

Residential Sales Price Distribution for the Suburbs, YTD June 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	113	\$422,468	\$380,000	0	0	0	0	0	0	2	1.77	0	0	2	1.77	8
Bay Village	Condominium	8	\$534,375	\$570,000	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	52	\$581,200	\$450,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	21	\$374,071	\$388,000	0	0	0	0	0	0	0	0	1	4.76	1	4.76	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	84	\$155,344	\$152,688	0	0	2	2.38	6	7.14	14	16.67	10	11.9	9	10.71	24
Bedford	Two Family	8	\$187,363	\$177,250	0	0	0	0	0	0	0	0	0	0	3	37.5	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	43	\$184,563	\$180,000	0	0	0	0	1	2.33	1	2.33	5	11.63	8	18.6	13
Bentleyville	One Family	1	\$965,000	\$965,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	97	\$255,802	\$242,000	0	0	0	0	0	0	3	3.09	3	3.09	5	5.15	17
Berea	Two Family	7	\$235,143	\$240,000	0	0	0	0	0	0	1	14.29	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	8	\$580,188	\$567,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	12	\$298,450	\$258,500	0	0	0	0	0	0	0	0	0	0	1	8.33	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	47	\$532,077	\$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	22	\$241,227	\$162,800	0	0	0	0	0	0	2	9.09	3	13.64	3	13.64	6
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	71	\$429,350	\$403,000	0	0	0	0	0	0	0	0	0	0	1	1.41	2
Broadview Heights	Condominium	40	\$208,600	\$190,000	0	0	0	0	0	0	1	2.5	1	2.5	7	17.5	14
Broadview Heights	New Construction (inferred)	2	\$56,500	\$56,500	0	0	2	100	0	0	0	0	0	0	0	0	0
Brook Park	One Family	87	\$207,557	\$215,000	1	1.15	0	0	0	0	1	1.15	2	2.3	7	8.05	22
Brook Park	Condominium	7	\$170,214	\$159,000	0	0	0	0	0	0	0	0	0	0	2	28.57	3
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	51	\$191,290	\$200,000	0	0	1	1.96	0	0	0	0	4	7.84	6	11.76	16
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	6	\$290,750	\$238,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	One Family	27	\$846,908	\$675,000	0	0	0	0	0	0	1	3.7	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	4	\$248,125	\$183,750	0	0	0	0	0	0	0	0	1	25	1	25	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	2045	\$126,179	\$101,400	289	14.13	271	13.25	267	13.06	225	11	202	9.88	219	10.71	295
Cleveland	Two Family	843	\$123,184	\$110,000	101	11.98	118	14	109	12.93	73	8.66	104	12.34	140	16.61	100
Cleveland	Condominium	112	\$262,286	\$187,452	3	2.68	2	1.79	1	0.89	5	4.46	7	6.25	13	11.61	32
Cleveland Heights	One Family	318	\$251,482	\$209,500	0	0	8	2.52	16	5.03	15	4.72	20	6.29	33	10.38	62
Cleveland Heights	Two Family	40	\$255,018	\$238,474	0	0	0	0	0	0	0	0	1	2.5	3	7.5	11
Cleveland Heights	Condominium	24	\$149,348	\$137,500	0	0	2	8.33	3	12.5	1	4.17	4	16.67	3	12.5	8
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	3	\$203,333	\$230,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0
East Cleveland	One Family	51	\$65,737	\$42,500	29	56.86	6	11.76	4	7.84	4	7.84	0	0	3	5.88	3
East Cleveland	Two Family	21	\$45,256	\$40,000	12	57.14	6	28.57	1	4.76	0	0	2	9.52	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	354	\$138,975	\$127,500	10	2.82	17	4.8	46	12.99	35	9.89	67	18.93	52	14.69	79
Euclid	Two Family	17	\$176,911	\$184,000	0	0	0	0	0	0	1	5.88	1	5.88	4	23.53	6
Euclid	Condominium	34	\$73,158	\$73,000	4	11.76	10	29.41	11	32.35	6	17.65	1	2.94	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	91	\$322,993	\$311,000	0	0	0	0	0	0	0	0	1	1.1	3	3.3	4
Fairview Park	Two Family	1	\$375,000	\$375,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairview Park	Condominium	15	\$134,580	\$133,000	0	0	0	0	1	6.67	4	26.67	1	6.67	3	20	6
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	266	\$122,552	\$119,198	6	2.26	17	6.39	41	15.41	41	15.41	44	16.54	41	15.41	67
Garfield Heights	Two Family	35	\$136,901	\$143,000	1	2.86	2	5.71	3	8.57	2	5.71	4	11.43	7	20	14
Garfield Heights	New Construction (inferred)	5	\$234,000	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Gates Mills	One Family	13	\$1,193,051	\$1,290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Gates Mills	New Construction (inferred)	1	\$450,000	\$450,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	One Family	57	\$483,351	\$441,000	0	0	0	0	0	0	1	1.75	0	0	0	0	2

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Highland Heights	Condominium	9	\$382,889	\$385,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	3	\$598,333	\$800,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Highland Hills	One Family	5	\$120,600	\$94,000	0	0	0	0	2	40	1	20	1	20	0	0	0
Hunting Valley	One Family	4	\$1,503,750	\$1,312,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	37	\$374,378	\$315,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	New Construction (inferred)	2	\$187,500	\$187,500	0	0	0	0	0	0	0	0	1	50	0	0	0
Lakewood	One Family	183	\$354,445	\$319,500	0	0	0	0	0	0	0	0	4	2.19	4	2.19	16
Lakewood	Two Family	73	\$342,355	\$335,000	0	0	0	0	0	0	0	0	0	0	1	1.37	3
Lakewood	Condominium	78	\$132,393	\$93,000	0	0	11	14.1	15	19.23	19	24.36	4	5.13	8	10.26	7
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	116	\$260,434	\$235,500	0	0	0	0	1	0.86	1	0.86	5	4.31	4	3.45	16
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	212	\$125,298	\$115,450	5	2.36	15	7.08	35	16.51	37	17.45	32	15.09	33	15.57	37
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	12	\$42,586	\$37,416	8	66.67	3	25	1	8.33	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	17	\$422,018	\$360,000	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)	3	\$466,300	\$570,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0
Mayfield Heights	One Family	106	\$247,023	\$234,500	0	0	0	0	2	1.89	1	0.94	2	1.89	5	4.72	23
Mayfield Heights	Condominium	28	\$185,605	\$177,500	0	0	0	0	2	7.14	1	3.57	2	7.14	2	7.14	14
Mayfield Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Middleburg Heights	One Family	69	\$292,659	\$314,500	0	0	1	1.45	1	1.45	1	1.45	1	1.45	0	0	6
Middleburg Heights	Condominium	24	\$151,138	\$152,000	0	0	0	0	0	0	1	4.17	2	8.33	9	37.5	11
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	17	\$899,756	\$685,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	6	\$320,567	\$290,200	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	8	\$150,750	\$137,500	0	0	0	0	2	25	0	0	2	25	2	25	1
Newburgh Heights	Two Family	4	\$174,113	\$172,500	0	0	0	0	0	0	0	0	0	0	1	25	2

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North Olmsted	One Family	160	\$278,037	\$275,000	0	0	0	0	2	1.25	0	0	3	1.88	6	3.75	14
North Olmsted	Condominium	42	\$146,636	\$130,450	1	2.38	2	4.76	8	19.05	2	4.76	6	14.29	5	11.9	9
North Olmsted	New Construction (inferred)	6	\$233,333	\$230,000	0	0	0	0	1	16.67	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	109	\$389,492	\$365,000	0	0	0	0	0	0	1	0.92	0	0	1	0.92	5
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	47	\$159,458	\$160,000	0	0	1	2.13	3	6.38	5	10.64	1	2.13	8	17.02	21
North Royalton	New Construction (inferred)	14	\$164,071	\$160,000	0	0	2	14.29	1	7.14	1	7.14	1	7.14	0	0	8
Oakwood	One Family	17	\$184,565	\$150,000	3	17.65	2	11.76	0	0	1	5.88	1	5.88	2	11.76	2
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	37	\$284,700	\$285,000	0	0	0	0	0	0	1	2.7	0	0	2	5.41	2
Olmsted Falls	Condominium	29	\$186,345	\$181,000	0	0	0	0	1	3.45	1	3.45	1	3.45	5	17.24	8
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	43	\$321,801	\$325,000	0	0	0	0	3	6.98	0	0	0	0	1	2.33	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)	11	\$269,171	\$311,000	0	0	0	0	2	18.18	1	9.09	0	0	1	9.09	0
Orange	One Family	19	\$615,768	\$563,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Orange	Condominium	1	\$660,000	\$660,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	19	\$553,093	\$520,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Parma	One Family	478	\$216,282	\$215,500	0	0	0	0	5	1.05	6	1.26	18	3.77	47	9.83	124
Parma	Two Family	15	\$243,658	\$250,000	0	0	0	0	0	0	0	0	1	6.67	1	6.67	0
Parma	Condominium	13	\$149,392	\$156,000	0	0	1	7.69	1	7.69	0	0	2	15.38	1	7.69	7
Parma	New Construction (inferred)	5	\$194,865	\$170,750	0	0	0	0	0	0	0	0	0	0	1	20	3
Parma Heights	One Family	105	\$225,317	\$235,000	0	0	0	0	2	1.9	1	0.95	3	2.86	7	6.67	21
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	6	\$78,500	\$84,500	1	16.67	1	16.67	1	16.67	3	50	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	35	\$741,862	\$615,000	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	59	\$255,969	\$250,000	0	0	0	0	0	0	0	0	1	1.69	6	10.17	7
Richmond Heights	Condominium	7	\$152,264	\$150,000	0	0	0	0	1	14.29	0	0	1	14.29	2	28.57	2

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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	114	\$507,312	\$405,000	0	0	0	0	0	0	0	0	1	0.88	1	0.88	3
Rocky River	Two Family	3	\$376,667	\$365,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	65	\$201,731	\$148,500	0	0	0	0	4	6.15	8	12.31	10	15.38	14	21.54	10
Rocky River	New Construction (inferred)	5	\$272,624	\$255,000	0	0	0	0	1	20	0	0	0	0	0	0	0
Seven Hills	One Family	72	\$312,907	\$297,450	0	0	0	0	0	0	0	0	0	0	2	2.78	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)	4	\$156,750	\$133,000	0	0	1	25	1	25	0	0	0	0	0	0	1
Shaker Heights	One Family	154	\$411,379	\$376,250	0	0	1	0.65	2	1.3	2	1.3	4	2.6	7	4.55	6
Shaker Heights	Two Family	26	\$245,131	\$230,000	0	0	1	3.85	1	3.85	0	0	1	3.85	1	3.85	5
Shaker Heights	Condominium	43	\$149,293	\$103,000	4	9.3	6	13.95	7	16.28	6	13.95	2	4.65	5	11.63	4
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	116	\$530,134	\$470,000	0	0	0	0	0	0	1	0.86	0	0	1	0.86	4
Solon	Condominium	7	\$328,443	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Solon	New Construction (inferred)	3	\$441,667	\$395,000	0	0	0	0	0	0	0	0	0	0	0	0	0
South Euclid	One Family	224	\$183,225	\$171,500	0	0	1	0.45	8	3.57	11	4.91	22	9.82	41	18.3	71
South Euclid	Two Family	7	\$218,071	\$230,000	0	0	0	0	0	0	0	0	0	0	3	42.86	0
South Euclid	Condominium	13	\$79,231	\$66,000	1	7.69	4	30.77	5	38.46	1	7.69	0	0	0	0	2
South Euclid	New Construction (inferred)	4	\$310,750	\$302,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	One Family	238	\$373,387	\$353,500	0	0	0	0	0	0	1	0.42	0	0	4	1.68	8
Strongsville	Two Family	2	\$417,500	\$417,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	10	\$231,665	\$245,500	0	0	0	0	0	0	0	0	0	0	0	0	3
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	110	\$319,044	\$288,950	0	0	0	0	1	0.91	1	0.91	1	0.91	3	2.73	10
University Heights	Two Family	17	\$234,753	\$240,000	0	0	0	0	0	0	1	5.88	0	0	0	0	2
University Heights	Condominium	2	\$227,500	\$227,500	0	0	0	0	0	0	0	0	0	0	0	0	1
University Heights	New Construction (inferred)	4	\$292,326	\$286,063	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	8	\$309,853	\$282,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Warrensville Heights	One Family	60	\$132,483	\$117,800	2	3.33	2	3.33	8	13.33	13	21.67	7	11.67	10	16.67	9
Warrensville Heights	Condominium	19	\$63,000	\$62,000	4	21.05	7	36.84	5	26.32	3	15.79	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD June 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
Westlake	One Family	102	\$504,857	\$441,500	0	0	0	0	0	0	0	0	2	1.96	0	0	3
Westlake	Condominium	80	\$281,845	\$201,000	0	0	1	1.25	1	1.25	2	2.5	9	11.25	3	3.75	24
Westlake	New Construction (inferred)	11	\$471,945	\$405,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodmere	One Family	2	\$263,750	\$263,750	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	2045	\$126,179	\$101,400	289	14.13	271	13.25	267	13.06	225	11	202	9.88	219	10.71	295
City of Cleveland	Two Family	843	\$123,184	\$110,000	101	11.98	118	14	109	12.93	73	8.66	104	12.34	140	16.61	100
City of Cleveland	Condominium	112	\$262,286	\$187,452	3	2.68	2	1.79	1	0.89	5	4.46	7	6.25	13	11.61	32
Eastern Suburbs	One Family	2574	\$261,686	\$185,000	55	2.14	71	2.76	175	6.8	181	7.03	224	8.7	262	10.18	441
Eastern Suburbs	Two Family	178	\$191,608	\$180,000	13	7.3	9	5.06	5	2.81	4	2.25	9	5.06	23	12.92	42
Eastern Suburbs	Condominium	264	\$173,349	\$130,000	21	7.95	34	12.88	38	14.39	21	7.95	16	6.06	21	7.95	43
Eastern Suburbs	New Construction (inferred)	77	\$394,255	\$300,000	0	0	3	3.9	0	0	1	1.3	2	2.6	4	5.19	7
Western Suburbs	One Family	2310	\$322,502	\$281,250	1	0.04	2	0.09	13	0.56	17	0.74	42	1.82	99	4.29	280
Western Suburbs	Two Family	108	\$324,169	\$325,000	0	0	0	0	0	0	1	0.93	1	0.93	2	1.85	3
Western Suburbs	Condominium	492	\$193,549	\$160,000	2	0.41	17	3.46	35	7.11	50	10.16	42	8.54	70	14.23	129
Western Suburbs	New Construction (inferred)	89	\$293,209	\$230,000	0	0	5	5.62	8	8.99	4	4.49	4	4.49	2	2.25	16
Total: All Suburbs	One Family	4884	\$290,450	\$240,000	56	1.15	73	1.49	188	3.85	198	4.05	266	5.45	361	7.39	721
Total: All Suburbs	Two Family	286	\$241,666	\$238,750	13	4.55	9	3.15	5	1.75	5	1.75	10	3.5	25	8.74	45
Total: All Suburbs	Condominium	756	\$186,495	\$154,950	23	3.04	51	6.75	73	9.66	71	9.39	58	7.67	91	12.04	172
Total: All Suburbs	New Construction (inferred)	166	\$340,080	\$270,000	0	0	8	4.82	8	4.82	5	3.01	6	3.61	6	3.61	23
Total: Cuyahoga County	One Family	6929	\$241,968	\$194,900	345	4.98	344	4.96	455	6.57	423	6.1	468	6.75	580	8.37	1016
Total: Cuyahoga County	Two Family	1129	\$153,198	\$130,000	114	10.1	127	11.25	114	10.1	78	6.91	114	10.1	165	14.61	145
Total: Cuyahoga County	Condominium	868	\$196,274	\$160,000	26	3	53	6.11	74	8.53	76	8.76	65	7.49	104	11.98	204
Total: Cuyahoga County	New Construction (inferred)	166	\$340,080	\$270,000	0	0	8	4.82	8	4.82	5	3.01	6	3.61	6	3.61	23

Residential Sales Price Distribution for the Suburbs, YTD June 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	113	\$422,468	\$380,000	7.08	13	11.5	88	77.88
Bay Village	Condominium	8	\$534,375	\$570,000	0	0	0	8	100
Bay Village	New Construction (inferred)	4	\$628,975	\$668,000	0	0	0	4	100
Beachwood	One Family	52	\$581,200	\$450,000	0	0	0	52	100
Beachwood	Condominium	21	\$374,071	\$388,000	9.52	1	4.76	16	76.19
Beachwood	New Construction (inferred)	2	\$328,125	\$328,125	0	0	0	2	100
Bedford	One Family	84	\$155,344	\$152,688	28.57	14	16.67	5	5.95
Bedford	Two Family	8	\$187,363	\$177,250	25	3	37.5	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	43	\$184,563	\$180,000	30.23	9	20.93	6	13.95
Bentleyville	One Family	1	\$965,000	\$965,000	0	0	0	1	100
Berea	One Family	97	\$255,802	\$242,000	17.53	23	23.71	46	47.42
Berea	Two Family	7	\$235,143	\$240,000	0	4	57.14	2	28.57
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	8	\$580,188	\$567,500	0	0	0	8	100
Bratenahl	Condominium	12	\$298,450	\$258,500	16.67	3	25	6	50
Bratenahl	New Construction (inferred)	1	\$165,000	\$165,000	100	0	0	0	0
Brecksville	One Family	47	\$532,077	\$440,000	2.13	1	2.13	45	95.74
Brecksville	Two Family	1	\$425,000	\$425,000	0	0	0	1	100
Brecksville	Condominium	22	\$241,227	\$162,800	27.27	2	9.09	6	27.27
Brecksville	New Construction (inferred)	2	\$125,000	\$125,000	50	0	0	0	0
Broadview Heights	One Family	71	\$429,350	\$403,000	2.82	5	7.04	63	88.73
Broadview Heights	Condominium	40	\$208,600	\$190,000	35	8	20	9	22.5
Broadview Heights	New Construction (inferred)	2	\$56,500	\$56,500	0	0	0	0	0
Brook Park	One Family	87	\$207,557	\$215,000	25.29	40	45.98	14	16.09
Brook Park	Condominium	7	\$170,214	\$159,000	42.86	2	28.57	0	0
Brook Park	New Construction (inferred)	2	\$300,000	\$300,000	0	0	0	2	100
Brooklyn	One Family	51	\$191,290	\$200,000	31.37	21	41.18	3	5.88
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	1	100

Residential Sales Price Distribution for the Suburbs, YTD June 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
Brooklyn Heights	One Family	6	\$290,750	\$238,500	0	4	66.67	2	33.33
Chagrin Falls	One Family	27	\$846,908	\$675,000	3.7	0	0	25	92.59
Chagrin Falls	Two Family	1	\$685,000	\$685,000	0	0	0	1	100
Chagrin Falls	Condominium	4	\$248,125	\$183,750	0	1	25	1	25
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	2045	\$126,179	\$101,400	14.43	124	6.06	153	7.48
Cleveland	Two Family	843	\$123,184	\$110,000	11.86	43	5.1	55	6.52
Cleveland	Condominium	112	\$262,286	\$187,452	28.57	11	9.82	38	33.93
Cleveland Heights	One Family	318	\$251,482	\$209,500	19.5	46	14.47	118	37.11
Cleveland Heights	Two Family	40	\$255,018	\$238,474	27.5	8	20	17	42.5
Cleveland Heights	Condominium	24	\$149,348	\$137,500	33.33	2	8.33	1	4.17
Cleveland Heights	New Construction (inferred)	1	\$361,057	\$361,057	0	0	0	1	100
Cuyahoga Heights	One Family	3	\$203,333	\$230,000	0	2	66.67	0	0
East Cleveland	One Family	51	\$65,737	\$42,500	5.88	0	0	2	3.92
East Cleveland	Two Family	21	\$45,256	\$40,000	0	0	0	0	0
East Cleveland	New Construction (inferred)	1	\$137,500	\$137,500	0	0	0	0	0
Euclid	One Family	354	\$138,975	\$127,500	22.32	33	9.32	15	4.24
Euclid	Two Family	17	\$176,911	\$184,000	35.29	5	29.41	0	0
Euclid	Condominium	34	\$73,158	\$73,000	5.88	0	0	0	0
Euclid	New Construction (inferred)	4	\$224,175	\$201,000	0	0	0	2	50
Fairview Park	One Family	91	\$322,993	\$311,000	4.4	15	16.48	68	74.73
Fairview Park	Two Family	1	\$375,000	\$375,000	0	0	0	1	100
Fairview Park	Condominium	15	\$134,580	\$133,000	40	0	0	0	0
Fairview Park	New Construction (inferred)	2	\$522,500	\$522,500	0	1	50	1	50
Garfield Heights	One Family	266	\$122,552	\$119,198	25.19	8	3.01	1	0.38
Garfield Heights	Two Family	35	\$136,901	\$143,000	40	2	5.71	0	0
Garfield Heights	New Construction (inferred)	5	\$234,000	\$250,000	20	4	80	0	0
Gates Mills	One Family	13	\$1,193,051	\$1,290,000	0	0	0	13	100
Gates Mills	New Construction (inferred)	1	\$450,000	\$450,000	0	0	0	1	100
Highland Heights	One Family	57	\$483,351	\$441,000	3.51	3	5.26	51	89.47

Residential Sales Price Distribution for the Suburbs, YTD June 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
Highland Heights	Condominium	9	\$382,889	\$385,000	0	0	0	9	100
Highland Heights	New Construction (inferred)	3	\$598,333	\$800,000	33.33	0	0	2	66.67
Highland Hills	One Family	5	\$120,600	\$94,000	0	1	20	0	0
Hunting Valley	One Family	4	\$1,503,750	\$1,312,500	0	0	0	4	100
Independence	One Family	37	\$374,378	\$315,000	0	8	21.62	29	78.38
Independence	New Construction (inferred)	2	\$187,500	\$187,500	0	1	50	0	0
Lakewood	One Family	183	\$354,445	\$319,500	8.74	20	10.93	139	75.96
Lakewood	Two Family	73	\$342,355	\$335,000	4.11	4	5.48	65	89.04
Lakewood	Condominium	78	\$132,393	\$93,000	8.97	4	5.13	10	12.82
Lakewood	New Construction (inferred)	4	\$356,888	\$296,275	25	0	0	2	50
Lyndhurst	One Family	116	\$260,434	\$235,500	13.79	46	39.66	43	37.07
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	212	\$125,298	\$115,450	17.45	11	5.19	7	3.3
Maple Heights	Two Family	1	\$130,000	\$130,000	0	0	0	0	0
Maple Heights	Condominium	12	\$42,586	\$37,416	0	0	0	0	0
Maple Heights	New Construction (inferred)	4	\$285,895	\$299,950	25	0	0	3	75
Mayfield	One Family	17	\$422,018	\$360,000	0	0	0	17	100
Mayfield	Condominium	1	\$215,000	\$215,000	0	1	100	0	0
Mayfield	New Construction (inferred)	3	\$466,300	\$570,000	0	0	0	2	66.67
Mayfield Heights	One Family	106	\$247,023	\$234,500	21.7	29	27.36	44	41.51
Mayfield Heights	Condominium	28	\$185,605	\$177,500	50	3	10.71	4	14.29
Mayfield Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0
Middleburg Heights	One Family	69	\$292,659	\$314,500	8.7	8	11.59	51	73.91
Middleburg Heights	Condominium	24	\$151,138	\$152,000	45.83	1	4.17	0	0
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0
Moreland Hills	One Family	17	\$899,756	\$685,000	0	0	0	17	100
Moreland Hills	New Construction (inferred)	6	\$320,567	\$290,200	0	1	16.67	5	83.33
Newburgh Heights	One Family	8	\$150,750	\$137,500	12.5	0	0	1	12.5
Newburgh Heights	Two Family	4	\$174,113	\$172,500	50	1	25	0	0

Residential Sales Price Distribution for the Suburbs, YTD June 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
North Olmsted	One Family	160	\$278,037	\$275,000	8.75	29	18.13	106	66.25
North Olmsted	Condominium	42	\$146,636	\$130,450	21.43	3	7.14	6	14.29
North Olmsted	New Construction (inferred)	6	\$233,333	\$230,000	16.67	2	33.33	2	33.33
North Randall	One Family	1	\$135,000	\$135,000	0	0	0	0	0
North Royalton	One Family	109	\$389,492	\$365,000	4.59	7	6.42	95	87.16
North Royalton	Two Family	1	\$307,500	\$307,500	0	0	0	1	100
North Royalton	Condominium	47	\$159,458	\$160,000	44.68	7	14.89	1	2.13
North Royalton	New Construction (inferred)	14	\$164,071	\$160,000	57.14	0	0	1	7.14
Oakwood	One Family	17	\$184,565	\$150,000	11.76	1	5.88	5	29.41
Oakwood	New Construction (inferred)	4	\$182,500	\$85,000	0	0	0	1	25
Olmsted Falls	One Family	37	\$284,700	\$285,000	5.41	5	13.51	27	72.97
Olmsted Falls	Condominium	29	\$186,345	\$181,000	27.59	12	41.38	1	3.45
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	100	0	0	0	0
Olmsted Township	One Family	43	\$321,801	\$325,000	9.3	5	11.63	30	69.77
Olmsted Township	Condominium	2	\$134,950	\$134,950	0	0	0	0	0
Olmsted Township	New Construction (inferred)	11	\$269,171	\$311,000	0	0	0	7	63.64
Orange	One Family	19	\$615,768	\$563,000	10.53	0	0	17	89.47
Orange	Condominium	1	\$660,000	\$660,000	0	0	0	1	100
Orange	New Construction (inferred)	19	\$553,093	\$520,000	10.53	0	0	17	89.47
Parma	One Family	478	\$216,282	\$215,500	25.94	153	32.01	125	26.15
Parma	Two Family	15	\$243,658	\$250,000	0	6	40	7	46.67
Parma	Condominium	13	\$149,392	\$156,000	53.85	0	0	1	7.69
Parma	New Construction (inferred)	5	\$194,865	\$170,750	60	0	0	1	20
Parma Heights	One Family	105	\$225,317	\$235,000	20	38	36.19	33	31.43
Parma Heights	Two Family	2	\$302,500	\$302,500	0	0	0	2	100
Parma Heights	Condominium	6	\$78,500	\$84,500	0	0	0	0	0
Parma Heights	New Construction (inferred)	1	\$240,000	\$240,000	0	1	100	0	0
Pepper Pike	One Family	35	\$741,862	\$615,000	2.86	0	0	34	97.14
Pepper Pike	New Construction (inferred)	3	\$707,017	\$855,000	0	0	0	3	100
Richmond Heights	One Family	59	\$255,969	\$250,000	11.86	17	28.81	28	47.46
Richmond Heights	Condominium	7	\$152,264	\$150,000	28.57	1	14.29	0	0

Residential Sales Price Distribution for the Suburbs, YTD June 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
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	0	0	1	100
Rocky River	One Family	114	\$507,312	\$405,000	2.63	2	1.75	107	93.86
Rocky River	Two Family	3	\$376,667	\$365,000	0	0	0	3	100
Rocky River	Condominium	65	\$201,731	\$148,500	15.38	4	6.15	15	23.08
Rocky River	New Construction (inferred)	5	\$272,624	\$255,000	0	1	20	3	60
Seven Hills	One Family	72	\$312,907	\$297,450	5.56	12	16.67	54	75
Seven Hills	Two Family	2	\$382,500	\$382,500	0	0	0	2	100
Seven Hills	New Construction (inferred)	4	\$156,750	\$133,000	25	0	0	1	25
Shaker Heights	One Family	154	\$411,379	\$376,250	3.9	20	12.99	112	72.73
Shaker Heights	Two Family	26	\$245,131	\$230,000	19.23	6	23.08	11	42.31
Shaker Heights	Condominium	43	\$149,293	\$103,000	9.3	1	2.33	8	18.6
Shaker Heights	New Construction (inferred)	1	\$265,000	\$265,000	0	0	0	1	100
Solon	One Family	116	\$530,134	\$470,000	3.45	4	3.45	106	91.38
Solon	Condominium	7	\$328,443	\$300,000	28.57	1	14.29	4	57.14
Solon	New Construction (inferred)	3	\$441,667	\$395,000	0	0	0	3	100
South Euclid	One Family	224	\$183,225	\$171,500	31.7	34	15.18	36	16.07
South Euclid	Two Family	7	\$218,071	\$230,000	0	2	28.57	2	28.57
South Euclid	Condominium	13	\$79,231	\$66,000	15.38	0	0	0	0
South Euclid	New Construction (inferred)	4	\$310,750	\$302,000	0	1	25	3	75
Strongsville	One Family	238	\$373,387	\$353,500	3.36	24	10.08	201	84.45
Strongsville	Two Family	2	\$417,500	\$417,500	0	0	0	2	100
Strongsville	Condominium	10	\$231,665	\$245,500	30	4	40	3	30
Strongsville	New Construction (inferred)	9	\$441,716	\$500,000	0	1	11.11	7	77.78
University Heights	One Family	110	\$319,044	\$288,950	9.09	20	18.18	74	67.27
University Heights	Two Family	17	\$234,753	\$240,000	11.76	6	35.29	8	47.06
University Heights	Condominium	2	\$227,500	\$227,500	50	0	0	1	50
University Heights	New Construction (inferred)	4	\$292,326	\$286,063	0	2	50	2	50
Valley View	One Family	6	\$433,452	\$403,000	0	0	0	6	100
Walton Hills	One Family	8	\$309,853	\$282,500	12.5	1	12.5	6	75
Warrensville Heights	One Family	60	\$132,483	\$117,800	15	8	13.33	1	1.67
Warrensville Heights	Condominium	19	\$63,000	\$62,000	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD June 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
Westlake	One Family	102	\$504,857	\$441,500	2.94	6	5.88	91	89.22
Westlake	Condominium	80	\$281,845	\$201,000	30	9	11.25	31	38.75
Westlake	New Construction (inferred)	11	\$471,945	\$405,000	0	2	18.18	9	81.82
Woodmere	One Family	2	\$263,750	\$263,750	0	1	50	1	50
City of Cleveland	One Family	2045	\$126,179	\$101,400	14.43	124	6.06	153	7.48
City of Cleveland	Two Family	843	\$123,184	\$110,000	11.86	43	5.1	55	6.52
City of Cleveland	Condominium	112	\$262,286	\$187,452	28.57	11	9.82	38	33.93
Eastern Suburbs	One Family	2574	\$261,686	\$185,000	17.13	308	11.97	857	33.29
Eastern Suburbs	Two Family	178	\$191,608	\$180,000	23.6	33	18.54	40	22.47
Eastern Suburbs	Condominium	264	\$173,349	\$130,000	16.29	15	5.68	55	20.83
Eastern Suburbs	New Construction (inferred)	77	\$394,255	\$300,000	9.09	9	11.69	51	66.23
Western Suburbs	One Family	2310	\$322,502	\$281,250	12.12	439	19	1417	61.34
Western Suburbs	Two Family	108	\$324,169	\$325,000	2.78	14	12.96	87	80.56
Western Suburbs	Condominium	492	\$193,549	\$160,000	26.22	56	11.38	91	18.5
Western Suburbs	New Construction (inferred)	89	\$293,209	\$230,000	17.98	10	11.24	40	44.94
Total: All Suburbs	One Family	4884	\$290,450	\$240,000	14.76	747	15.29	2274	46.56
Total: All Suburbs	Two Family	286	\$241,666	\$238,750	15.73	47	16.43	127	44.41
Total: All Suburbs	Condominium	756	\$186,495	\$154,950	22.75	71	9.39	146	19.31
Total: All Suburbs	New Construction (inferred)	166	\$340,080	\$270,000	13.86	19	11.45	91	54.82
Total: Cuyahoga County	One Family	6929	\$241,968	\$194,900	14.66	871	12.57	2427	35.03
Total: Cuyahoga County	Two Family	1129	\$153,198	\$130,000	12.84	90	7.97	182	16.12
Total: Cuyahoga County	Condominium	868	\$196,274	\$160,000	23.5	82	9.45	184	21.2
Total: Cuyahoga County	New Construction (inferred)	166	\$340,080	\$270,000	13.86	19	11.45	91	54.82