

Residential Sales Price Distribution for the Suburbs, YTD May 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	91	\$411,081	\$375,000	0	0	0	0	0	0	1	1.1	0	0	2	2.2	7
Bay Village	Condominium	7	\$550,429	\$575,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	4	\$628,975	\$668,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	41	\$537,815	\$450,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	16	\$367,656	\$392,500	0	0	0	0	0	0	0	0	1	6.25	1	6.25	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	73	\$157,852	\$156,250	0	0	2	2.74	5	6.85	11	15.07	7	9.59	7	9.59	24
Bedford	Two Family	5	\$195,280	\$190,000	0	0	0	0	0	0	0	0	0	0	1	20	2
Bedford	Condominium	8	\$132,125	\$129,500	0	0	0	0	0	0	2	25	2	25	1	12.5	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	35	\$182,606	\$180,000	0	0	0	0	1	2.86	1	2.86	5	14.29	7	20	9
Bentleyville	One Family	1	\$965,000	\$965,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	83	\$253,132	\$236,000	0	0	0	0	0	0	3	3.61	2	2.41	5	6.02	16
Berea	Two Family	5	\$232,200	\$235,000	0	0	0	0	0	0	1	20	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	11	\$270,127	\$232,000	0	0	0	0	0	0	0	0	0	0	1	9.09	2
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	39	\$538,665	\$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	17	\$271,376	\$183,000	0	0	0	0	0	0	2	11.76	0	0	3	17.65	4
Brecksville	New Construction (inferred)	2	\$125,000	\$125,000	0	0	0	0	1	50	0	0	0	0	0	0	1
Broadview Heights	One Family	58	\$420,905	\$394,500	0	0	0	0	0	0	0	0	0	0	1	1.72	2
Broadview Heights	Condominium	34	\$207,988	\$188,950	0	0	0	0	0	0	1	2.94	1	2.94	7	20.59	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	72	\$204,785	\$209,100	1	1.39	0	0	0	0	0	0	2	2.78	7	9.72	18
Brook Park	Condominium	5	\$165,500	\$155,000	0	0	0	0	0	0	0	0	0	0	2	40	2
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	39	\$184,472	\$189,000	0	0	1	2.56	0	0	0	0	4	10.26	6	15.38	13
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0

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Brooklyn Heights	One Family	5	\$303,900	\$241,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	One Family	19	\$712,500	\$570,000	0	0	0	0	0	0	1	5.26	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	2	\$322,500	\$322,500	0	0	0	0	0	0	0	0	0	0	1	50	0
Chagrin Falls	New Construction (inferred)	1	\$875,000	\$875,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls Township	One Family	1	\$1,275,000	\$1,275,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	1741	\$124,528	\$100,000	248	14.24	239	13.73	230	13.21	200	11.49	164	9.42	188	10.8	246
Cleveland	Two Family	700	\$120,521	\$109,950	88	12.57	100	14.29	92	13.14	59	8.43	89	12.71	112	16	79
Cleveland	Condominium	92	\$255,861	\$182,619	2	2.17	1	1.09	1	1.09	3	3.26	7	7.61	10	10.87	29
Cleveland Heights	One Family	265	\$252,497	\$200,000	0	0	6	2.26	12	4.53	12	4.53	18	6.79	29	10.94	56
Cleveland Heights	Two Family	28	\$254,321	\$233,750	0	0	0	0	0	0	0	0	1	3.57	3	10.71	7
Cleveland Heights	Condominium	18	\$152,519	\$135,000	0	0	2	11.11	2	11.11	1	5.56	3	16.67	2	11.11	5
Cleveland Heights	New Construction (inferred)	1	\$361,057	\$361,057	0	0	0	0	0	0	0	0	0	0	0	0	0
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	43	\$63,691	\$40,000	25	58.14	5	11.63	4	9.3	3	6.98	0	0	3	6.98	1
East Cleveland	Two Family	14	\$53,071	\$50,000	6	42.86	5	35.71	1	7.14	0	0	2	14.29	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	307	\$137,781	\$125,000	9	2.93	15	4.89	43	14.01	28	9.12	60	19.54	44	14.33	66
Euclid	Two Family	13	\$178,467	\$184,000	0	0	0	0	0	0	1	7.69	0	0	3	23.08	5
Euclid	Condominium	30	\$73,312	\$73,000	4	13.33	8	26.67	10	33.33	5	16.67	1	3.33	0	0	2
Euclid	New Construction (inferred)	4	\$224,175	\$201,000	0	0	1	25	0	0	0	0	1	25	0	0	0
Fairview Park	One Family	77	\$319,085	\$310,000	0	0	0	0	0	0	0	0	0	0	4	5.19	4
Fairview Park	Condominium	13	\$130,515	\$133,000	0	0	0	0	1	7.69	4	30.77	0	0	3	23.08	5
Fairview Park	New Construction (inferred)	2	\$522,500	\$522,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Garfield Heights	One Family	223	\$119,692	\$118,500	5	2.24	17	7.62	34	15.25	33	14.8	39	17.49	36	16.14	55
Garfield Heights	Two Family	26	\$128,944	\$131,250	1	3.85	1	3.85	3	11.54	2	7.69	4	15.38	4	15.38	10
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	8	\$1,154,145	\$1,015,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	One Family	43	\$484,219	\$430,000	0	0	0	0	0	0	1	2.33	0	0	0	0	2
Highland Heights	Condominium	7	\$374,429	\$372,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	2	\$482,500	\$482,500	0	0	0	0	0	0	0	0	0	0	0	0	1

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Highland Hills	One Family	2	\$174,000	\$174,000	0	0	0	0	0	0	0	0	1	50	0	0	0
Hunting Valley	One Family	3	\$1,571,667	\$1,325,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	32	\$362,644	\$315,000	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	145	\$348,237	\$301,000	0	0	0	0	0	0	0	0	3	2.07	2	1.38	14
Lakewood	Two Family	58	\$340,155	\$339,500	0	0	0	0	0	0	0	0	0	0	1	1.72	3
Lakewood	Condominium	62	\$128,166	\$92,500	0	0	9	14.52	10	16.13	19	30.65	4	6.45	5	8.06	6
Lakewood	New Construction (inferred)	4	\$356,888	\$296,275	0	0	0	0	0	0	1	25	0	0	0	0	1
Lyndhurst	One Family	93	\$265,523	\$231,000	0	0	0	0	1	1.08	0	0	5	5.38	5	5.38	13
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	Condominium	19	\$195,284	\$135,000	0	0	2	10.53	3	15.79	1	5.26	2	10.53	5	26.32	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	178	\$126,158	\$115,450	3	1.69	14	7.87	29	16.29	28	15.73	30	16.85	30	16.85	29
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	11	\$42,821	\$37,000	7	63.64	3	27.27	1	9.09	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	16	\$422,769	\$358,750	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)	2	\$414,450	\$414,450	0	0	0	0	0	0	0	0	0	0	1	50	0
Mayfield Heights	One Family	82	\$238,464	\$226,100	0	0	0	0	1	1.22	1	1.22	2	2.44	5	6.1	20
Mayfield Heights	Condominium	20	\$183,798	\$172,500	0	0	0	0	2	10	1	5	0	0	2	10	10
Middleburg Heights	One Family	56	\$298,835	\$316,000	0	0	1	1.79	1	1.79	0	0	0	0	0	0	5
Middleburg Heights	Condominium	17	\$148,359	\$145,000	0	0	0	0	0	0	1	5.88	2	11.76	7	41.18	6
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	14	\$885,418	\$637,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	4	\$328,350	\$290,200	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	7	\$155,857	\$150,000	0	0	0	0	2	28.57	0	0	1	14.29	2	28.57	1
Newburgh Heights	Two Family	4	\$174,113	\$172,500	0	0	0	0	0	0	0	0	0	0	1	25	2
North Olmsted	One Family	122	\$275,053	\$273,250	0	0	0	0	2	1.64	0	0	3	2.46	5	4.1	11
North Olmsted	Condominium	36	\$143,244	\$128,450	1	2.78	2	5.56	7	19.44	2	5.56	5	13.89	4	11.11	8

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North Olmsted	New Construction (inferred)	4	\$235,000	\$261,000	0	0	0	0	1	25	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
North Royalton	One Family	83	\$388,536	\$365,000	0	0	0	0	0	0	1	1.2	0	0	1	1.2	4
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	39	\$158,913	\$160,000	0	0	2	5.13	2	5.13	3	7.69	0	0	8	20.51	17
North Royalton	New Construction (inferred)	10	\$130,200	\$160,000	0	0	2	20	1	10	0	0	1	10	0	0	6
Oakwood	One Family	15	\$162,840	\$127,000	3	20	2	13.33	0	0	1	6.67	1	6.67	2	13.33	1
Oakwood	New Construction (inferred)	4	\$182,500	\$85,000	0	0	2	50	0	0	0	0	1	25	0	0	0
Olmsted Falls	One Family	32	\$277,313	\$279,000	0	0	0	0	0	0	1	3.13	0	0	2	6.25	2
Olmsted Falls	Condominium	26	\$185,312	\$184,500	0	0	0	0	1	3.85	1	3.85	1	3.85	6	23.08	5
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	38	\$314,933	\$320,000	0	0	0	0	3	7.89	0	0	0	0	1	2.63	4
Olmsted Township	Condominium	2	\$134,950	\$134,950	0	0	0	0	0	0	0	0	1	50	1	50	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	15	\$603,160	\$435,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Orange	New Construction (inferred)	16	\$512,911	\$520,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Parma	One Family	393	\$210,986	\$208,000	0	0	0	0	6	1.53	5	1.27	15	3.82	44	11.2	110
Parma	Two Family	12	\$251,406	\$260,000	0	0	0	0	0	0	0	0	1	8.33	0	0	0
Parma	Condominium	12	\$148,842	\$157,000	0	0	1	8.33	1	8.33	0	0	2	16.67	1	8.33	6
Parma	New Construction (inferred)	4	\$163,813	\$170,375	0	0	0	0	0	0	0	0	0	0	1	25	3
Parma Heights	One Family	86	\$225,903	\$235,000	0	0	0	0	1	1.16	1	1.16	2	2.33	7	8.14	16
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	5	\$74,200	\$75,000	1	20	1	20	1	20	2	40	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	28	\$703,679	\$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	51	\$254,298	\$250,000	0	0	0	0	0	0	0	0	1	1.96	5	9.8	6
Richmond Heights	Condominium	5	\$149,390	\$150,000	0	0	0	0	1	20	0	0	0	0	2	40	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	97	\$513,161	\$400,000	0	0	0	0	0	0	0	0	1	1.03	1	1.03	3
Rocky River	Two Family	3	\$376,667	\$365,000	0	0	0	0	0	0	0	0	0	0	0	0	0

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Rocky River	Condominium	55	\$204,855	\$148,500	0	0	0	0	4	7.27	6	10.91	7	12.73	14	25.45	7
Rocky River	New Construction (inferred)	4	\$245,780	\$232,500	0	0	0	0	1	25	0	0	0	0	0	0	0
Seven Hills	One Family	61	\$308,825	\$292,600	0	0	0	0	0	0	0	0	0	0	2	3.28	4
Seven Hills	Two Family	2	\$382,500	\$382,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	New Construction (inferred)	3	\$187,000	\$200,000	0	0	1	33.33	0	0	0	0	0	0	0	0	1
Shaker Heights	One Family	122	\$412,213	\$367,500	0	0	1	0.82	2	1.64	2	1.64	4	3.28	4	3.28	6
Shaker Heights	Two Family	23	\$247,974	\$230,000	0	0	0	0	1	4.35	0	0	1	4.35	1	4.35	5
Shaker Heights	Condominium	31	\$135,677	\$102,000	3	9.68	4	12.9	7	22.58	4	12.9	1	3.23	5	16.13	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	80	\$483,237	\$439,950	0	0	0	0	0	0	1	1.25	0	0	1	1.25	3
Solon	Condominium	5	\$377,600	\$410,000	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	187	\$181,700	\$165,000	0	0	1	0.53	7	3.74	9	4.81	18	9.63	37	19.79	60
South Euclid	Two Family	6	\$208,333	\$190,000	0	0	0	0	0	0	0	0	0	0	3	50	0
South Euclid	Condominium	10	\$76,000	\$68,000	1	10	2	20	5	50	1	10	0	0	0	0	1
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	183	\$366,832	\$350,000	0	0	0	0	0	0	1	0.55	0	0	3	1.64	5
Strongsville	Two Family	2	\$417,500	\$417,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	8	\$230,832	\$245,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Strongsville	New Construction (inferred)	9	\$441,716	\$500,000	0	0	0	0	1	11.11	0	0	0	0	0	0	0
University Heights	One Family	87	\$318,294	\$287,900	0	0	0	0	0	0	0	0	1	1.15	2	2.3	9
University Heights	Two Family	15	\$230,020	\$232,500	0	0	0	0	0	0	1	6.67	0	0	0	0	2
University Heights	Condominium	1	\$265,000	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	0
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	6	\$433,452	\$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	49	\$126,578	\$115,000	1	2.04	1	2.04	8	16.33	12	24.49	7	14.29	8	16.33	6
Warrensville Heights	Condominium	15	\$63,467	\$62,000	3	20	6	40	3	20	3	20	0	0	0	0	0
Westlake	One Family	77	\$474,850	\$430,000	0	0	0	0	0	0	0	0	1	1.3	0	0	2
Westlake	Condominium	70	\$278,000	\$201,500	0	0	1	1.43	1	1.43	1	1.43	9	12.86	3	4.29	20
Westlake	New Construction (inferred)	9	\$454,156	\$405,000	0	0	0	0	0	0	0	0	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD May 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
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	1741	\$124,528	\$100,000	248	14.24	239	13.73	230	13.21	200	11.49	164	9.42	188	10.8	246
City of Cleveland	Two Family	700	\$120,521	\$109,950	88	12.57	100	14.29	92	13.14	59	8.43	89	12.71	112	16	79
City of Cleveland	Condominium	92	\$255,861	\$182,619	2	2.17	1	1.09	1	1.09	3	3.26	7	7.61	10	10.87	29
Eastern Suburbs	One Family	2110	\$249,264	\$179,000	46	2.18	64	3.03	149	7.06	144	6.82	200	9.48	229	10.85	372
Eastern Suburbs	Two Family	137	\$194,768	\$180,000	7	5.11	6	4.38	5	3.65	4	2.92	8	5.84	17	12.41	33
Eastern Suburbs	Condominium	210	\$166,724	\$122,500	18	8.57	27	12.86	34	16.19	18	8.57	10	4.76	20	9.52	29
Eastern Suburbs	New Construction (inferred)	60	\$381,524	\$290,200	0	0	3	5	0	0	0	0	2	3.33	4	6.67	7
Western Suburbs	One Family	1869	\$316,747	\$275,000	1	0.05	2	0.11	13	0.7	13	0.7	33	1.77	93	4.98	241
Western Suburbs	Two Family	87	\$324,705	\$330,000	0	0	0	0	0	0	1	1.15	1	1.15	1	1.15	3
Western Suburbs	Condominium	412	\$194,472	\$160,000	2	0.49	16	3.88	28	6.8	44	10.68	33	8.01	65	15.78	98
Western Suburbs	New Construction (inferred)	72	\$298,306	\$233,000	0	0	4	5.56	7	9.72	3	4.17	3	4.17	1	1.39	14
Total: All Suburbs	One Family	3979	\$280,962	\$235,000	47	1.18	66	1.66	162	4.07	157	3.95	233	5.86	322	8.09	613
Total: All Suburbs	Two Family	224	\$245,235	\$233,750	7	3.13	6	2.68	5	2.23	5	2.23	9	4.02	18	8.04	36
Total: All Suburbs	Condominium	622	\$185,104	\$150,000	20	3.22	43	6.91	62	9.97	62	9.97	43	6.91	85	13.67	127
Total: All Suburbs	New Construction (inferred)	132	\$336,133	\$260,000	0	0	7	5.3	7	5.3	3	2.27	5	3.79	5	3.79	21
Total: Cuyahoga County	One Family	5720	\$233,348	\$185,000	295	5.16	305	5.33	392	6.85	357	6.24	397	6.94	510	8.92	859
Total: Cuyahoga County	Two Family	924	\$150,755	\$126,725	95	10.28	106	11.47	97	10.5	64	6.93	98	10.61	130	14.07	115
Total: Cuyahoga County	Condominium	714	\$194,221	\$157,350	22	3.08	44	6.16	63	8.82	65	9.1	50	7	95	13.31	156
Total: Cuyahoga County	New Construction (inferred)	132	\$336,133	\$260,000	0	0	7	5.3	7	5.3	3	2.27	5	3.79	5	3.79	21

**Residential Sales Price Distribution for the Suburbs, YTD May 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	91	\$411,081	\$375,000	7.69	9	9.89	72	79.12
Bay Village	Condominium	7	\$550,429	\$575,000	0	0	0	7	100
Bay Village	New Construction (inferred)	4	\$628,975	\$668,000	0	0	0	4	100
Beachwood	One Family	41	\$537,815	\$450,000	0	0	0	41	100
Beachwood	Condominium	16	\$367,656	\$392,500	12.5	1	6.25	11	68.75
Beachwood	New Construction (inferred)	2	\$328,125	\$328,125	0	0	0	2	100
Bedford	One Family	73	\$157,852	\$156,250	32.88	14	19.18	3	4.11
Bedford	Two Family	5	\$195,280	\$190,000	40	2	40	0	0
Bedford	Condominium	8	\$132,125	\$129,500	37.5	0	0	0	0
Bedford	New Construction (inferred)	3	\$183,833	\$196,500	33.33	1	33.33	0	0
Bedford Heights	One Family	35	\$182,606	\$180,000	25.71	7	20	5	14.29
Bentleyville	One Family	1	\$965,000	\$965,000	0	0	0	1	100
Berea	One Family	83	\$253,132	\$236,000	19.28	21	25.3	36	43.37
Berea	Two Family	5	\$232,200	\$235,000	0	2	40	2	40
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	11	\$270,127	\$232,000	18.18	3	27.27	5	45.45
Bratenahl	New Construction (inferred)	1	\$165,000	\$165,000	100	0	0	0	0
Brecksville	One Family	39	\$538,665	\$440,000	2.56	0	0	38	97.44
Brecksville	Two Family	1	\$425,000	\$425,000	0	0	0	1	100
Brecksville	Condominium	17	\$271,376	\$183,000	23.53	2	11.76	6	35.29
Brecksville	New Construction (inferred)	2	\$125,000	\$125,000	50	0	0	0	0
Broadview Heights	One Family	58	\$420,905	\$394,500	3.45	4	6.9	51	87.93
Broadview Heights	Condominium	34	\$207,988	\$188,950	29.41	7	20.59	8	23.53
Broadview Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	0	0	0
Brook Park	One Family	72	\$204,785	\$209,100	25	34	47.22	10	13.89
Brook Park	Condominium	5	\$165,500	\$155,000	40	1	20	0	0
Brook Park	New Construction (inferred)	2	\$300,000	\$300,000	0	0	0	2	100
Brooklyn	One Family	39	\$184,472	\$189,000	33.33	12	30.77	3	7.69
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	1	100

**Residential Sales Price Distribution for the Suburbs, YTD May 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	5	\$303,900	\$241,000	0	3	60	2	40
Chagrin Falls	One Family	19	\$712,500	\$570,000	5.26	0	0	17	89.47
Chagrin Falls	Two Family	1	\$685,000	\$685,000	0	0	0	1	100
Chagrin Falls	Condominium	2	\$322,500	\$322,500	0	0	0	1	50
Chagrin Falls	New Construction (inferred)	1	\$875,000	\$875,000	0	0	0	1	100
Chagrin Falls Township	One Family	1	\$1,275,000	\$1,275,000	0	0	0	1	100
Cleveland	One Family	1741	\$124,528	\$100,000	14.13	101	5.8	125	7.18
Cleveland	Two Family	700	\$120,521	\$109,950	11.29	36	5.14	45	6.43
Cleveland	Condominium	92	\$255,861	\$182,619	31.52	9	9.78	30	32.61
Cleveland Heights	One Family	265	\$252,497	\$200,000	21.13	35	13.21	97	36.6
Cleveland Heights	Two Family	28	\$254,321	\$233,750	25	6	21.43	11	39.29
Cleveland Heights	Condominium	18	\$152,519	\$135,000	27.78	2	11.11	1	5.56
Cleveland Heights	New Construction (inferred)	1	\$361,057	\$361,057	0	0	0	1	100
Cuyahoga Heights	One Family	1	\$135,000	\$135,000	0	0	0	0	0
East Cleveland	One Family	43	\$63,691	\$40,000	2.33	0	0	2	4.65
East Cleveland	Two Family	14	\$53,071	\$50,000	0	0	0	0	0
East Cleveland	New Construction (inferred)	1	\$137,500	\$137,500	0	0	0	0	0
Euclid	One Family	307	\$137,781	\$125,000	21.5	30	9.77	12	3.91
Euclid	Two Family	13	\$178,467	\$184,000	38.46	4	30.77	0	0
Euclid	Condominium	30	\$73,312	\$73,000	6.67	0	0	0	0
Euclid	New Construction (inferred)	4	\$224,175	\$201,000	0	0	0	2	50
Fairview Park	One Family	77	\$319,085	\$310,000	5.19	15	19.48	54	70.13
Fairview Park	Condominium	13	\$130,515	\$133,000	38.46	0	0	0	0
Fairview Park	New Construction (inferred)	2	\$522,500	\$522,500	0	1	50	1	50
Garfield Heights	One Family	223	\$119,692	\$118,500	24.66	3	1.35	1	0.45
Garfield Heights	Two Family	26	\$128,944	\$131,250	38.46	1	3.85	0	0
Garfield Heights	New Construction (inferred)	1	\$170,000	\$170,000	100	0	0	0	0
Gates Mills	One Family	8	\$1,154,145	\$1,015,000	0	0	0	8	100
Highland Heights	One Family	43	\$484,219	\$430,000	4.65	3	6.98	37	86.05
Highland Heights	Condominium	7	\$374,429	\$372,000	0	0	0	7	100
Highland Heights	New Construction (inferred)	2	\$482,500	\$482,500	50	0	0	1	50



Residential Sales Price Distribution for the Suburbs, YTD May 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
Highland Hills	One Family	2	\$174,000	\$174,000	0	1	50	0	0
Hunting Valley	One Family	3	\$1,571,667	\$1,325,000	0	0	0	3	100
Independence	One Family	32	\$362,644	\$315,000	0	7	21.88	25	78.13
Independence	New Construction (inferred)	1	\$250,000	\$250,000	0	1	100	0	0
Lakewood	One Family	145	\$348,237	\$301,000	9.66	19	13.1	107	73.79
Lakewood	Two Family	58	\$340,155	\$339,500	5.17	3	5.17	51	87.93
Lakewood	Condominium	62	\$128,166	\$92,500	9.68	2	3.23	7	11.29
Lakewood	New Construction (inferred)	4	\$356,888	\$296,275	25	0	0	2	50
Lyndhurst	One Family	93	\$265,523	\$231,000	13.98	34	36.56	35	37.63
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	0	0	1	100
Lyndhurst	Condominium	19	\$195,284	\$135,000	5.26	1	5.26	4	21.05
Lyndhurst	New Construction (inferred)	2	\$548,316	\$548,316	0	0	0	1	50
Maple Heights	One Family	178	\$126,158	\$115,450	16.29	8	4.49	7	3.93
Maple Heights	Two Family	1	\$130,000	\$130,000	0	0	0	0	0
Maple Heights	Condominium	11	\$42,821	\$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	16	\$422,769	\$358,750	0	0	0	16	100
Mayfield	Condominium	1	\$215,000	\$215,000	0	1	100	0	0
Mayfield	New Construction (inferred)	2	\$414,450	\$414,450	0	0	0	1	50
Mayfield Heights	One Family	82	\$238,464	\$226,100	24.39	23	28.05	30	36.59
Mayfield Heights	Condominium	20	\$183,798	\$172,500	50	2	10	3	15
Middleburg Heights	One Family	56	\$298,835	\$316,000	8.93	7	12.5	42	75
Middleburg Heights	Condominium	17	\$148,359	\$145,000	35.29	1	5.88	0	0
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0
Moreland Hills	One Family	14	\$885,418	\$637,500	0	0	0	14	100
Moreland Hills	New Construction (inferred)	4	\$328,350	\$290,200	0	1	25	3	75
Newburgh Heights	One Family	7	\$155,857	\$150,000	14.29	0	0	1	14.29
Newburgh Heights	Two Family	4	\$174,113	\$172,500	50	1	25	0	0
North Olmsted	One Family	122	\$275,053	\$273,250	9.02	26	21.31	75	61.48
North Olmsted	Condominium	36	\$143,244	\$128,450	22.22	2	5.56	5	13.89

**Residential Sales Price Distribution for the Suburbs, YTD May 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 Olmsted	New Construction (inferred)	4	\$235,000	\$261,000	25	0	0	2	50
North Randall	One Family	1	\$135,000	\$135,000	0	0	0	0	0
North Royalton	One Family	83	\$388,536	\$365,000	4.82	4	4.82	73	87.95
North Royalton	Two Family	1	\$307,500	\$307,500	0	0	0	1	100
North Royalton	Condominium	39	\$158,913	\$160,000	43.59	6	15.38	1	2.56
North Royalton	New Construction (inferred)	10	\$130,200	\$160,000	60	0	0	0	0
Oakwood	One Family	15	\$162,840	\$127,000	6.67	1	6.67	4	26.67
Oakwood	New Construction (inferred)	4	\$182,500	\$85,000	0	0	0	1	25
Olmsted Falls	One Family	32	\$277,313	\$279,000	6.25	5	15.63	22	68.75
Olmsted Falls	Condominium	26	\$185,312	\$184,500	19.23	11	42.31	1	3.85
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	100	0	0	0	0
Olmsted Township	One Family	38	\$314,933	\$320,000	10.53	4	10.53	26	68.42
Olmsted Township	Condominium	2	\$134,950	\$134,950	0	0	0	0	0
Olmsted Township	New Construction (inferred)	7	\$263,912	\$310,000	0	0	0	4	57.14
Orange	One Family	15	\$603,160	\$435,000	13.33	0	0	13	86.67
Orange	New Construction (inferred)	16	\$512,911	\$520,000	12.5	0	0	14	87.5
Parma	One Family	393	\$210,986	\$208,000	27.99	119	30.28	94	23.92
Parma	Two Family	12	\$251,406	\$260,000	0	4	33.33	7	58.33
Parma	Condominium	12	\$148,842	\$157,000	50	0	0	1	8.33
Parma	New Construction (inferred)	4	\$163,813	\$170,375	75	0	0	0	0
Parma Heights	One Family	86	\$225,903	\$235,000	18.6	34	39.53	25	29.07
Parma Heights	Two Family	2	\$302,500	\$302,500	0	0	0	2	100
Parma Heights	Condominium	5	\$74,200	\$75,000	0	0	0	0	0
Parma Heights	New Construction (inferred)	1	\$240,000	\$240,000	0	1	100	0	0
Pepper Pike	One Family	28	\$703,679	\$628,250	3.57	0	0	27	96.43
Pepper Pike	New Construction (inferred)	3	\$707,017	\$855,000	0	0	0	3	100
Richmond Heights	One Family	51	\$254,298	\$250,000	11.76	16	31.37	23	45.1
Richmond Heights	Condominium	5	\$149,390	\$150,000	20	1	20	0	0
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	0	0	1	100
Rocky River	One Family	97	\$513,161	\$400,000	3.09	2	2.06	90	92.78
Rocky River	Two Family	3	\$376,667	\$365,000	0	0	0	3	100

Residential Sales Price Distribution for the Suburbs, YTD May 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
Rocky River	Condominium	55	\$204,855	\$148,500	12.73	4	7.27	13	23.64
Rocky River	New Construction (inferred)	4	\$245,780	\$232,500	0	1	25	2	50
Seven Hills	One Family	61	\$308,825	\$292,600	6.56	10	16.39	45	73.77
Seven Hills	Two Family	2	\$382,500	\$382,500	0	0	0	2	100
Seven Hills	New Construction (inferred)	3	\$187,000	\$200,000	33.33	0	0	1	33.33
Shaker Heights	One Family	122	\$412,213	\$367,500	4.92	17	13.93	86	70.49
Shaker Heights	Two Family	23	\$247,974	\$230,000	21.74	6	26.09	9	39.13
Shaker Heights	Condominium	31	\$135,677	\$102,000	3.23	1	3.23	5	16.13
Shaker Heights	New Construction (inferred)	1	\$265,000	\$265,000	0	0	0	1	100
Solon	One Family	80	\$483,237	\$439,950	3.75	1	1.25	74	92.5
Solon	Condominium	5	\$377,600	\$410,000	20	0	0	4	80
Solon	New Construction (inferred)	2	\$392,500	\$392,500	0	0	0	2	100
South Euclid	One Family	187	\$181,700	\$165,000	32.09	27	14.44	28	14.97
South Euclid	Two Family	6	\$208,333	\$190,000	0	2	33.33	1	16.67
South Euclid	Condominium	10	\$76,000	\$68,000	10	0	0	0	0
South Euclid	New Construction (inferred)	3	\$298,000	\$255,000	0	1	33.33	2	66.67
Strongsville	One Family	183	\$366,832	\$350,000	2.73	20	10.93	154	84.15
Strongsville	Two Family	2	\$417,500	\$417,500	0	0	0	2	100
Strongsville	Condominium	8	\$230,832	\$245,500	25	4	50	2	25
Strongsville	New Construction (inferred)	9	\$441,716	\$500,000	0	1	11.11	7	77.78
University Heights	One Family	87	\$318,294	\$287,900	10.34	16	18.39	59	67.82
University Heights	Two Family	15	\$230,020	\$232,500	13.33	6	40	6	40
University Heights	Condominium	1	\$265,000	\$265,000	0	0	0	1	100
University Heights	New Construction (inferred)	2	\$222,153	\$222,153	0	2	100	0	0
Valley View	One Family	6	\$433,452	\$403,000	0	0	0	6	100
Walton Hills	One Family	7	\$313,974	\$284,000	14.29	1	14.29	5	71.43
Warrensville Heights	One Family	49	\$126,578	\$115,000	12.24	6	12.24	0	0
Warrensville Heights	Condominium	15	\$63,467	\$62,000	0	0	0	0	0
Westlake	One Family	77	\$474,850	\$430,000	2.6	6	7.79	68	88.31
Westlake	Condominium	70	\$278,000	\$201,500	28.57	8	11.43	27	38.57
Westlake	New Construction (inferred)	9	\$454,156	\$405,000	0	2	22.22	7	77.78

**Residential Sales Price Distribution for the Suburbs, YTD May 2025**  
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**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
Woodmere	One Family	1	\$247,500	\$247,500	0	1	100	0	0
City of Cleveland	One Family	1741	\$124,528	\$100,000	14.13	101	5.8	125	7.18
City of Cleveland	Two Family	700	\$120,521	\$109,950	11.29	36	5.14	45	6.43
City of Cleveland	Condominium	92	\$255,861	\$182,619	31.52	9	9.78	30	32.61
Eastern Suburbs	One Family	2110	\$249,264	\$179,000	17.63	244	11.56	662	31.37
Eastern Suburbs	Two Family	137	\$194,768	\$180,000	24.09	28	20.44	29	21.17
Eastern Suburbs	Condominium	210	\$166,724	\$122,500	13.81	12	5.71	42	20
Eastern Suburbs	New Construction (inferred)	60	\$381,524	\$290,200	11.67	5	8.33	39	65
Western Suburbs	One Family	1869	\$316,747	\$275,000	12.89	361	19.32	1112	59.5
Western Suburbs	Two Family	87	\$324,705	\$330,000	3.45	9	10.34	72	82.76
Western Suburbs	Condominium	412	\$194,472	\$160,000	23.79	48	11.65	78	18.93
Western Suburbs	New Construction (inferred)	72	\$298,306	\$233,000	19.44	8	11.11	32	44.44
Total: All Suburbs	One Family	3979	\$280,962	\$235,000	15.41	605	15.2	1774	44.58
Total: All Suburbs	Two Family	224	\$245,235	\$233,750	16.07	37	16.52	101	45.09
Total: All Suburbs	Condominium	622	\$185,104	\$150,000	20.42	60	9.65	120	19.29
Total: All Suburbs	New Construction (inferred)	132	\$336,133	\$260,000	15.91	13	9.85	71	53.79
Total: Cuyahoga County	One Family	5720	\$233,348	\$185,000	15.02	706	12.34	1899	33.2
Total: Cuyahoga County	Two Family	924	\$150,755	\$126,725	12.45	73	7.9	146	15.8
Total: Cuyahoga County	Condominium	714	\$194,221	\$157,350	21.85	69	9.66	150	21.01
Total: Cuyahoga County	New Construction (inferred)	132	\$336,133	\$260,000	15.91	13	9.85	71	53.79