

**Residential Sales Price Distribution for the Suburbs, YTD April 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	65	\$395,107	\$335,000	0	0	0	0	0	0	1	1.54	0	0	2	3.08	6
Bay Village	Condominium	7	\$532,743	\$575,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bay Village	New Construction (inferred)	2	\$589,950	\$589,950	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	28	\$516,668	\$460,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	12	\$361,667	\$392,500	0	0	0	0	0	0	0	0	1	8.33	0	0	2
Beachwood	New Construction (inferred)	2	\$328,125	\$328,125	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	58	\$159,852	\$161,750	0	0	2	3.45	3	5.17	10	17.24	4	6.9	6	10.34	17
Bedford	Two Family	5	\$195,280	\$190,000	0	0	0	0	0	0	0	0	0	0	1	20	2
Bedford	Condominium	7	\$135,714	\$134,000	0	0	0	0	0	0	2	28.57	1	14.29	1	14.29	3
Bedford	New Construction (inferred)	3	\$183,833	\$196,500	0	0	0	0	0	0	0	0	0	0	1	33.33	1
Bedford Heights	One Family	25	\$193,356	\$194,000	0	0	0	0	1	4	1	4	2	8	5	20	4
Bentleyville	One Family	1	\$965,000	\$965,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	62	\$252,884	\$227,500	0	0	0	0	0	0	3	4.84	2	3.23	4	6.45	13
Berea	Two Family	4	\$236,000	\$249,500	0	0	0	0	0	0	1	25	0	0	0	0	0
Berea	Condominium	4	\$104,725	\$101,500	0	0	0	0	0	0	2	50	1	25	1	25	0
Berea	New Construction (inferred)	3	\$150,000	\$112,000	0	0	0	0	0	0	0	0	2	66.67	0	0	0
Bratenahl	One Family	6	\$531,917	\$480,000	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
Bratenahl	New Construction (inferred)	1	\$165,000	\$165,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	One Family	32	\$522,353	\$440,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	Two Family	1	\$425,000	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	Condominium	15	\$246,827	\$183,000	0	0	0	0	0	0	2	13.33	0	0	3	20	3
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	42	\$439,709	\$394,500	0	0	0	0	0	0	0	0	0	0	1	2.38	0
Broadview Heights	Condominium	26	\$213,219	\$188,950	0	0	0	0	0	0	1	3.85	1	3.85	3	11.54	10
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	55	\$201,330	\$207,000	1	1.82	0	0	0	0	0	0	2	3.64	7	12.73	13
Brook Park	Condominium	2	\$141,000	\$141,000	0	0	0	0	0	0	0	0	0	0	1	50	1
Brook Park	New Construction (inferred)	2	\$300,000	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn	One Family	31	\$182,852	\$185,000	0	0	1	3.23	0	0	0	0	3	9.68	5	16.13	10
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0

**Residential Sales Price Distribution for the Suburbs, YTD April 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
Brooklyn Heights	One Family	4	\$322,375	\$320,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	One Family	15	\$697,833	\$527,000	0	0	0	0	0	0	1	6.67	0	0	0	0	1
Chagrin Falls	Two Family	1	\$685,000	\$685,000	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	1307	\$121,846	\$100,000	192	14.69	182	13.93	175	13.39	146	11.17	123	9.41	156	11.94	176
Cleveland	Two Family	551	\$118,234	\$105,000	76	13.79	78	14.16	76	13.79	46	8.35	76	13.79	77	13.97	60
Cleveland	Condominium	67	\$284,798	\$200,000	1	1.49	1	1.49	2	2.99	2	2.99	3	4.48	9	13.43	16
Cleveland Heights	One Family	197	\$243,906	\$194,900	0	0	8	4.06	10	5.08	10	5.08	12	6.09	24	12.18	38
Cleveland Heights	Two Family	23	\$267,904	\$250,000	0	0	0	0	0	0	0	0	0	0	2	8.7	6
Cleveland Heights	Condominium	12	\$162,063	\$135,000	0	0	1	8.33	1	8.33	1	8.33	2	16.67	2	16.67	3
Cuyahoga Heights	One Family	1	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	1	100	0
East Cleveland	One Family	33	\$51,403	\$40,000	21	63.64	4	12.12	2	6.06	3	9.09	0	0	3	9.09	0
East Cleveland	Two Family	9	\$54,411	\$58,200	3	33.33	4	44.44	1	11.11	0	0	1	11.11	0	0	0
East Cleveland	New Construction (inferred)	1	\$137,500	\$137,500	0	0	0	0	0	0	0	0	0	0	1	100	0
Euclid	One Family	230	\$136,908	\$122,250	6	2.61	13	5.65	31	13.48	26	11.3	45	19.57	28	12.17	51
Euclid	Two Family	12	\$186,117	\$187,000	0	0	0	0	0	0	0	0	0	0	3	25	5
Euclid	Condominium	22	\$73,566	\$73,500	3	13.64	6	27.27	8	36.36	3	13.64	0	0	0	0	2
Euclid	New Construction (inferred)	3	\$205,567	\$122,000	0	0	1	33.33	0	0	0	0	1	33.33	0	0	0
Fairview Park	One Family	53	\$327,861	\$310,499	0	0	0	0	0	0	0	0	0	0	3	5.66	4
Fairview Park	Condominium	12	\$134,725	\$139,000	0	0	0	0	0	0	4	33.33	0	0	3	25	5
Fairview Park	New Construction (inferred)	1	\$804,000	\$804,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Garfield Heights	One Family	168	\$120,161	\$119,198	5	2.98	15	8.93	23	13.69	22	13.1	33	19.64	24	14.29	43
Garfield Heights	Two Family	20	\$118,923	\$121,750	1	5	1	5	3	15	2	10	4	20	2	10	7
Garfield Heights	New Construction (inferred)	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Gates Mills	One Family	6	\$1,071,527	\$850,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	One Family	33	\$465,488	\$415,000	0	0	0	0	0	0	1	3.03	0	0	0	0	2
Highland Heights	Condominium	5	\$362,800	\$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

Residential Sales Price Distribution for the Suburbs, YTD April 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
Hunting Valley	One Family	2	\$1,257,500	\$1,257,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	27	\$339,911	\$309,100	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	New Construction (inferred)	1	\$250,000	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	101	\$334,079	\$300,777	0	0	0	0	0	0	0	0	3	2.97	1	0.99	10
Lakewood	Two Family	45	\$334,298	\$334,000	0	0	0	0	0	0	0	0	0	0	1	2.22	3
Lakewood	Condominium	46	\$124,707	\$90,000	0	0	9	19.57	7	15.22	13	28.26	2	4.35	3	6.52	5
Lakewood	New Construction (inferred)	3	\$410,850	\$397,550	0	0	0	0	0	0	1	33.33	0	0	0	0	0
Lyndhurst	One Family	72	\$251,051	\$229,000	0	0	0	0	1	1.39	0	0	3	4.17	5	6.94	10
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	Condominium	14	\$182,171	\$122,500	0	0	2	14.29	3	21.43	1	7.14	1	7.14	3	21.43	1
Lyndhurst	New Construction (inferred)	2	\$548,316	\$548,316	0	0	0	0	0	0	0	0	0	0	1	50	0
Maple Heights	One Family	135	\$126,270	\$116,000	3	2.22	9	6.67	21	15.56	22	16.3	24	17.78	23	17.04	24
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	9	\$43,226	\$37,000	6	66.67	2	22.22	1	11.11	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	13	\$421,108	\$357,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	Condominium	1	\$215,000	\$215,000	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
Mayfield Heights	One Family	61	\$240,152	\$219,000	0	0	0	0	1	1.64	0	0	2	3.28	1	1.64	19
Mayfield Heights	Condominium	18	\$184,219	\$172,500	0	0	0	0	2	11.11	1	5.56	0	0	1	5.56	10
Middleburg Heights	One Family	39	\$298,910	\$319,000	0	0	1	2.56	1	2.56	0	0	0	0	0	0	4
Middleburg Heights	Condominium	15	\$146,540	\$139,000	0	0	0	0	0	0	1	6.67	2	13.33	6	40	5
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	9	\$836,928	\$590,000	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
Newburgh Heights	One Family	3	\$96,667	\$70,000	0	0	0	0	2	66.67	0	0	0	0	1	33.33	0
Newburgh Heights	Two Family	3	\$163,817	\$165,000	0	0	0	0	0	0	0	0	0	0	1	33.33	2
North Olmsted	One Family	93	\$270,719	\$262,000	0	0	0	0	2	2.15	0	0	2	2.15	5	5.38	9
North Olmsted	Condominium	28	\$141,064	\$128,450	1	3.57	1	3.57	6	21.43	0	0	5	17.86	4	14.29	6
North Olmsted	New Construction (inferred)	2	\$267,500	\$267,500	0	0	0	0	0	0	0	0	0	0	0	0	1
North Randall	One Family	1	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	1	100	0

Residential Sales Price Distribution for the Suburbs, YTD April 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
North Royalton	One Family	67	\$393,545	\$362,000	0	0	0	0	0	0	0	0	0	0	1	1.49	3
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	33	\$160,927	\$161,500	0	0	1	3.03	2	6.06	3	9.09	0	0	7	21.21	14
North Royalton	New Construction (inferred)	9	\$130,778	\$160,000	0	0	2	22.22	1	11.11	0	0	0	0	0	0	6
Oakwood	One Family	13	\$170,046	\$150,000	3	23.08	1	7.69	1	7.69	1	7.69	0	0	1	7.69	1
Oakwood	New Construction (inferred)	4	\$172,500	\$65,000	0	0	2	50	1	25	0	0	0	0	0	0	0
Olmsted Falls	One Family	21	\$277,886	\$283,000	0	0	0	0	0	0	1	4.76	0	0	2	9.52	1
Olmsted Falls	Condominium	21	\$184,686	\$175,000	0	0	0	0	0	0	1	4.76	1	4.76	6	28.57	4
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	30	\$329,531	\$322,500	0	0	0	0	1	3.33	0	0	0	0	1	3.33	3
Olmsted Township	Condominium	1	\$145,000	\$145,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Olmsted Township	New Construction (inferred)	7	\$263,912	\$310,000	0	0	0	0	2	28.57	1	14.29	0	0	0	0	0
Orange	One Family	12	\$632,283	\$540,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Orange	New Construction (inferred)	15	\$517,972	\$520,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Parma	One Family	298	\$207,890	\$203,500	0	0	0	0	5	1.68	4	1.34	11	3.69	33	11.07	92
Parma	Two Family	8	\$244,109	\$250,000	0	0	0	0	0	0	0	0	1	12.5	0	0	0
Parma	Condominium	10	\$136,610	\$152,000	0	0	1	10	1	10	0	0	2	20	1	10	5
Parma	New Construction (inferred)	3	\$158,250	\$170,000	0	0	0	0	0	0	0	0	0	0	1	33.33	2
Parma Heights	One Family	62	\$217,748	\$227,500	0	0	0	0	1	1.61	1	1.61	1	1.61	5	8.06	15
Parma Heights	Two Family	2	\$302,500	\$302,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	4	\$67,750	\$66,000	1	25	1	25	1	25	1	25	0	0	0	0	0
Parma Heights	New Construction (inferred)	1	\$240,000	\$240,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	20	\$702,575	\$628,250	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	New Construction (inferred)	3	\$707,017	\$855,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	36	\$252,678	\$250,000	0	0	0	0	0	0	0	0	0	0	5	13.89	5
Richmond Heights	Condominium	4	\$166,038	\$157,075	0	0	0	0	0	0	0	0	0	0	2	50	1
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	One Family	76	\$507,033	\$382,750	0	0	0	0	0	0	0	0	1	1.32	0	0	3
Rocky River	Two Family	1	\$365,000	\$365,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	38	\$194,172	\$148,500	0	0	0	0	1	2.63	5	13.16	7	18.42	7	18.42	7
Rocky River	New Construction (inferred)	3	\$242,706	\$210,000	0	0	0	0	1	33.33	0	0	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD April 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
Seven Hills	One Family	42	\$294,463	\$280,000	0	0	0	0	0	0	0	0	0	0	1	2.38	3
Seven Hills	Two Family	1	\$420,000	\$420,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	New Construction (inferred)	2	\$250,000	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Shaker Heights	One Family	84	\$397,657	\$332,500	0	0	1	1.19	1	1.19	2	2.38	2	2.38	4	4.76	5
Shaker Heights	Two Family	19	\$248,758	\$228,500	0	0	0	0	1	5.26	0	0	1	5.26	1	5.26	4
Shaker Heights	Condominium	24	\$106,750	\$89,000	2	8.33	4	16.67	6	25	4	16.67	1	4.17	4	16.67	1
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	56	\$495,488	\$443,500	0	0	0	0	0	0	0	0	0	0	1	1.79	1
Solon	Condominium	3	\$315,667	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Solon	New Construction (inferred)	2	\$392,500	\$392,500	0	0	0	0	0	0	0	0	0	0	0	0	0
South Euclid	One Family	142	\$182,394	\$164,250	0	0	1	0.7	5	3.52	6	4.23	17	11.97	30	21.13	42
South Euclid	Two Family	3	\$243,333	\$230,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0
South Euclid	Condominium	8	\$67,400	\$68,000	1	12.5	1	12.5	5	62.5	1	12.5	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
Strongsville	One Family	129	\$365,393	\$346,000	0	0	0	0	0	0	0	0	0	0	3	2.33	4
Strongsville	Two Family	2	\$417,500	\$417,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	7	\$238,843	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	New Construction (inferred)	6	\$409,550	\$444,150	0	0	0	0	1	16.67	0	0	0	0	0	0	0
University Heights	One Family	60	\$309,739	\$275,000	0	0	0	0	0	0	0	0	1	1.67	2	3.33	8
University Heights	Two Family	14	\$225,629	\$231,250	0	0	0	0	0	0	1	7.14	0	0	0	0	2
University Heights	New Construction (inferred)	2	\$222,153	\$222,153	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	3	\$444,571	\$403,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Walton Hills	One Family	7	\$313,974	\$284,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Warrensville Heights	One Family	33	\$129,948	\$117,500	1	3.03	0	0	6	18.18	9	27.27	2	6.06	6	18.18	4
Warrensville Heights	Condominium	14	\$65,000	\$63,500	2	14.29	6	42.86	3	21.43	3	21.43	0	0	0	0	0
Westlake	One Family	52	\$469,484	\$420,850	0	0	0	0	0	0	0	0	1	1.92	1	1.92	1
Westlake	Condominium	58	\$280,698	\$201,500	0	0	1	1.72	1	1.72	1	1.72	7	12.07	3	5.17	16
Westlake	New Construction (inferred)	7	\$393,214	\$325,000	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	1307	\$121,846	\$100,000	192	14.69	182	13.93	175	13.39	146	11.17	123	9.41	156	11.94	176
City of Cleveland	Two Family	551	\$118,234	\$105,000	76	13.79	78	14.16	76	13.79	46	8.35	76	13.79	77	13.97	60

Residential Sales Price Distribution for the Suburbs, YTD April 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
City of Cleveland	Condominium	67	\$284,798	\$200,000	1	1.49	1	1.49	2	2.99	2	2.99	3	4.48	9	13.43	16
Eastern Suburbs	One Family	1566	\$242,092	\$175,000	39	2.49	54	3.45	108	6.9	115	7.34	148	9.45	171	10.92	278
Eastern Suburbs	Two Family	111	\$201,950	\$184,000	4	3.6	5	4.5	5	4.5	3	2.7	6	5.41	12	10.81	28
Eastern Suburbs	Condominium	162	\$156,551	\$107,000	14	8.64	22	13.58	29	17.9	16	9.88	6	3.7	13	8.02	25
Eastern Suburbs	New Construction (inferred)	54	\$366,694	\$275,000	0	0	3	5.56	1	1.85	0	0	1	1.85	4	7.41	7
Western Suburbs	One Family	1381	\$312,597	\$272,500	1	0.07	2	0.14	10	0.72	10	0.72	26	1.88	75	5.43	195
Western Suburbs	Two Family	66	\$320,800	\$325,000	0	0	0	0	0	0	1	1.52	1	1.52	1	1.52	3
Western Suburbs	Condominium	327	\$194,126	\$161,500	2	0.61	14	4.28	19	5.81	34	10.4	28	8.56	49	14.98	83
Western Suburbs	New Construction (inferred)	56	\$281,098	\$217,500	0	0	3	5.36	5	8.93	3	5.36	2	3.57	1	1.79	12
Total: All Suburbs	One Family	2947	\$275,132	\$226,000	40	1.36	56	1.9	118	4	125	4.24	174	5.9	246	8.35	473
Total: All Suburbs	Two Family	177	\$246,267	\$238,500	4	2.26	5	2.82	5	2.82	4	2.26	7	3.95	13	7.34	31
Total: All Suburbs	Condominium	489	\$181,678	\$150,000	16	3.27	36	7.36	48	9.82	50	10.22	34	6.95	62	12.68	108
Total: All Suburbs	New Construction (inferred)	110	\$323,118	\$253,125	0	0	6	5.45	6	5.45	3	2.73	3	2.73	5	4.55	19
Total: Cuyahoga County	One Family	4254	\$228,036	\$180,000	232	5.45	238	5.59	293	6.89	271	6.37	297	6.98	402	9.45	649
Total: Cuyahoga County	Two Family	728	\$149,362	\$123,000	80	10.99	83	11.4	81	11.13	50	6.87	83	11.4	90	12.36	91
Total: Cuyahoga County	Condominium	556	\$194,104	\$156,750	17	3.06	37	6.65	50	8.99	52	9.35	37	6.65	71	12.77	124
Total: Cuyahoga County	New Construction (inferred)	110	\$323,118	\$253,125	0	0	6	5.45	6	5.45	3	2.73	3	2.73	5	4.55	19

**Residential Sales Price Distribution for the Suburbs, YTD April 2025**

**Source: Cuyahoga County Fiscal Office**

**Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs**

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	65	\$395,107	\$335,000	9.23	7	10.77	49	75.38
Bay Village	Condominium	7	\$532,743	\$575,000	14.29	0	0	6	85.71
Bay Village	New Construction (inferred)	2	\$589,950	\$589,950	0	0	0	2	100
Beachwood	One Family	28	\$516,668	\$460,000	0	0	0	28	100
Beachwood	Condominium	12	\$361,667	\$392,500	16.67	1	8.33	8	66.67
Beachwood	New Construction (inferred)	2	\$328,125	\$328,125	0	0	0	2	100
Bedford	One Family	58	\$159,852	\$161,750	29.31	13	22.41	3	5.17
Bedford	Two Family	5	\$195,280	\$190,000	40	2	40	0	0
Bedford	Condominium	7	\$135,714	\$134,000	42.86	0	0	0	0
Bedford	New Construction (inferred)	3	\$183,833	\$196,500	33.33	1	33.33	0	0
Bedford Heights	One Family	25	\$193,356	\$194,000	16	7	28	5	20
Bentleyville	One Family	1	\$965,000	\$965,000	0	0	0	1	100
Berea	One Family	62	\$252,884	\$227,500	20.97	18	29.03	22	35.48
Berea	Two Family	4	\$236,000	\$249,500	0	1	25	2	50
Berea	Condominium	4	\$104,725	\$101,500	0	0	0	0	0
Berea	New Construction (inferred)	3	\$150,000	\$112,000	0	1	33.33	0	0
Bratenahl	One Family	6	\$531,917	\$480,000	0	0	0	6	100
Bratenahl	Condominium	8	\$260,800	\$258,500	12.5	3	37.5	4	50
Bratenahl	New Construction (inferred)	1	\$165,000	\$165,000	100	0	0	0	0
Brecksville	One Family	32	\$522,353	\$440,000	3.13	0	0	31	96.88
Brecksville	Two Family	1	\$425,000	\$425,000	0	0	0	1	100
Brecksville	Condominium	15	\$246,827	\$183,000	20	2	13.33	5	33.33
Brecksville	New Construction (inferred)	1	\$165,000	\$165,000	100	0	0	0	0
Broadview Heights	One Family	42	\$439,709	\$394,500	0	2	4.76	39	92.86
Broadview Heights	Condominium	26	\$213,219	\$188,950	38.46	4	15.38	7	26.92
Broadview Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	0	0	0
Brook Park	One Family	55	\$201,330	\$207,000	23.64	23	41.82	9	16.36
Brook Park	Condominium	2	\$141,000	\$141,000	50	0	0	0	0
Brook Park	New Construction (inferred)	2	\$300,000	\$300,000	0	0	0	2	100
Brooklyn	One Family	31	\$182,852	\$185,000	32.26	10	32.26	2	6.45
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	1	100

Residential Sales Price Distribution for the Suburbs, YTD April 2025

Source: Cuyahoga County Fiscal Office

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

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
Brooklyn Heights	One Family	4	\$322,375	\$320,500	0	2	50	2	50
Chagrin Falls	One Family	15	\$697,833	\$527,000	6.67	0	0	13	86.67
Chagrin Falls	Two Family	1	\$685,000	\$685,000	0	0	0	1	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	1307	\$121,846	\$100,000	13.47	72	5.51	85	6.5
Cleveland	Two Family	551	\$118,234	\$105,000	10.89	27	4.9	35	6.35
Cleveland	Condominium	67	\$284,798	\$200,000	23.88	5	7.46	28	41.79
Cleveland Heights	One Family	197	\$243,906	\$194,900	19.29	30	15.23	65	32.99
Cleveland Heights	Two Family	23	\$267,904	\$250,000	26.09	5	21.74	10	43.48
Cleveland Heights	Condominium	12	\$162,063	\$135,000	25	1	8.33	1	8.33
Cuyahoga Heights	One Family	1	\$135,000	\$135,000	0	0	0	0	0
East Cleveland	One Family	33	\$51,403	\$40,000	0	0	0	0	0
East Cleveland	Two Family	9	\$54,411	\$58,200	0	0	0	0	0
East Cleveland	New Construction (inferred)	1	\$137,500	\$137,500	0	0	0	0	0
Euclid	One Family	230	\$136,908	\$122,250	22.17	22	9.57	8	3.48
Euclid	Two Family	12	\$186,117	\$187,000	41.67	4	33.33	0	0
Euclid	Condominium	22	\$73,566	\$73,500	9.09	0	0	0	0
Euclid	New Construction (inferred)	3	\$205,567	\$122,000	0	0	0	1	33.33
Fairview Park	One Family	53	\$327,861	\$310,499	7.55	9	16.98	37	69.81
Fairview Park	Condominium	12	\$134,725	\$139,000	41.67	0	0	0	0
Fairview Park	New Construction (inferred)	1	\$804,000	\$804,000	0	0	0	1	100
Garfield Heights	One Family	168	\$120,161	\$119,198	25.6	3	1.79	0	0
Garfield Heights	Two Family	20	\$118,923	\$121,750	35	0	0	0	0
Garfield Heights	New Construction (inferred)	1	\$170,000	\$170,000	100	0	0	0	0
Gates Mills	One Family	6	\$1,071,527	\$850,500	0	0	0	6	100
Highland Heights	One Family	33	\$465,488	\$415,000	6.06	3	9.09	27	81.82
Highland Heights	Condominium	5	\$362,800	\$372,000	0	0	0	5	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



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

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
Hunting Valley	One Family	2	\$1,257,500	\$1,257,500	0	0	0	2	100
Independence	One Family	27	\$339,911	\$309,100	0	7	25.93	20	74.07
Independence	New Construction (inferred)	1	\$250,000	\$250,000	0	1	100	0	0
Lakewood	One Family	101	\$334,079	\$300,777	9.9	14	13.86	73	72.28
Lakewood	Two Family	45	\$334,298	\$334,000	6.67	2	4.44	39	86.67
Lakewood	Condominium	46	\$124,707	\$90,000	10.87	2	4.35	5	10.87
Lakewood	New Construction (inferred)	3	\$410,850	\$397,550	0	0	0	2	66.67
Lyndhurst	One Family	72	\$251,051	\$229,000	13.89	31	43.06	22	30.56
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	0	0	1	100
Lyndhurst	Condominium	14	\$182,171	\$122,500	7.14	1	7.14	2	14.29
Lyndhurst	New Construction (inferred)	2	\$548,316	\$548,316	0	0	0	1	50
Maple Heights	One Family	135	\$126,270	\$116,000	17.78	4	2.96	5	3.7
Maple Heights	Two Family	1	\$130,000	\$130,000	0	0	0	0	0
Maple Heights	Condominium	9	\$43,226	\$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	13	\$421,108	\$357,500	0	0	0	13	100
Mayfield	Condominium	1	\$215,000	\$215,000	0	1	100	0	0
Mayfield	New Construction (inferred)	1	\$140,000	\$140,000	0	0	0	0	0
Mayfield Heights	One Family	61	\$240,152	\$219,000	31.15	18	29.51	20	32.79
Mayfield Heights	Condominium	18	\$184,219	\$172,500	55.56	1	5.56	3	16.67
Middleburg Heights	One Family	39	\$298,910	\$319,000	10.26	4	10.26	29	74.36
Middleburg Heights	Condominium	15	\$146,540	\$139,000	33.33	1	6.67	0	0
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0
Moreland Hills	One Family	9	\$836,928	\$590,000	0	0	0	9	100
Moreland Hills	New Construction (inferred)	3	\$276,800	\$285,000	0	1	33.33	2	66.67
Newburgh Heights	One Family	3	\$96,667	\$70,000	0	0	0	0	0
Newburgh Heights	Two Family	3	\$163,817	\$165,000	66.67	0	0	0	0
North Olmsted	One Family	93	\$270,719	\$262,000	9.68	24	25.81	51	54.84
North Olmsted	Condominium	28	\$141,064	\$128,450	21.43	2	7.14	3	10.71
North Olmsted	New Construction (inferred)	2	\$267,500	\$267,500	50	0	0	1	50
North Randall	One Family	1	\$135,000	\$135,000	0	0	0	0	0

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

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
North Royalton	One Family	67	\$393,545	\$362,000	4.48	2	2.99	61	91.04
North Royalton	Two Family	1	\$307,500	\$307,500	0	0	0	1	100
North Royalton	Condominium	33	\$160,927	\$161,500	42.42	5	15.15	1	3.03
North Royalton	New Construction (inferred)	9	\$130,778	\$160,000	66.67	0	0	0	0
Oakwood	One Family	13	\$170,046	\$150,000	7.69	1	7.69	4	30.77
Oakwood	New Construction (inferred)	4	\$172,500	\$65,000	0	0	0	1	25
Olmsted Falls	One Family	21	\$277,886	\$283,000	4.76	2	9.52	15	71.43
Olmsted Falls	Condominium	21	\$184,686	\$175,000	19.05	8	38.1	1	4.76
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	100	0	0	0	0
Olmsted Township	One Family	30	\$329,531	\$322,500	10	4	13.33	21	70
Olmsted Township	Condominium	1	\$145,000	\$145,000	0	0	0	0	0
Olmsted Township	New Construction (inferred)	7	\$263,912	\$310,000	0	0	0	4	57.14
Orange	One Family	12	\$632,283	\$540,000	8.33	0	0	11	91.67
Orange	New Construction (inferred)	15	\$517,972	\$520,000	13.33	0	0	13	86.67
Parma	One Family	298	\$207,890	\$203,500	30.87	86	28.86	67	22.48
Parma	Two Family	8	\$244,109	\$250,000	0	3	37.5	4	50
Parma	Condominium	10	\$136,610	\$152,000	50	0	0	0	0
Parma	New Construction (inferred)	3	\$158,250	\$170,000	66.67	0	0	0	0
Parma Heights	One Family	62	\$217,748	\$227,500	24.19	24	38.71	15	24.19
Parma Heights	Two Family	2	\$302,500	\$302,500	0	0	0	2	100
Parma Heights	Condominium	4	\$67,750	\$66,000	0	0	0	0	0
Parma Heights	New Construction (inferred)	1	\$240,000	\$240,000	0	1	100	0	0
Pepper Pike	One Family	20	\$702,575	\$628,250	5	0	0	19	95
Pepper Pike	New Construction (inferred)	3	\$707,017	\$855,000	0	0	0	3	100
Richmond Heights	One Family	36	\$252,678	\$250,000	13.89	9	25	17	47.22
Richmond Heights	Condominium	4	\$166,038	\$157,075	25	1	25	0	0
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	0	0	1	100
Rocky River	One Family	76	\$507,033	\$382,750	3.95	1	1.32	71	93.42
Rocky River	Two Family	1	\$365,000	\$365,000	0	0	0	1	100
Rocky River	Condominium	38	\$194,172	\$148,500	18.42	4	10.53	7	18.42
Rocky River	New Construction (inferred)	3	\$242,706	\$210,000	0	1	33.33	1	33.33

**Residential Sales Price Distribution for the Suburbs, YTD April 2025**

**Source: Cuyahoga County Fiscal Office**

**Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs**

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
Seven Hills	One Family	42	\$294,463	\$280,000	7.14	9	21.43	29	69.05
Seven Hills	Two Family	1	\$420,000	\$420,000	0	0	0	1	100
Seven Hills	New Construction (inferred)	2	\$250,000	\$250,000	50	0	0	1	50
Shaker Heights	One Family	84	\$397,657	\$332,500	5.95	15	17.86	54	64.29
Shaker Heights	Two Family	19	\$248,758	\$228,500	21.05	4	21.05	8	42.11
Shaker Heights	Condominium	24	\$106,750	\$89,000	4.17	1	4.17	1	4.17
Shaker Heights	New Construction (inferred)	1	\$265,000	\$265,000	0	0	0	1	100
Solon	One Family	56	\$495,488	\$443,500	1.79	1	1.79	53	94.64
Solon	Condominium	3	\$315,667	\$300,000	33.33	0	0	2	66.67
Solon	New Construction (inferred)	2	\$392,500	\$392,500	0	0	0	2	100
South Euclid	One Family	142	\$182,394	\$164,250	29.58	18	12.68	23	16.2
South Euclid	Two Family	3	\$243,333	\$230,000	0	1	33.33	1	33.33
South Euclid	Condominium	8	\$67,400	\$68,000	0	0	0	0	0
South Euclid	New Construction (inferred)	3	\$298,000	\$255,000	0	1	33.33	2	66.67
Strongsville	One Family	129	\$365,393	\$346,000	3.1	13	10.08	109	84.5
Strongsville	Two Family	2	\$417,500	\$417,500	0	0	0	2	100
Strongsville	Condominium	7	\$238,843	\$250,000	14.29	4	57.14	2	28.57
Strongsville	New Construction (inferred)	6	\$409,550	\$444,150	0	1	16.67	4	66.67
University Heights	One Family	60	\$309,739	\$275,000	13.33	13	21.67	36	60
University Heights	Two Family	14	\$225,629	\$231,250	14.29	6	42.86	5	35.71
University Heights	New Construction (inferred)	2	\$222,153	\$222,153	0	2	100	0	0
Valley View	One Family	3	\$444,571	\$403,000	0	0	0	3	100
Walton Hills	One Family	7	\$313,974	\$284,000	14.29	1	14.29	5	71.43
Warrensville Heights	One Family	33	\$129,948	\$117,500	12.12	5	15.15	0	0
Warrensville Heights	Condominium	14	\$65,000	\$63,500	0	0	0	0	0
Westlake	One Family	52	\$469,484	\$420,850	1.92	5	9.62	44	84.62
Westlake	Condominium	58	\$280,698	\$201,500	27.59	6	10.34	23	39.66
Westlake	New Construction (inferred)	7	\$393,214	\$325,000	0	2	28.57	5	71.43
Woodmere	One Family	1	\$247,500	\$247,500	0	1	100	0	0
City of Cleveland	One Family	1307	\$121,846	\$100,000	13.47	72	5.51	85	6.5
City of Cleveland	Two Family	551	\$118,234	\$105,000	10.89	27	4.9	35	6.35

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

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
City of Cleveland	Condominium	67	\$284,798	\$200,000	23.88	5	7.46	28	41.79
Eastern Suburbs	One Family	1566	\$242,092	\$175,000	17.75	195	12.45	458	29.25
Eastern Suburbs	Two Family	111	\$201,950	\$184,000	25.23	22	19.82	26	23.42
Eastern Suburbs	Condominium	162	\$156,551	\$107,000	15.43	10	6.17	27	16.67
Eastern Suburbs	New Construction (inferred)	54	\$366,694	\$275,000	12.96	5	9.26	33	61.11
Western Suburbs	One Family	1381	\$312,597	\$272,500	14.12	266	19.26	796	57.64
Western Suburbs	Two Family	66	\$320,800	\$325,000	4.55	6	9.09	54	81.82
Western Suburbs	Condominium	327	\$194,126	\$161,500	25.38	38	11.62	60	18.35
Western Suburbs	New Construction (inferred)	56	\$281,098	\$217,500	21.43	7	12.5	23	41.07
Total: All Suburbs	One Family	2947	\$275,132	\$226,000	16.05	461	15.64	1254	42.55
Total: All Suburbs	Two Family	177	\$246,267	\$238,500	17.51	28	15.82	80	45.2
Total: All Suburbs	Condominium	489	\$181,678	\$150,000	22.09	48	9.82	87	17.79
Total: All Suburbs	New Construction (inferred)	110	\$323,118	\$253,125	17.27	12	10.91	56	50.91
Total: Cuyahoga County	One Family	4254	\$228,036	\$180,000	15.26	533	12.53	1339	31.48
Total: Cuyahoga County	Two Family	728	\$149,362	\$123,000	12.5	55	7.55	115	15.8
Total: Cuyahoga County	Condominium	556	\$194,104	\$156,750	22.3	53	9.53	115	20.68
Total: Cuyahoga County	New Construction (inferred)	110	\$323,118	\$253,125	17.27	12	10.91	56	50.91