0	0	0	0	0	0	0	3	7.32	3	7.32	8
Fairview Park	Condominium	8	\$146,088	\$147,950	0	0	0	0	0	0	1	12.5	0	0	3	37.5	4	50	0
Garfield Heights	One Family	121	\$120,574	\$121,000	5	4.13	13	10.74	14	11.57	14	11.57	20	16.53	21	17.36	31	25.62	3
Garfield Heights	Two Family	14	\$123,607	\$126,500	1	7.14	1	7.14	1	7.14	1	7.14	3	21.43	1	7.14	6	42.86	0
Garfield Heights	New Construction (inferred)	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0
Gates Mills	One Family	3	\$1,476,220	\$1,875,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	One Family	23	\$440,052	\$390,000	0	0	0	0	0	0	1	4.35	0	0	0	0	2	8.7	2

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Highland Heights	Condominium	4	\$369,250	\$381,000	0	0	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	100	0
Highland Hills	One Family	2	\$103,500	\$103,500	0	0	0	0	0	0	1	50	1	50	0	0	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	0	0
Independence	One Family	24	\$346,358	\$312,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Independence	New Construction (inferred)	1	\$250,000	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Lakewood	One Family	70	\$309,796	\$287,500	0	0	0	0	0	0	0	0	2	2.86	1	1.43	9	12.86	12
Lakewood	Two Family	33	\$318,648	\$330,000	0	0	0	0	0	0	0	0	0	0	1	3.03	3	9.09	2
Lakewood	Condominium	32	\$120,591	\$90,000	0	0	7	21.88	5	15.63	10	31.25	1	3.13	1	3.13	3	9.38	1
Lakewood	New Construction (inferred)	2	\$563,775	\$563,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	One Family	54	\$246,686	\$220,000	0	0	0	0	1	1.85	0	0	3	5.56	4	7.41	8	14.81	25
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	Condominium	10	\$190,150	\$87,250	0	0	2	20	3	30	1	10	1	10	1	10	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	0	0
Maple Heights	One Family	104	\$127,908	\$116,000	2	1.92	9	8.65	16	15.38	15	14.42	19	18.27	19	18.27	16	15.38	3
Maple Heights	Two Family	1	\$130,000	\$130,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0	0
Maple Heights	Condominium	3	\$33,844	\$37,000	3	100	0	0	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	25	0
Mayfield	One Family	8	\$389,238	\$358,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	New Construction (inferred)	1	\$140,000	\$140,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0	0
Mayfield Heights	One Family	43	\$244,178	\$228,000	0	0	0	0	1	2.33	0	0	2	4.65	0	0	11	25.58	15
Mayfield Heights	Condominium	14	\$170,854	\$164,650	0	0	0	0	2	14.29	1	7.14	0	0	1	7.14	8	57.14	0
Middleburg Heights	One Family	27	\$310,833	\$319,900	0	0	0	0	1	3.7	0	0	0	0	0	0	3	11.11	2
Middleburg Heights	Condominium	12	\$137,517	\$133,750	0	0	0	0	0	0	1	8.33	2	16.67	6	50	3	25	0
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0	0	1	100	0	0	0	0	0	0	0
Moreland Hills	One Family	7	\$897,143	\$590,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	3	\$276,800	\$285,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

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Newburgh Heights	One Family	1	\$70,000	\$70,000	0	0	0	0	1	100	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	50	0
North Olmsted	One Family	66	\$261,804	\$252,500	0	0	0	0	2	3.03	0	0	1	1.52	4	6.06	7	10.61	19
North Olmsted	Condominium	18	\$151,411	\$135,500	1	5.56	0	0	3	16.67	0	0	2	11.11	4	22.22	4	22.22	1
North Olmsted	New Construction (inferred)	2	\$267,500	\$267,500	0	0	0	0	0	0	0	0	0	0	0	0	1	50	0
North Randall	One Family	1	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0	0
North Royalton	One Family	40	\$384,308	\$342,950	0	0	0	0	0	0	0	0	0	0	1	2.5	1	2.5	2
North Royalton	Two Family	1	\$307,500	\$307,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Condominium	28	\$157,736	\$162,250	1	3.57	1	3.57	2	7.14	2	7.14	0	0	5	17.86	11	39.29	5
North Royalton	New Construction (inferred)	8	\$140,875	\$160,000	0	0	1	12.5	1	12.5	0	0	0	0	0	0	6	75	0
Oakwood	One Family	6	\$200,583	\$198,000	0	0	0	0	1	16.67	0	0	0	0	1	16.67	1	16.67	1
Oakwood	New Construction (inferred)	2	\$285,000	\$285,000	0	0	0	0	1	50	0	0	0	0	0	0	0	0	0
Olmsted Falls	One Family	15	\$261,707	\$265,000	0	0	0	0	0	0	1	6.67	0	0	1	6.67	1	6.67	3
Olmsted Falls	Condominium	17	\$186,612	\$175,000	0	0	0	0	0	0	0	0	1	5.88	6	35.29	3	17.65	6
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0
Olmsted Township	One Family	19	\$312,724	\$320,000	0	0	0	0	1	5.26	0	0	0	0	1	5.26	2	10.53	2
Olmsted Township	Condominium	1	\$145,000	\$145,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0	0
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	0	0
Orange	One Family	11	\$616,218	\$435,000	0	0	0	0	0	0	0	0	0	0	0	0	1	9.09	0
Orange	New Construction (inferred)	9	\$532,649	\$626,580	0	0	0	0	0	0	0	0	0	0	0	0	1	11.11	0
Parma	One Family	209	\$207,096	\$200,000	0	0	0	0	3	1.44	3	1.44	8	3.83	23	11	70	33.49	61
Parma	Two Family	7	\$241,839	\$240,000	0	0	0	0	0	0	0	0	1	14.29	0	0	0	0	3
Parma	Condominium	9	\$131,489	\$145,000	0	0	1	11.11	1	11.11	0	0	2	22.22	1	11.11	4	44.44	0
Parma	New Construction (inferred)	2	\$152,000	\$152,000	0	0	0	0	0	0	0	0	0	0	1	50	1	50	0
Parma Heights	One Family	46	\$216,257	\$227,500	0	0	0	0	1	2.17	1	2.17	1	2.17	4	8.7	11	23.91	18
Parma Heights	Two Family	1	\$325,000	\$325,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	2	\$75,500	\$75,500	0	0	1	50	0	0	1	50	0	0	0	0	0	0	0

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Pepper Pike	One Family	17	\$642,688	\$579,000	0	0	0	0	0	0	0	0	0	0	0	0	1	5.88	0
Pepper Pike	New Construction (inferred)	3	\$707,017	\$855,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	26	\$249,177	\$252,000	0	0	0	0	0	0	0	0	0	0	4	15.38	3	11.54	6
Richmond Heights	Condominium	4	\$166,038	\$157,075	0	0	0	0	0	0	0	0	0	0	2	50	1	25	1
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	One Family	45	\$515,752	\$380,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	30	\$193,785	\$146,750	0	0	0	0	1	3.33	4	13.33	5	16.67	7	23.33	4	13.33	3
Rocky River	New Construction (inferred)	1	\$444,638	\$444,638	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	One Family	30	\$303,981	\$277,500	0	0	0	0	0	0	0	0	0	0	0	0	1	3.33	8
Seven Hills	Two Family	1	\$420,000	\$420,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaker Heights	One Family	53	\$383,934	\$325,000	0	0	1	1.89	1	1.89	1	1.89	2	3.77	2	3.77	4	7.55	11
Shaker Heights	Two Family	14	\$250,852	\$239,250	0	0	0	0	0	0	0	0	1	7.14	1	7.14	3	21.43	3
Shaker Heights	Condominium	18	\$116,189	\$98,500	1	5.56	3	16.67	4	22.22	3	16.67	1	5.56	3	16.67	1	5.56	1
Shaker Heights	New Construction (inferred)	1	\$265,000	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	One Family	39	\$463,687	\$430,000	0	0	0	0	0	0	0	0	0	0	0	0	1	2.56	0
Solon	Condominium	2	\$323,500	\$323,500	0	0	0	0	0	0	0	0	0	0	0	0	1	50	0
Solon	New Construction (inferred)	2	\$392,500	\$392,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Euclid	One Family	95	\$185,764	\$165,000	0	0	1	1.05	3	3.16	5	5.26	14	14.74	15	15.79	29	30.53	12
South Euclid	Two Family	2	\$190,000	\$190,000	0	0	0	0	0	0	0	0	0	0	1	50	0	0	1
South Euclid	Condominium	5	\$68,400	\$70,000	0	0	1	20	4	80	0	0	0	0	0	0	0	0	0
South Euclid	New Construction (inferred)	3	\$298,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	One Family	90	\$358,696	\$348,000	0	0	0	0	0	0	0	0	0	0	3	3.33	4	4.44	11
Strongsville	Two Family	1	\$495,000	\$495,000	0	0	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	20	3
Strongsville	New Construction (inferred)	5	\$359,460	\$439,900	0	0	0	0	1	20	0	0	0	0	0	0	0	0	1
University Heights	One Family	45	\$312,545	\$269,900	0	0	0	0	0	0	0	0	1	2.22	1	2.22	8	17.78	10
University Heights	Two Family	13	\$216,062	\$230,000	0	0	0	0	0	0	1	7.69	1	7.69	0	0	2	15.38	5
University Heights	New Construction (inferred)	1	\$217,180	\$217,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Residential Sales Price Distribution for the Suburbs, YTD March 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	Percent \$150K to \$200K	Sales \$200K to \$250K
Valley View	One Family	2	\$329,000	\$329,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walton Hills	One Family	4	\$295,955	\$274,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Warrensville Heights	One Family	23	\$130,843	\$117,500	1	4.35	0	0	5	21.74	5	21.74	1	4.35	4	17.39	3	13.04	4
Warrensville Heights	Condominium	13	\$65,769	\$65,000	2	15.38	5	38.46	3	23.08	3	23.08	0	0	0	0	0	0	0
Westlake	One Family	30	\$443,067	\$410,000	0	0	0	0	0	0	0	0	0	0	0	0	1	3.33	4
Westlake	Condominium	40	\$278,817	\$212,500	0	0	0	0	1	2.5	1	2.5	6	15	2	5	10	25	5
Westlake	New Construction (inferred)	5	\$424,500	\$405,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Woodmere	One Family	1	\$247,500	\$247,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
City of Cleveland	One Family	945	\$120,013	\$95,000	150	15.87	130	13.76	133	14.07	107	11.32	92	9.74	100	10.58	121	12.8	51
City of Cleveland	Two Family	391	\$113,653	\$104,000	60	15.35	58	14.83	51	13.04	31	7.93	50	12.79	57	14.58	43	11	19
City of Cleveland	Condominium	60	\$295,507	\$201,250	1	1.67	1	1.67	2	3.33	2	3.33	1	1.67	8	13.33	15	25	4
Eastern Suburbs	One Family	1116	\$238,529	\$170,000	30	2.69	49	4.39	80	7.17	83	7.44	109	9.77	122	10.93	198	17.74	132
Eastern Suburbs	Two Family	82	\$196,867	\$179,250	3	3.66	5	6.1	2	2.44	2	2.44	6	7.32	8	9.76	21	25.61	17
Eastern Suburbs	Condominium	122	\$163,962	\$109,500	9	7.38	17	13.93	22	18.03	12	9.84	5	4.1	9	7.38	19	15.57	6
Eastern Suburbs	New Construction (inferred)	39	\$396,404	\$295,400	0	0	1	2.56	1	2.56	0	0	0	0	2	5.13	4	10.26	4
Western Suburbs	One Family	967	\$304,001	\$265,000	1	0.1	1	0.1	9	0.93	9	0.93	17	1.76	58	6	149	15.41	200
Western Suburbs	Two Family	49	\$305,608	\$320,000	0	0	0	0	0	0	1	2.04	1	2.04	1	2.04	3	6.12	6
Western Suburbs	Condominium	242	\$193,771	\$160,000	2	0.83	10	4.13	13	5.37	23	9.5	21	8.68	43	17.77	59	24.38	27
Western Suburbs	New Construction (inferred)	39	\$268,715	\$185,000	0	0	2	5.13	4	10.26	2	5.13	2	5.13	1	2.56	10	25.64	4
Total: All Suburbs	One Family	2083	\$268,923	\$221,000	31	1.49	50	2.4	89	4.27	92	4.42	126	6.05	180	8.64	347	16.66	332
Total: All Suburbs	Two Family	131	\$237,541	\$232,500	3	2.29	5	3.82	2	1.53	3	2.29	7	5.34	9	6.87	24	18.32	23
Total: All Suburbs	Condominium	364	\$183,780	\$149,500	11	3.02	27	7.42	35	9.62	35	9.62	26	7.14	52	14.29	78	21.43	33
Total: All Suburbs	New Construction (inferred)	78	\$332,559	\$257,500	0	0	3	3.85	5	6.41	2	2.56	2	2.56	3	3.85	14	17.95	8
Total: Cuyahoga County	One Family	3028	\$222,450	\$175,000	181	5.98	180	5.94	222	7.33	199	6.57	218	7.2	280	9.25	468	15.46	383
Total: Cuyahoga County	Two Family	522	\$144,743	\$124,000	63	12.07	63	12.07	53	10.15	34	6.51	57	10.92	66	12.64	67	12.84	42
Total: Cuyahoga County	Condominium	424	\$199,590	\$158,750	12	2.83	28	6.6	37	8.73	37	8.73	27	6.37	60	14.15	93	21.93	37
Total: Cuyahoga County	New Construction (inferred)	78	\$332,559	\$257,500	0	0	3	3.85	5	6.41	2	2.56	2	2.56	3	3.85	14	17.95	8

Residential Sales Price Distribution for the Suburbs, YTD March 2025
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affa

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	47	\$409,681	\$335,000	12.77	35	74.47
Bay Village	Condominium	6	\$571,533	\$607,500	0	5	83.33
Bay Village	New Construction (inferred)	2	\$589,950	\$589,950	0	2	100
Beachwood	One Family	23	\$503,291	\$425,000	0	23	100
Beachwood	Condominium	10	\$367,700	\$392,500	10	7	70
Beachwood	New Construction (inferred)	1	\$405,000	\$405,000	0	1	100
Bedford	One Family	40	\$153,683	\$155,738	20	2	5
Bedford	Two Family	4	\$186,100	\$177,250	25	0	0
Bedford	Condominium	7	\$135,714	\$134,000	0	0	0
Bedford	New Construction (inferred)	2	\$177,500	\$177,500	50	0	0
Bedford Heights	One Family	16	\$183,433	\$189,000	25	3	18.75
Bentleyville	One Family	1	\$965,000	\$965,000	0	1	100
Berea	One Family	44	\$239,318	\$210,250	27.27	12	27.27
Berea	Two Family	4	\$236,000	\$249,500	25	2	50
Berea	Condominium	3	\$108,633	\$110,000	0	0	0
Berea	New Construction (inferred)	2	\$112,000	\$112,000	0	0	0
Bratenahl	One Family	6	\$531,917	\$480,000	0	6	100
Bratenahl	Condominium	8	\$260,800	\$258,500	37.5	4	50
Brecksville	One Family	25	\$528,256	\$439,000	0	24	96
Brecksville	Condominium	12	\$235,783	\$201,750	16.67	4	33.33
Brecksville	New Construction (inferred)	1	\$165,000	\$165,000	0	0	0
Broadview Heights	One Family	27	\$438,172	\$403,000	7.41	24	88.89
Broadview Heights	Condominium	17	\$201,018	\$180,500	5.88	4	23.53
Broadview Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	0
Brook Park	One Family	44	\$198,618	\$203,500	36.36	7	15.91
Brook Park	Condominium	2	\$141,000	\$141,000	0	0	0
Brook Park	New Construction (inferred)	2	\$300,000	\$300,000	0	2	100

Residential Sales Price Distribution for the Suburbs, YTD March 2025
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affa

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Brooklyn	One Family	25	\$182,528	\$180,000	28	2	8
Brooklyn	Two Family	1	\$275,000	\$275,000	0	1	100
Brooklyn Heights	One Family	3	\$349,500	\$400,000	33.33	2	66.67
Chagrin Falls	One Family	8	\$864,375	\$730,000	0	7	87.5
Chagrin Falls	Condominium	1	\$515,000	\$515,000	0	1	100
Chagrin Falls	New Construction (inferred)	1	\$875,000	\$875,000	0	1	100
Cleveland	One Family	945	\$120,013	\$95,000	5.4	61	6.46
Cleveland	Two Family	391	\$113,653	\$104,000	4.86	22	5.63
Cleveland	Condominium	60	\$295,507	\$201,250	6.67	26	43.33
Cleveland Heights	One Family	135	\$246,369	\$177,432	11.85	43	31.85
Cleveland Heights	Two Family	15	\$283,687	\$250,000	26.67	7	46.67
Cleveland Heights	Condominium	6	\$177,917	\$124,500	0	1	16.67
Cuyahoga Heights	One Family	1	\$135,000	\$135,000	0	0	0
East Cleveland	One Family	30	\$53,407	\$41,250	0	0	0
East Cleveland	Two Family	8	\$59,963	\$59,100	0	0	0
Euclid	One Family	166	\$129,212	\$119,375	6.02	3	1.81
Euclid	Two Family	8	\$192,000	\$187,000	37.5	0	0
Euclid	Condominium	17	\$72,699	\$69,000	0	0	0
Euclid	New Construction (inferred)	2	\$247,350	\$247,350	0	1	50
Fairview Park	One Family	41	\$311,040	\$286,000	19.51	27	65.85
Fairview Park	Condominium	8	\$146,088	\$147,950	0	0	0
Garfield Heights	One Family	121	\$120,574	\$121,000	2.48	0	0
Garfield Heights	Two Family	14	\$123,607	\$126,500	0	0	0
Garfield Heights	New Construction (inferred)	1	\$170,000	\$170,000	0	0	0
Gates Mills	One Family	3	\$1,476,220	\$1,875,000	0	3	100
Highland Heights	One Family	23	\$440,052	\$390,000	8.7	18	78.26

Residential Sales Price Distribution for the Suburbs, YTD March 2025
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affa

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Highland Heights	Condominium	4	\$369,250	\$381,000	0	4	100
Highland Heights	New Construction (inferred)	1	\$165,000	\$165,000	0	0	0
Highland Hills	One Family	2	\$103,500	\$103,500	0	0	0
Hunting Valley	One Family	1	\$1,325,000	\$1,325,000	0	1	100
Independence	One Family	24	\$346,358	\$312,050	25	18	75
Independence	New Construction (inferred)	1	\$250,000	\$250,000	100	0	0
Lakewood	One Family	70	\$309,796	\$287,500	17.14	46	65.71
Lakewood	Two Family	33	\$318,648	\$330,000	6.06	27	81.82
Lakewood	Condominium	32	\$120,591	\$90,000	3.13	4	12.5
Lakewood	New Construction (inferred)	2	\$563,775	\$563,775	0	2	100
Lyndhurst	One Family	54	\$246,686	\$220,000	46.3	13	24.07
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	1	100
Lyndhurst	Condominium	10	\$190,150	\$87,250	0	2	20
Lyndhurst	New Construction (inferred)	1	\$950,000	\$950,000	0	1	100
Maple Heights	One Family	104	\$127,908	\$116,000	2.88	5	4.81
Maple Heights	Two Family	1	\$130,000	\$130,000	0	0	0
Maple Heights	Condominium	3	\$33,844	\$37,000	0	0	0
Maple Heights	New Construction (inferred)	4	\$285,895	\$299,950	0	3	75
Mayfield	One Family	8	\$389,238	\$358,750	0	8	100
Mayfield	New Construction (inferred)	1	\$140,000	\$140,000	0	0	0
Mayfield Heights	One Family	43	\$244,178	\$228,000	34.88	14	32.56
Mayfield Heights	Condominium	14	\$170,854	\$164,650	0	2	14.29
Middleburg Heights	One Family	27	\$310,833	\$319,900	7.41	21	77.78
Middleburg Heights	Condominium	12	\$137,517	\$133,750	0	0	0
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0
Moreland Hills	One Family	7	\$897,143	\$590,000	0	7	100
Moreland Hills	New Construction (inferred)	3	\$276,800	\$285,000	33.33	2	66.67

Residential Sales Price Distribution for the Suburbs, YTD March 2025
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affa

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Newburgh Heights	One Family	1	\$70,000	\$70,000	0	0	0
Newburgh Heights	Two Family	2	\$155,725	\$155,725	0	0	0
North Olmsted	One Family	66	\$261,804	\$252,500	28.79	33	50
North Olmsted	Condominium	18	\$151,411	\$135,500	5.56	3	16.67
North Olmsted	New Construction (inferred)	2	\$267,500	\$267,500	0	1	50
North Randall	One Family	1	\$135,000	\$135,000	0	0	0
North Royalton	One Family	40	\$384,308	\$342,950	5	36	90
North Royalton	Two Family	1	\$307,500	\$307,500	0	1	100
North Royalton	Condominium	28	\$157,736	\$162,250	17.86	1	3.57
North Royalton	New Construction (inferred)	8	\$140,875	\$160,000	0	0	0
Oakwood	One Family	6	\$200,583	\$198,000	16.67	2	33.33
Oakwood	New Construction (inferred)	2	\$285,000	\$285,000	0	1	50
Olmsted Falls	One Family	15	\$261,707	\$265,000	20	9	60
Olmsted Falls	Condominium	17	\$186,612	\$175,000	35.29	1	5.88
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	0	0	0
Olmsted Township	One Family	19	\$312,724	\$320,000	10.53	13	68.42
Olmsted Township	Condominium	1	\$145,000	\$145,000	0	0	0
Olmsted Township	New Construction (inferred)	3	\$85,000	\$75,000	0	0	0
Orange	One Family	11	\$616,218	\$435,000	0	10	90.91
Orange	New Construction (inferred)	9	\$532,649	\$626,580	0	8	88.89
Parma	One Family	209	\$207,096	\$200,000	29.19	41	19.62
Parma	Two Family	7	\$241,839	\$240,000	42.86	3	42.86
Parma	Condominium	9	\$131,489	\$145,000	0	0	0
Parma	New Construction (inferred)	2	\$152,000	\$152,000	0	0	0
Parma Heights	One Family	46	\$216,257	\$227,500	39.13	10	21.74
Parma Heights	Two Family	1	\$325,000	\$325,000	0	1	100
Parma Heights	Condominium	2	\$75,500	\$75,500	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD March 2025
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affa

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Pepper Pike	One Family	17	\$642,688	\$579,000	0	16	94.12
Pepper Pike	New Construction (inferred)	3	\$707,017	\$855,000	0	3	100
Richmond Heights	One Family	26	\$249,177	\$252,000	23.08	13	50
Richmond Heights	Condominium	4	\$166,038	\$157,075	25	0	0
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	1	100
Rocky River	One Family	45	\$515,752	\$380,000	0	45	100
Rocky River	Condominium	30	\$193,785	\$146,750	10	6	20
Rocky River	New Construction (inferred)	1	\$444,638	\$444,638	0	1	100
Seven Hills	One Family	30	\$303,981	\$277,500	26.67	21	70
Seven Hills	Two Family	1	\$420,000	\$420,000	0	1	100
Shaker Heights	One Family	53	\$383,934	\$325,000	20.75	31	58.49
Shaker Heights	Two Family	14	\$250,852	\$239,250	21.43	6	42.86
Shaker Heights	Condominium	18	\$116,189	\$98,500	5.56	1	5.56
Shaker Heights	New Construction (inferred)	1	\$265,000	\$265,000	0	1	100
Solon	One Family	39	\$463,687	\$430,000	0	38	97.44
Solon	Condominium	2	\$323,500	\$323,500	0	1	50
Solon	New Construction (inferred)	2	\$392,500	\$392,500	0	2	100
South Euclid	One Family	95	\$185,764	\$165,000	12.63	16	16.84
South Euclid	Two Family	2	\$190,000	\$190,000	50	0	0
South Euclid	Condominium	5	\$68,400	\$70,000	0	0	0
South Euclid	New Construction (inferred)	3	\$298,000	\$255,000	33.33	2	66.67
Strongsville	One Family	90	\$358,696	\$348,000	12.22	72	80
Strongsville	Two Family	1	\$495,000	\$495,000	0	1	100
Strongsville	Condominium	5	\$234,180	\$250,000	60	1	20
Strongsville	New Construction (inferred)	5	\$359,460	\$439,900	20	3	60
University Heights	One Family	45	\$312,545	\$269,900	22.22	25	55.56
University Heights	Two Family	13	\$216,062	\$230,000	38.46	4	30.77
University Heights	New Construction (inferred)	1	\$217,180	\$217,180	100	0	0

Residential Sales Price Distribution for the Suburbs, YTD March 2025
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affa

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Valley View	One Family	2	\$329,000	\$329,000	0	2	100
Walton Hills	One Family	4	\$295,955	\$274,410	25	3	75
Warrensville Heights	One Family	23	\$130,843	\$117,500	17.39	0	0
Warrensville Heights	Condominium	13	\$65,769	\$65,000	0	0	0
Westlake	One Family	30	\$443,067	\$410,000	13.33	25	83.33
Westlake	Condominium	40	\$278,817	\$212,500	12.5	15	37.5
Westlake	New Construction (inferred)	5	\$424,500	\$405,000	40	3	60
Woodmere	One Family	1	\$247,500	\$247,500	100	0	0
City of Cleveland	One Family	945	\$120,013	\$95,000	5.4	61	6.46
City of Cleveland	Two Family	391	\$113,653	\$104,000	4.86	22	5.63
City of Cleveland	Condominium	60	\$295,507	\$201,250	6.67	26	43.33
Eastern Suburbs	One Family	1116	\$238,529	\$170,000	11.83	313	28.05
Eastern Suburbs	Two Family	82	\$196,867	\$179,250	20.73	18	21.95
Eastern Suburbs	Condominium	122	\$163,962	\$109,500	4.92	23	18.85
Eastern Suburbs	New Construction (inferred)	39	\$396,404	\$295,400	10.26	27	69.23
Western Suburbs	One Family	967	\$304,001	\$265,000	20.68	523	54.08
Western Suburbs	Two Family	49	\$305,608	\$320,000	12.24	37	75.51
Western Suburbs	Condominium	242	\$193,771	\$160,000	11.16	44	18.18
Western Suburbs	New Construction (inferred)	39	\$268,715	\$185,000	10.26	14	35.9
Total: All Suburbs	One Family	2083	\$268,923	\$221,000	15.94	836	40.13
Total: All Suburbs	Two Family	131	\$237,541	\$232,500	17.56	55	41.98
Total: All Suburbs	Condominium	364	\$183,780	\$149,500	9.07	67	18.41
Total: All Suburbs	New Construction (inferred)	78	\$332,559	\$257,500	10.26	41	52.56
Total: Cuyahoga County	One Family	3028	\$222,450	\$175,000	12.65	897	29.62
Total: Cuyahoga County	Two Family	522	\$144,743	\$124,000	8.05	77	14.75
Total: Cuyahoga County	Condominium	424	\$199,590	\$158,750	8.73	93	21.93
Total: Cuyahoga County	New Construction (inferred)	78	\$332,559	\$257,500	10.26	41	52.56