

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales < \$45K	Percent < \$45K	Sales \$45K to \$65K	Percent \$45K to \$65K	Sales \$65K to \$85K	Percent \$65K to \$85K	Sales \$85K to \$105K	Percent \$85K to \$105K	Sales \$105K to \$125K	Percent \$105K to \$125K	Sales \$125K to \$150K	Percent \$125K to \$150K	Sales \$150K to \$200K	Percent \$150K to \$200K	Sales \$200K to \$250K
Bay Village	One Family	170	\$429,929	\$380,000	0	0	0	0	0	0	2	1.18	1	0.59	2	1.18	9	5.29	17
Bay Village	Condominium	11	\$499,091	\$565,000	0	0	0	0	0	0	0	0	0	0	0	0	1	9.09	0
Bay Village	New Construction (inferred)	9	\$478,656	\$390,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	81	\$607,471	\$501,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	27	\$352,296	\$375,000	0	0	0	0	0	0	0	0	1	3.7	1	3.7	4	14.81	3
Beachwood	New Construction (inferred)	3	\$368,233	\$405,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	116	\$152,391	\$149,188	0	0	3	2.59	11	9.48	18	15.52	14	12.07	12	10.34	33	28.45	20
Bedford	Two Family	11	\$179,316	\$167,500	0	0	0	0	0	0	1	9.09	0	0	3	27.27	3	27.27	4
Bedford	Condominium	9	\$123,111	\$125,000	0	0	1	11.11	0	0	2	22.22	2	22.22	1	11.11	3	33.33	0
Bedford	New Construction (inferred)	5	\$158,714	\$154,000	0	0	0	0	0	0	1	20	0	0	1	20	2	40	1
Bedford Heights	One Family	60	\$185,049	\$180,000	0	0	0	0	1	1.67	1	1.67	6	10	12	20	18	30	15
Bedford Heights	New Construction (inferred)	1	\$850,000	\$850,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	One Family	4	\$1,167,250	\$1,147,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	140	\$254,034	\$241,500	0	0	0	0	0	0	3	2.14	3	2.14	10	7.14	26	18.57	36
Berea	Two Family	9	\$225,211	\$235,000	0	0	0	0	0	0	1	11.11	0	0	0	0	1	11.11	5
Berea	Condominium	5	\$125,980	\$110,000	0	0	0	0	0	0	2	40	1	20	1	20	0	0	1
Berea	New Construction (inferred)	3	\$150,000	\$112,000	0	0	0	0	0	0	0	0	2	66.67	0	0	0	0	1
Bratenahl	One Family	11	\$548,591	\$485,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Bratenahl	Condominium	16	\$303,650	\$284,500	0	0	0	0	0	0	0	0	0	0	1	6.25	2	12.5	3
Bratenahl	New Construction (inferred)	3	\$400,917	\$237,751	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33	1
Brecksville	One Family	88	\$518,551	\$436,000	0	0	0	0	1	1.14	0	0	0	0	0	0	2	2.27	6
Brecksville	Two Family	1	\$425,000	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	Condominium	31	\$254,577	\$183,000	0	0	0	0	0	0	2	6.45	3	9.68	5	16.13	8	25.81	2
Brecksville	New Construction (inferred)	4	\$407,454	\$422,659	0	0	0	0	1	25	0	0	0	0	0	0	1	25	0
Broadview Heights	One Family	110	\$441,857	\$404,000	0	0	0	0	0	0	0	0	0	0	2	1.82	3	2.73	5
Broadview Heights	Two Family	1	\$1,075,000	\$1,075,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadview Heights	Condominium	47	\$200,428	\$185,000	0	0	0	0	0	0	1	2.13	2	4.26	10	21.28	16	34.04	9
Broadview Heights	New Construction (inferred)	4	\$224,250	\$131,000	0	0	2	50	0	0	0	0	0	0	0	0	0	0	1

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Brook Park	One Family	126	\$209,182	\$220,000	3	2.38	0	0	1	0.79	1	0.79	3	2.38	10	7.94	28	22.22	54
Brook Park	Condominium	11	\$163,318	\$160,000	0	0	0	0	0	0	1	9.09	0	0	2	18.18	6	54.55	2
Brook Park	New Construction (inferred)	2	\$300,000	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn	One Family	75	\$193,546	\$200,000	0	0	1	1.33	1	1.33	1	1.33	5	6.67	10	13.33	20	26.67	31
Brooklyn	Two Family	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn Heights	One Family	6	\$290,750	\$238,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Chagrin Falls	One Family	50	\$760,748	\$608,000	0	0	0	0	0	0	1	2	0	0	0	0	1	2	0
Chagrin Falls	Two Family	1	\$685,000	\$685,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	8	\$227,813	\$130,000	0	0	0	0	0	0	1	12.5	2	25	2	25	0	0	1
Chagrin Falls	New Construction (inferred)	3	\$546,667	\$440,000	0	0	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	0	0
Chagrin Falls Township	New Construction (inferred)	1	\$805,000	\$805,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	2756	\$128,979	\$103,750	365	13.24	354	12.84	354	12.84	334	12.12	276	10.01	287	10.41	394	14.3	167
Cleveland	Two Family	1121	\$124,016	\$110,000	129	11.51	146	13.02	139	12.4	105	9.37	142	12.67	182	16.24	144	12.85	61
Cleveland	Condominium	139	\$288,009	\$200,000	3	2.16	2	1.44	2	1.44	5	3.6	10	7.19	13	9.35	36	25.9	12
Cleveland Heights	One Family	457	\$262,717	\$219,000	1	0.22	8	1.75	21	4.6	15	3.28	25	5.47	45	9.85	92	20.13	68
Cleveland Heights	Two Family	53	\$254,015	\$241,947	0	0	0	0	0	0	0	0	3	5.66	4	7.55	13	24.53	9
Cleveland Heights	Condominium	31	\$148,718	\$158,000	0	0	2	6.45	4	12.9	1	3.23	4	12.9	4	12.9	13	41.94	2
Cleveland Heights	New Construction (inferred)	2	\$295,529	\$295,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Cuyahoga Heights	One Family	3	\$203,333	\$230,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0	0	2
East Cleveland	One Family	70	\$75,537	\$58,350	32	45.71	9	12.86	7	10	8	11.43	1	1.43	5	7.14	4	5.71	0
East Cleveland	Two Family	31	\$57,736	\$47,000	15	48.39	5	16.13	4	12.9	2	6.45	4	12.9	1	3.23	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	0	0
Euclid	One Family	459	\$144,035	\$135,000	10	2.18	17	3.7	47	10.24	56	12.2	73	15.9	77	16.78	115	25.05	45
Euclid	Two Family	24	\$173,266	\$179,500	0	0	0	0	1	4.17	1	4.17	2	8.33	5	20.83	8	33.33	7
Euclid	Condominium	46	\$68,734	\$69,250	7	15.22	15	32.61	15	32.61	6	13.04	1	2.17	0	0	2	4.35	0
Euclid	New Construction (inferred)	6	\$184,300	\$114,550	0	0	1	16.67	0	0	1	16.67	2	33.33	0	0	0	0	0

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Fairview Park	One Family	129	\$317,579	\$311,000	0	0	0	0	0	0	0	0	1	0.78	4	3.1	6	4.65	20
Fairview Park	Two Family	2	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	1	50	0
Fairview Park	Condominium	20	\$133,085	\$131,500	0	0	0	0	2	10	5	25	2	10	3	15	8	40	0
Fairview Park	New Construction (inferred)	2	\$522,500	\$522,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Garfield Heights	One Family	369	\$123,253	\$119,000	5	1.36	21	5.69	57	15.45	63	17.07	60	16.26	64	17.34	87	23.58	9
Garfield Heights	Two Family	40	\$141,176	\$147,250	1	2.5	1	2.5	4	10	2	5	5	12.5	9	22.5	14	35	4
Garfield Heights	New Construction (inferred)	5	\$234,000	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	1	20	4
Gates Mills	One Family	20	\$1,036,333	\$1,015,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gates Mills	New Construction (inferred)	2	\$480,000	\$480,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	2	\$422,500	\$422,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	One Family	82	\$487,438	\$467,500	0	0	0	0	0	0	1	1.22	0	0	0	0	3	3.66	5
Highland Heights	Condominium	11	\$392,364	\$390,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	4	\$652,250	\$807,000	0	0	0	0	0	0	0	0	0	0	0	0	1	25	0
Highland Hills	One Family	6	\$116,333	\$94,500	0	0	0	0	2	33.33	2	33.33	1	16.67	0	0	0	0	1
Hunting Valley	One Family	5	\$1,853,000	\$1,325,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	56	\$383,396	\$337,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Independence	New Construction (inferred)	3	\$184,667	\$179,000	0	0	0	0	0	0	0	0	1	33.33	0	0	1	33.33	1
Lakewood	One Family	262	\$368,824	\$328,950	0	0	0	0	0	0	1	0.38	4	1.53	5	1.91	17	6.49	30
Lakewood	Two Family	92	\$339,342	\$337,000	0	0	0	0	0	0	0	0	0	0	2	2.17	3	3.26	5
Lakewood	Condominium	115	\$129,688	\$93,000	1	0.87	19	16.52	21	18.26	24	20.87	9	7.83	12	10.43	9	7.83	7
Lakewood	New Construction (inferred)	4	\$356,888	\$296,275	0	0	0	0	0	0	1	25	0	0	0	0	1	25	0
Lyndhurst	One Family	168	\$263,458	\$237,500	0	0	0	0	1	0.6	2	1.19	5	2.98	5	2.98	20	11.9	66
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyndhurst	Condominium	27	\$193,922	\$138,000	0	0	3	11.11	3	11.11	1	3.7	2	7.41	8	29.63	4	14.81	1
Lyndhurst	New Construction (inferred)	5	\$296,226	\$146,631	0	0	2	40	0	0	0	0	0	0	1	20	0	0	0
Maple Heights	One Family	280	\$126,919	\$117,000	3	1.07	19	6.79	39	13.93	55	19.64	43	15.36	46	16.43	54	19.29	13
Maple Heights	Two Family	1	\$130,000	\$130,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0	0

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Maple Heights	Condominium	16	\$43,252	\$38,916	10	62.5	5	31.25	1	6.25	0	0	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	7	\$255,226	\$299,900	0	0	0	0	0	0	0	0	0	0	0	0	3	42.86	0
Mayfield	One Family	25	\$400,680	\$358,700	0	0	0	0	0	0	0	0	0	0	0	0	1	4	0
Mayfield	Condominium	1	\$215,000	\$215,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Mayfield	New Construction (inferred)	3	\$466,300	\$570,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0	0	0
Mayfield Heights	One Family	154	\$247,392	\$235,500	0	0	0	0	3	1.95	2	1.3	2	1.3	9	5.84	33	21.43	39
Mayfield Heights	Condominium	41	\$197,913	\$190,189	0	0	0	0	2	4.88	1	2.44	2	4.88	3	7.32	17	41.46	8
Mayfield Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0	0	1	100	0	0	0	0	0	0	0
Middleburg Heights	One Family	98	\$297,067	\$315,000	0	0	1	1.02	1	1.02	1	1.02	2	2.04	0	0	6	6.12	14
Middleburg Heights	Condominium	37	\$154,611	\$155,000	0	0	0	0	1	2.7	1	2.7	4	10.81	12	32.43	17	45.95	1
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0	0	1	100	0	0	0	0	0	0	0
Moreland Hills	One Family	23	\$889,657	\$685,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	4	\$257,000	\$260,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Moreland Hills	New Construction (inferred)	7	\$303,343	\$285,000	0	0	0	0	0	0	0	0	0	0	0	0	1	14.29	1
Newburgh Heights	One Family	9	\$138,878	\$125,000	1	11.11	0	0	2	22.22	0	0	2	22.22	2	22.22	1	11.11	0
Newburgh Heights	Two Family	6	\$171,075	\$167,500	0	0	0	0	0	0	0	0	0	0	1	16.67	4	66.67	1
North Olmsted	One Family	248	\$282,713	\$285,000	0	0	0	0	3	1.21	2	0.81	4	1.61	6	2.42	20	8.06	43
North Olmsted	Condominium	56	\$143,382	\$129,750	1	1.79	3	5.36	11	19.64	4	7.14	7	12.5	8	14.29	11	19.64	3
North Olmsted	New Construction (inferred)	6	\$233,333	\$230,000	0	0	0	0	1	16.67	0	0	0	0	0	0	1	16.67	2
North Randall	One Family	3	\$147,500	\$135,000	0	0	0	0	0	0	0	0	1	33.33	1	33.33	1	33.33	0
North Royalton	One Family	173	\$390,597	\$370,000	0	0	1	0.58	0	0	1	0.58	1	0.58	3	1.73	7	4.05	15
North Royalton	Two Family	1	\$307,500	\$307,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Condominium	69	\$164,168	\$159,900	0	0	1	1.45	2	2.9	7	10.14	3	4.35	15	21.74	27	39.13	12
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	57.14	0
Oakwood	One Family	21	\$185,607	\$160,000	3	14.29	2	9.52	1	4.76	1	4.76	1	4.76	2	9.52	3	14.29	3
Oakwood	New Construction (inferred)	4	\$182,500	\$85,000	0	0	2	50	0	0	0	0	1	25	0	0	0	0	0
Olmsted Falls	One Family	49	\$297,500	\$291,500	0	0	0	0	0	0	1	2.04	0	0	2	4.08	2	4.08	5

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Olmsted Falls	Two Family	1	\$285,000	\$285,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Olmsted Falls	Condominium	42	\$186,486	\$180,500	0	0	0	0	1	2.38	1	2.38	1	2.38	6	14.29	17	40.48	15
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0
Olmsted Township	One Family	73	\$342,205	\$350,000	0	0	0	0	4	5.48	0	0	0	0	1	1.37	3	4.11	7
Olmsted Township	Condominium	4	\$137,975	\$141,000	0	0	0	0	0	0	0	0	1	25	3	75	0	0	0
Olmsted Township	New Construction (inferred)	12	\$258,157	\$310,500	0	0	0	0	2	16.67	1	8.33	0	0	2	16.67	0	0	0
Orange	One Family	26	\$680,619	\$622,500	0	0	0	0	0	0	0	0	0	0	0	0	3	11.54	0
Orange	Condominium	1	\$660,000	\$660,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	22	\$580,132	\$634,790	0	0	0	0	0	0	0	0	0	0	0	0	2	9.09	0
Parma	One Family	686	\$220,027	\$220,000	0	0	4	0.58	4	0.58	8	1.17	21	3.06	49	7.14	175	25.51	235
Parma	Two Family	22	\$238,188	\$248,000	0	0	0	0	0	0	0	0	1	4.55	1	4.55	2	9.09	9
Parma	Condominium	25	\$163,920	\$165,000	0	0	1	4	1	4	0	0	2	8	3	12	15	60	2
Parma	New Construction (inferred)	7	\$200,618	\$170,750	0	0	0	0	0	0	0	0	1	14.29	1	14.29	3	42.86	0
Parma Heights	One Family	147	\$227,503	\$232,000	0	0	0	0	2	1.36	1	0.68	3	2.04	10	6.8	26	17.69	58
Parma Heights	Two Family	2	\$302,500	\$302,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	11	\$104,355	\$100,000	1	9.09	1	9.09	1	9.09	3	27.27	1	9.09	4	36.36	0	0	0
Parma Heights	New Construction (inferred)	2	\$185,000	\$185,000	0	0	0	0	0	0	0	0	0	0	1	50	0	0	1
Pepper Pike	One Family	57	\$795,366	\$726,500	0	0	0	0	0	0	0	0	0	0	0	0	1	1.75	0
Pepper Pike	New Construction (inferred)	6	\$766,199	\$833,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	74	\$262,192	\$252,000	0	0	0	0	0	0	0	0	2	2.7	5	6.76	9	12.16	21
Richmond Heights	Condominium	8	\$150,106	\$145,000	0	0	0	0	1	12.5	0	0	1	12.5	3	37.5	2	25	1
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	One Family	182	\$513,076	\$438,000	0	0	0	0	0	0	0	0	1	0.55	1	0.55	4	2.2	4
Rocky River	Two Family	4	\$410,000	\$385,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	79	\$216,793	\$141,500	0	0	0	0	6	7.59	10	12.66	12	15.19	18	22.78	10	12.66	4
Rocky River	New Construction (inferred)	6	\$267,186	\$247,500	0	0	0	0	1	16.67	0	0	0	0	0	0	0	0	2
Seven Hills	One Family	108	\$311,221	\$300,000	0	0	0	0	0	0	0	0	2	1.85	3	2.78	6	5.56	13
Seven Hills	Two Family	2	\$382,500	\$382,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	Condominium	2	\$264,000	\$264,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

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Seven Hills	New Construction (inferred)	4	\$156,750	\$133,000	0	0	1	25	1	25	0	0	0	0	0	0	1	25	0
Shaker Heights	One Family	231	\$452,238	\$410,000	0	0	1	0.43	1	0.43	4	1.73	5	2.16	6	2.6	11	4.76	23
Shaker Heights	Two Family	40	\$253,291	\$251,500	0	0	1	2.5	1	2.5	0	0	1	2.5	2	5	8	20	7
Shaker Heights	Condominium	59	\$129,458	\$83,000	5	8.47	13	22.03	12	20.34	7	11.86	3	5.08	5	8.47	5	8.47	1
Shaker Heights	New Construction (inferred)	3	\$402,667	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33	0
Solon	One Family	180	\$551,319	\$485,000	0	0	0	0	0	0	1	0.56	0	0	1	0.56	5	2.78	4
Solon	Condominium	12	\$313,842	\$285,000	0	0	0	0	0	0	0	0	0	0	0	0	2	16.67	2
Solon	New Construction (inferred)	4	\$354,500	\$392,500	0	0	0	0	0	0	1	25	0	0	0	0	0	0	0
South Euclid	One Family	291	\$187,111	\$175,000	0	0	2	0.69	8	2.75	13	4.47	31	10.65	44	15.12	97	33.33	47
South Euclid	Two Family	9	\$217,667	\$230,000	0	0	0	0	0	0	0	0	0	0	3	33.33	1	11.11	3
South Euclid	Condominium	17	\$96,812	\$71,000	1	5.88	4	23.53	6	35.29	1	5.88	0	0	1	5.88	3	17.65	1
South Euclid	New Construction (inferred)	6	\$325,583	\$352,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	One Family	358	\$380,648	\$356,000	0	0	0	0	0	0	1	0.28	0	0	4	1.12	9	2.51	35
Strongsville	Two Family	2	\$417,500	\$417,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	22	\$241,892	\$252,500	0	0	0	0	0	0	0	0	0	0	0	0	5	22.73	6
Strongsville	New Construction (inferred)	11	\$420,950	\$448,400	0	0	0	0	1	9.09	0	0	0	0	0	0	0	0	1
University Heights	One Family	176	\$308,939	\$284,300	0	0	0	0	0	0	2	1.14	1	0.57	5	2.84	20	11.36	35
University Heights	Two Family	20	\$237,190	\$240,000	0	0	0	0	0	0	1	5	0	0	0	0	2	10	8
University Heights	Condominium	3	\$251,667	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33	0
University Heights	New Construction (inferred)	5	\$302,861	\$345,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Valley View	One Family	9	\$405,043	\$403,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	New Construction (inferred)	1	\$155,000	\$155,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0
Walton Hills	One Family	13	\$302,917	\$284,900	0	0	0	0	0	0	0	0	0	0	0	0	2	15.38	1
Warrensville Heights	One Family	80	\$142,889	\$122,500	3	3.75	2	2.5	9	11.25	15	18.75	12	15	10	12.5	15	18.75	10
Warrensville Heights	Condominium	23	\$60,458	\$58,000	5	21.74	10	43.48	5	21.74	3	13.04	0	0	0	0	0	0	0
Westlake	One Family	158	\$510,549	\$447,500	0	0	0	0	0	0	0	0	2	1.27	0	0	6	3.8	6
Westlake	Condominium	116	\$271,701	\$201,200	0	0	1	0.86	1	0.86	3	2.59	11	9.48	5	4.31	37	31.9	20
Westlake	New Construction (inferred)	14	\$465,743	\$405,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2

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Woodmere	One Family	2	\$263,750	\$263,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
City of Cleveland	One Family	2756	\$128,979	\$103,750	365	13.24	354	12.84	354	12.84	334	12.12	276	10.01	287	10.41	394	14.3	167
City of Cleveland	Two Family	1121	\$124,016	\$110,000	129	11.51	146	13.02	139	12.4	105	9.37	142	12.67	182	16.24	144	12.85	61
City of Cleveland	Condominium	139	\$288,009	\$200,000	3	2.16	2	1.44	2	1.44	5	3.6	10	7.19	13	9.35	36	25.9	12
Eastern Suburbs	One Family	3618	\$277,923	\$195,000	58	1.6	84	2.32	210	5.8	260	7.19	285	7.88	352	9.73	629	17.39	429
Eastern Suburbs	Two Family	237	\$193,930	\$184,000	16	6.75	7	2.95	10	4.22	7	2.95	15	6.33	29	12.24	53	22.36	43
Eastern Suburbs	Condominium	360	\$171,474	\$133,500	28	7.78	53	14.72	49	13.61	23	6.39	18	5	29	8.06	58	16.11	26
Eastern Suburbs	New Construction (inferred)	111	\$400,660	\$325,000	0	0	5	4.5	0	0	4	3.6	3	2.7	4	3.6	13	11.71	11
Western Suburbs	One Family	3442	\$330,984	\$290,000	3	0.09	7	0.2	17	0.49	23	0.67	53	1.54	122	3.54	375	10.89	649
Western Suburbs	Two Family	140	\$323,207	\$320,500	0	0	0	0	0	0	1	0.71	1	0.71	3	2.14	7	5	19
Western Suburbs	Condominium	703	\$193,464	\$162,000	3	0.43	26	3.7	47	6.69	64	9.1	59	8.39	107	15.22	187	26.6	85
Western Suburbs	New Construction (inferred)	109	\$304,142	\$250,000	0	0	5	4.59	8	7.34	4	3.67	5	4.59	4	3.67	17	15.6	12
Total: All Suburbs	One Family	7060	\$303,792	\$250,000	61	0.86	91	1.29	227	3.22	283	4.01	338	4.79	474	6.71	1004	14.22	1078
Total: All Suburbs	Two Family	377	\$241,937	\$238,000	16	4.24	7	1.86	10	2.65	8	2.12	16	4.24	32	8.49	60	15.92	62
Total: All Suburbs	Condominium	1063	\$186,017	\$155,000	31	2.92	79	7.43	96	9.03	87	8.18	77	7.24	136	12.79	245	23.05	111
Total: All Suburbs	New Construction (inferred)	220	\$352,840	\$299,950	0	0	10	4.55	8	3.64	8	3.64	8	3.64	8	3.64	30	13.64	23
Total: Cuyahoga County	One Family	9816	\$254,711	\$205,000	426	4.34	445	4.53	581	5.92	617	6.29	614	6.26	761	7.75	1398	14.24	1245
Total: Cuyahoga County	Two Family	1498	\$153,693	\$130,000	145	9.68	153	10.21	149	9.95	113	7.54	158	10.55	214	14.29	204	13.62	123
Total: Cuyahoga County	Condominium	1202	\$197,811	\$160,000	34	2.83	81	6.74	98	8.15	92	7.65	87	7.24	149	12.4	281	23.38	123
Total: Cuyahoga County	New Construction (inferred)	220	\$352,840	\$299,950	0	0	10	4.55	8	3.64	8	3.64	8	3.64	8	3.64	30	13.64	23

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Bay Village	One Family	170	\$429,929	\$380,000	10	139	81.76
Bay Village	Condominium	11	\$499,091	\$565,000	0	10	90.91
Bay Village	New Construction (inferred)	9	\$478,656	\$390,000	0	9	100
Beachwood	One Family	81	\$607,471	\$501,000	0	81	100
Beachwood	Condominium	27	\$352,296	\$375,000	11.11	18	66.67
Beachwood	New Construction (inferred)	3	\$368,233	\$405,000	0	3	100
Bedford	One Family	116	\$152,391	\$149,188	17.24	5	4.31
Bedford	Two Family	11	\$179,316	\$167,500	36.36	0	0
Bedford	Condominium	9	\$123,111	\$125,000	0	0	0
Bedford	New Construction (inferred)	5	\$158,714	\$154,000	20	0	0
Bedford Heights	One Family	60	\$185,049	\$180,000	25	7	11.67
Bedford Heights	New Construction (inferred)	1	\$850,000	\$850,000	0	1	100
Bentleyville	One Family	4	\$1,167,250	\$1,147,500	0	4	100
Berea	One Family	140	\$254,034	\$241,500	25.71	62	44.29
Berea	Two Family	9	\$225,211	\$235,000	55.56	2	22.22
Berea	Condominium	5	\$125,980	\$110,000	20	0	0
Berea	New Construction (inferred)	3	\$150,000	\$112,000	33.33	0	0
Bratenahl	One Family	11	\$548,591	\$485,000	9.09	10	90.91
Bratenahl	Condominium	16	\$303,650	\$284,500	18.75	10	62.5
Bratenahl	New Construction (inferred)	3	\$400,917	\$237,751	33.33	1	33.33
Brecksville	One Family	88	\$518,551	\$436,000	6.82	79	89.77
Brecksville	Two Family	1	\$425,000	\$425,000	0	1	100
Brecksville	Condominium	31	\$254,577	\$183,000	6.45	11	35.48
Brecksville	New Construction (inferred)	4	\$407,454	\$422,659	0	2	50
Broadview Heights	One Family	110	\$441,857	\$404,000	4.55	100	90.91
Broadview Heights	Two Family	1	\$1,075,000	\$1,075,000	0	1	100
Broadview Heights	Condominium	47	\$200,428	\$185,000	19.15	9	19.15
Broadview Heights	New Construction (inferred)	4	\$224,250	\$131,000	25	1	25

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Brook Park	One Family	126	\$209,182	\$220,000	42.86	26	20.63
Brook Park	Condominium	11	\$163,318	\$160,000	18.18	0	0
Brook Park	New Construction (inferred)	2	\$300,000	\$300,000	0	2	100
Brooklyn	One Family	75	\$193,546	\$200,000	41.33	6	8
Brooklyn	Two Family	1	\$275,000	\$275,000	0	1	100
Brooklyn Heights	One Family	6	\$290,750	\$238,500	66.67	2	33.33
Chagrin Falls	One Family	50	\$760,748	\$608,000	0	48	96
Chagrin Falls	Two Family	1	\$685,000	\$685,000	0	1	100
Chagrin Falls	Condominium	8	\$227,813	\$130,000	12.5	2	25
Chagrin Falls	New Construction (inferred)	3	\$546,667	\$440,000	0	3	100
Chagrin Falls Township	One Family	1	\$1,275,000	\$1,275,000	0	1	100
Chagrin Falls Township	New Construction (inferred)	1	\$805,000	\$805,000	0	1	100
Cleveland	One Family	2756	\$128,979	\$103,750	6.06	225	8.16
Cleveland	Two Family	1121	\$124,016	\$110,000	5.44	73	6.51
Cleveland	Condominium	139	\$288,009	\$200,000	8.63	56	40.29
Cleveland Heights	One Family	457	\$262,717	\$219,000	14.88	182	39.82
Cleveland Heights	Two Family	53	\$254,015	\$241,947	16.98	24	45.28
Cleveland Heights	Condominium	31	\$148,718	\$158,000	6.45	1	3.23
Cleveland Heights	New Construction (inferred)	2	\$295,529	\$295,529	50	1	50
Cuyahoga Heights	One Family	3	\$203,333	\$230,000	66.67	0	0
East Cleveland	One Family	70	\$75,537	\$58,350	0	4	5.71
East Cleveland	Two Family	31	\$57,736	\$47,000	0	0	0
East Cleveland	New Construction (inferred)	1	\$137,500	\$137,500	0	0	0
Euclid	One Family	459	\$144,035	\$135,000	9.8	19	4.14
Euclid	Two Family	24	\$173,266	\$179,500	29.17	0	0
Euclid	Condominium	46	\$68,734	\$69,250	0	0	0
Euclid	New Construction (inferred)	6	\$184,300	\$114,550	0	2	33.33

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Fairview Park	One Family	129	\$317,579	\$311,000	15.5	98	75.97
Fairview Park	Two Family	2	\$275,000	\$275,000	0	1	50
Fairview Park	Condominium	20	\$133,085	\$131,500	0	0	0
Fairview Park	New Construction (inferred)	2	\$522,500	\$522,500	50	1	50
Garfield Heights	One Family	369	\$123,253	\$119,000	2.44	3	0.81
Garfield Heights	Two Family	40	\$141,176	\$147,250	10	0	0
Garfield Heights	New Construction (inferred)	5	\$234,000	\$250,000	80	0	0
Gates Mills	One Family	20	\$1,036,333	\$1,015,000	0	20	100
Gates Mills	New Construction (inferred)	2	\$480,000	\$480,000	0	2	100
Glenwillow	One Family	2	\$422,500	\$422,500	0	2	100
Highland Heights	One Family	82	\$487,438	\$467,500	6.1	73	89.02
Highland Heights	Condominium	11	\$392,364	\$390,000	0	11	100
Highland Heights	New Construction (inferred)	4	\$652,250	\$807,000	0	3	75
Highland Hills	One Family	6	\$116,333	\$94,500	16.67	0	0
Hunting Valley	One Family	5	\$1,853,000	\$1,325,000	0	5	100
Independence	One Family	56	\$383,396	\$337,500	19.64	45	80.36
Independence	New Construction (inferred)	3	\$184,667	\$179,000	33.33	0	0
Lakewood	One Family	262	\$368,824	\$328,950	11.45	205	78.24
Lakewood	Two Family	92	\$339,342	\$337,000	5.43	82	89.13
Lakewood	Condominium	115	\$129,688	\$93,000	6.09	13	11.3
Lakewood	New Construction (inferred)	4	\$356,888	\$296,275	0	2	50
Lyndhurst	One Family	168	\$263,458	\$237,500	39.29	69	41.07
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	1	100
Lyndhurst	Condominium	27	\$193,922	\$138,000	3.7	5	18.52
Lyndhurst	New Construction (inferred)	5	\$296,226	\$146,631	0	2	40
Maple Heights	One Family	280	\$126,919	\$117,000	4.64	8	2.86
Maple Heights	Two Family	1	\$130,000	\$130,000	0	0	0

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Maple Heights	Condominium	16	\$43,252	\$38,916	0	0	0
Maple Heights	New Construction (inferred)	7	\$255,226	\$299,900	0	4	57.14
Mayfield	One Family	25	\$400,680	\$358,700	0	24	96
Mayfield	Condominium	1	\$215,000	\$215,000	100	0	0
Mayfield	New Construction (inferred)	3	\$466,300	\$570,000	0	2	66.67
Mayfield Heights	One Family	154	\$247,392	\$235,500	25.32	66	42.86
Mayfield Heights	Condominium	41	\$197,913	\$190,189	19.51	8	19.51
Mayfield Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0
Middleburg Heights	One Family	98	\$297,067	\$315,000	14.29	73	74.49
Middleburg Heights	Condominium	37	\$154,611	\$155,000	2.7	1	2.7
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0
Moreland Hills	One Family	23	\$889,657	\$685,000	0	23	100
Moreland Hills	Condominium	4	\$257,000	\$260,000	50	2	50
Moreland Hills	New Construction (inferred)	7	\$303,343	\$285,000	14.29	5	71.43
Newburgh Heights	One Family	9	\$138,878	\$125,000	0	1	11.11
Newburgh Heights	Two Family	6	\$171,075	\$167,500	16.67	0	0
North Olmsted	One Family	248	\$282,713	\$285,000	17.34	170	68.55
North Olmsted	Condominium	56	\$143,382	\$129,750	5.36	8	14.29
North Olmsted	New Construction (inferred)	6	\$233,333	\$230,000	33.33	2	33.33
North Randall	One Family	3	\$147,500	\$135,000	0	0	0
North Royalton	One Family	173	\$390,597	\$370,000	8.67	145	83.82
North Royalton	Two Family	1	\$307,500	\$307,500	0	1	100
North Royalton	Condominium	69	\$164,168	\$159,900	17.39	2	2.9
North Royalton	New Construction (inferred)	14	\$164,071	\$160,000	0	1	7.14
Oakwood	One Family	21	\$185,607	\$160,000	14.29	5	23.81
Oakwood	New Construction (inferred)	4	\$182,500	\$85,000	0	1	25
Olmsted Falls	One Family	49	\$297,500	\$291,500	10.2	39	79.59

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Olmsted Falls	Two Family	1	\$285,000	\$285,000	0	1	100
Olmsted Falls	Condominium	42	\$186,486	\$180,500	35.71	1	2.38
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	0	0	0
Olmsted Township	One Family	73	\$342,205	\$350,000	9.59	58	79.45
Olmsted Township	Condominium	4	\$137,975	\$141,000	0	0	0
Olmsted Township	New Construction (inferred)	12	\$258,157	\$310,500	0	7	58.33
Orange	One Family	26	\$680,619	\$622,500	0	23	88.46
Orange	Condominium	1	\$660,000	\$660,000	0	1	100
Orange	New Construction (inferred)	22	\$580,132	\$634,790	0	20	90.91
Parma	One Family	686	\$220,027	\$220,000	34.26	190	27.7
Parma	Two Family	22	\$238,188	\$248,000	40.91	9	40.91
Parma	Condominium	25	\$163,920	\$165,000	8	1	4
Parma	New Construction (inferred)	7	\$200,618	\$170,750	0	2	28.57
Parma Heights	One Family	147	\$227,503	\$232,000	39.46	47	31.97
Parma Heights	Two Family	2	\$302,500	\$302,500	0	2	100
Parma Heights	Condominium	11	\$104,355	\$100,000	0	0	0
Parma Heights	New Construction (inferred)	2	\$185,000	\$185,000	50	0	0
Pepper Pike	One Family	57	\$795,366	\$726,500	0	56	98.25
Pepper Pike	New Construction (inferred)	6	\$766,199	\$833,750	0	6	100
Richmond Heights	One Family	74	\$262,192	\$252,000	28.38	37	50
Richmond Heights	Condominium	8	\$150,106	\$145,000	12.5	0	0
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	1	100
Rocky River	One Family	182	\$513,076	\$438,000	2.2	172	94.51
Rocky River	Two Family	4	\$410,000	\$385,000	0	4	100
Rocky River	Condominium	79	\$216,793	\$141,500	5.06	19	24.05
Rocky River	New Construction (inferred)	6	\$267,186	\$247,500	33.33	3	50
Seven Hills	One Family	108	\$311,221	\$300,000	12.04	84	77.78
Seven Hills	Two Family	2	\$382,500	\$382,500	0	2	100
Seven Hills	Condominium	2	\$264,000	\$264,000	50	1	50

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Seven Hills	New Construction (inferred)	4	\$156,750	\$133,000	0	1	25
Shaker Heights	One Family	231	\$452,238	\$410,000	9.96	180	77.92
Shaker Heights	Two Family	40	\$253,291	\$251,500	17.5	20	50
Shaker Heights	Condominium	59	\$129,458	\$83,000	1.69	8	13.56
Shaker Heights	New Construction (inferred)	3	\$402,667	\$265,000	0	2	66.67
Solon	One Family	180	\$551,319	\$485,000	2.22	169	93.89
Solon	Condominium	12	\$313,842	\$285,000	16.67	8	66.67
Solon	New Construction (inferred)	4	\$354,500	\$392,500	0	3	75
South Euclid	One Family	291	\$187,111	\$175,000	16.15	49	16.84
South Euclid	Two Family	9	\$217,667	\$230,000	33.33	2	22.22
South Euclid	Condominium	17	\$96,812	\$71,000	5.88	0	0
South Euclid	New Construction (inferred)	6	\$325,583	\$352,000	16.67	5	83.33
Strongsville	One Family	358	\$380,648	\$356,000	9.78	309	86.31
Strongsville	Two Family	2	\$417,500	\$417,500	0	2	100
Strongsville	Condominium	22	\$241,892	\$252,500	27.27	11	50
Strongsville	New Construction (inferred)	11	\$420,950	\$448,400	9.09	9	81.82
University Heights	One Family	176	\$308,939	\$284,300	19.89	113	64.2
University Heights	Two Family	20	\$237,190	\$240,000	40	9	45
University Heights	Condominium	3	\$251,667	\$265,000	0	2	66.67
University Heights	New Construction (inferred)	5	\$302,861	\$345,000	40	3	60
Valley View	One Family	9	\$405,043	\$403,000	0	9	100
Valley View	New Construction (inferred)	1	\$155,000	\$155,000	0	0	0
Walton Hills	One Family	13	\$302,917	\$284,900	7.69	10	76.92
Warrensville Heights	One Family	80	\$142,889	\$122,500	12.5	4	5
Warrensville Heights	Condominium	23	\$60,458	\$58,000	0	0	0
Westlake	One Family	158	\$510,549	\$447,500	3.8	144	91.14
Westlake	Condominium	116	\$271,701	\$201,200	17.24	38	32.76
Westlake	New Construction (inferred)	14	\$465,743	\$405,000	14.29	12	85.71

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Woodmere	One Family	2	\$263,750	\$263,750	50	1	50
City of Cleveland	One Family	2756	\$128,979	\$103,750	6.06	225	8.16
City of Cleveland	Two Family	1121	\$124,016	\$110,000	5.44	73	6.51
City of Cleveland	Condominium	139	\$288,009	\$200,000	8.63	56	40.29
Eastern Suburbs	One Family	3618	\$277,923	\$195,000	11.86	1311	36.24
Eastern Suburbs	Two Family	237	\$193,930	\$184,000	18.14	57	24.05
Eastern Suburbs	Condominium	360	\$171,474	\$133,500	7.22	76	21.11
Eastern Suburbs	New Construction (inferred)	111	\$400,660	\$325,000	9.91	71	63.96
Western Suburbs	One Family	3442	\$330,984	\$290,000	18.86	2193	63.71
Western Suburbs	Two Family	140	\$323,207	\$320,500	13.57	109	77.86
Western Suburbs	Condominium	703	\$193,464	\$162,000	12.09	125	17.78
Western Suburbs	New Construction (inferred)	109	\$304,142	\$250,000	11.01	54	49.54
Total: All Suburbs	One Family	7060	\$303,792	\$250,000	15.27	3504	49.63
Total: All Suburbs	Two Family	377	\$241,937	\$238,000	16.45	166	44.03
Total: All Suburbs	Condominium	1063	\$186,017	\$155,000	10.44	201	18.91
Total: All Suburbs	New Construction (inferred)	220	\$352,840	\$299,950	10.45	125	56.82
Total: Cuyahoga County	One Family	9816	\$254,711	\$205,000	12.68	3729	37.99
Total: Cuyahoga County	Two Family	1498	\$153,693	\$130,000	8.21	239	15.95
Total: Cuyahoga County	Condominium	1202	\$197,811	\$160,000	10.23	257	21.38
Total: Cuyahoga County	New Construction (inferred)	220	\$352,840	\$299,950	10.45	125	56.82