

Residential Sales Price Distribution for the Suburbs, YTD October 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	212	\$453,444	\$385,000	0	0	0	0	0	0	2	0.94	1	0.47	2	0.94	11	5.19	20
Bay Village	Condominium	13	\$509,538	\$565,000	0	0	0	0	0	0	0	0	0	0	0	0	1	7.69	0
Bay Village	New Construction (inferred)	11	\$488,273	\$390,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	99	\$598,591	\$501,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	36	\$345,447	\$339,500	0	0	0	0	0	0	0	0	1	2.78	2	5.56	4	11.11	4
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	147	\$151,404	\$145,900	0	0	2	1.36	13	8.84	20	13.61	26	17.69	15	10.2	42	28.57	24
Bedford	Two Family	12	\$185,623	\$178,750	0	0	0	0	0	0	1	8.33	0	0	3	25	3	25	4
Bedford	Condominium	13	\$106,500	\$100,000	0	0	4	30.77	0	0	3	23.08	2	15.38	1	7.69	3	23.08	0
Bedford	New Construction (inferred)	6	\$151,429	\$149,500	0	0	0	0	0	0	1	16.67	1	16.67	1	16.67	2	33.33	1
Bedford Heights	One Family	81	\$187,223	\$180,000	0	0	0	0	1	1.23	2	2.47	6	7.41	15	18.52	27	33.33	21
Bedford Heights	New Construction (inferred)	2	\$535,000	\$535,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Bentleyville	One Family	5	\$1,099,600	\$965,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	186	\$251,915	\$240,000	0	0	1	0.54	0	0	3	1.61	4	2.15	12	6.45	35	18.82	51
Berea	Two Family	10	\$237,190	\$237,500	0	0	0	0	0	0	1	10	0	0	0	0	1	10	5
Berea	Condominium	6	\$120,567	\$101,750	0	0	0	0	0	0	3	50	1	16.67	1	16.67	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	15	\$685,833	\$558,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Bratenahl	Condominium	18	\$358,789	\$290,000	0	0	0	0	0	0	0	0	0	0	1	5.56	2	11.11	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	114	\$506,104	\$435,519	0	0	0	0	1	0.88	0	0	0	0	0	0	2	1.75	8
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	43	\$247,503	\$184,000	0	0	0	0	0	0	3	6.98	4	9.3	6	13.95	11	25.58	3
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	158	\$438,034	\$405,000	0	0	0	0	0	0	0	0	0	0	2	1.27	6	3.8	9
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	59	\$190,295	\$180,500	0	0	0	0	1	1.69	1	1.69	4	6.78	14	23.73	19	32.2	11
Broadview Heights	New Construction (inferred)	9	\$320,756	\$230,000	0	0	2	22.22	0	0	1	11.11	0	0	0	0	0	0	2

Residential Sales Price Distribution for the Suburbs, YTD October 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
Brook Park	One Family	162	\$209,040	\$220,000	3	1.85	0	0	1	0.62	1	0.62	5	3.09	14	8.64	39	24.07	64
Brook Park	Condominium	15	\$165,300	\$170,000	0	0	0	0	0	0	1	6.67	0	0	2	13.33	10	66.67	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	95	\$197,773	\$205,000	0	0	1	1.05	1	1.05	0	0	5	5.26	13	13.68	26	27.37	41
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	9	\$272,722	\$241,000	0	0	0	0	0	0	1	11.11	0	0	0	0	0	0	4
Chagrin Falls	One Family	61	\$773,384	\$606,000	0	0	0	0	0	0	1	1.64	0	0	0	0	1	1.64	0
Chagrin Falls	Two Family	3	\$508,333	\$440,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	12	\$282,292	\$183,750	0	0	0	0	0	0	1	8.33	3	25	2	16.67	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	3424	\$131,417	\$105,000	427	12.47	404	11.8	447	13.05	436	12.73	362	10.57	349	10.19	491	14.34	214
Cleveland	Two Family	1417	\$126,210	\$115,000	159	11.22	178	12.56	156	11.01	143	10.09	169	11.93	225	15.88	210	14.82	85
Cleveland	Condominium	175	\$280,548	\$195,000	3	1.71	2	1.14	5	2.86	6	3.43	11	6.29	19	10.86	44	25.14	15
Cleveland Heights	One Family	560	\$259,007	\$210,250	1	0.18	11	1.96	23	4.11	23	4.11	36	6.43	57	10.18	110	19.64	83
Cleveland Heights	Two Family	66	\$254,128	\$245,974	0	0	0	0	0	0	1	1.52	3	4.55	6	9.09	15	22.73	10
Cleveland Heights	Condominium	34	\$146,204	\$139,000	0	0	2	5.88	4	11.76	1	2.94	7	20.59	4	11.76	13	38.24	2
Cleveland Heights	New Construction (inferred)	5	\$328,811	\$361,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
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	92	\$81,617	\$58,950	40	43.48	12	13.04	8	8.7	10	10.87	3	3.26	6	6.52	5	5.43	3
East Cleveland	Two Family	39	\$61,559	\$50,000	18	46.15	6	15.38	4	10.26	2	5.13	8	20.51	1	2.56	0	0	0
East Cleveland	New Construction (inferred)	3	\$224,667	\$238,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0	0	1
Euclid	One Family	569	\$145,420	\$135,000	11	1.93	20	3.51	57	10.02	71	12.48	87	15.29	100	17.57	142	24.96	58
Euclid	Two Family	33	\$166,826	\$162,000	0	0	0	0	3	9.09	2	6.06	2	6.06	7	21.21	10	30.3	8
Euclid	Condominium	53	\$69,640	\$69,500	8	15.09	17	32.08	17	32.08	7	13.21	1	1.89	1	1.89	2	3.77	0
Euclid	New Construction (inferred)	7	\$181,543	\$122,000	0	0	1	14.29	0	0	1	14.29	2	28.57	0	0	1	14.29	0

Residential Sales Price Distribution for the Suburbs, YTD October 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
Fairview Park	One Family	165	\$311,358	\$306,250	0	0	0	0	0	0	0	0	1	0.61	4	2.42	9	5.45	29
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	37	\$141,836	\$145,000	0	0	1	2.7	2	5.41	7	18.92	4	10.81	8	21.62	13	35.14	2
Fairview Park	New Construction (inferred)	3	\$474,667	\$379,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Garfield Heights	One Family	454	\$126,946	\$119,750	5	1.1	24	5.29	68	14.98	78	17.18	73	16.08	77	16.96	112	24.67	12
Garfield Heights	Two Family	48	\$143,449	\$147,250	1	2.08	2	4.17	4	8.33	2	4.17	6	12.5	11	22.92	17	35.42	5
Garfield Heights	Condominium	1	\$85,700	\$85,700	0	0	0	0	0	0	1	100	0	0	0	0	0	0	0
Garfield Heights	New Construction (inferred)	6	\$208,833	\$250,000	0	0	0	0	1	16.67	0	0	0	0	0	0	1	16.67	4
Gates Mills	One Family	24	\$983,148	\$819,500	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	4	\$417,000	\$422,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	New Construction (inferred)	1	\$264,000	\$264,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	One Family	102	\$482,750	\$459,950	0	0	0	0	0	0	1	0.98	0	0	0	0	3	2.94	6
Highland Heights	Condominium	14	\$393,643	\$387,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	5	\$538,800	\$800,000	0	0	0	0	1	20	0	0	0	0	0	0	1	20	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	6	\$1,960,000	\$1,762,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	72	\$383,443	\$316,250	0	0	0	0	0	0	0	0	0	0	0	0	1	1.39	13
Independence	New Construction (inferred)	5	\$159,000	\$179,000	0	0	1	20	0	0	0	0	1	20	0	0	2	40	1
Lakewood	One Family	325	\$372,481	\$330,000	0	0	0	0	0	0	1	0.31	3	0.92	4	1.23	17	5.23	40
Lakewood	Two Family	122	\$346,943	\$345,000	0	0	0	0	0	0	0	0	0	0	2	1.64	2	1.64	6
Lakewood	Condominium	148	\$140,387	\$98,450	4	2.7	19	12.84	26	17.57	30	20.27	9	6.08	18	12.16	10	6.76	11
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	203	\$264,461	\$240,000	0	0	0	0	2	0.99	2	0.99	5	2.46	7	3.45	24	11.82	77
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	36	\$215,517	\$145,000	0	0	4	11.11	1	2.78	1	2.78	3	8.33	10	27.78	5	13.89	6
Lyndhurst	New Construction (inferred)	6	\$287,689	\$195,816	0	0	2	33.33	0	0	0	0	0	0	1	16.67	0	0	1

Residential Sales Price Distribution for the Suburbs, YTD October 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
Maple Heights	One Family	368	\$129,203	\$120,000	4	1.09	21	5.71	51	13.86	67	18.21	58	15.76	63	17.12	78	21.2	16
Maple Heights	Two Family	2	\$120,000	\$120,000	0	0	0	0	0	0	0	0	1	50	1	50	0	0	0
Maple Heights	Condominium	17	\$43,355	\$40,000	11	64.71	5	29.41	1	5.88	0	0	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	8	\$232,948	\$246,790	0	0	0	0	1	12.5	0	0	0	0	0	0	3	37.5	0
Mayfield	One Family	33	\$386,088	\$357,500	0	0	0	0	0	0	0	0	0	0	0	0	3	9.09	1
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	191	\$250,275	\$234,900	0	0	0	0	3	1.57	2	1.05	2	1.05	10	5.24	43	22.51	49
Mayfield Heights	Condominium	49	\$197,209	\$190,189	0	0	0	0	4	8.16	1	2.04	2	4.08	3	6.12	20	40.82	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	132	\$303,871	\$315,000	0	0	1	0.76	1	0.76	1	0.76	2	1.52	0	0	6	4.55	21
Middleburg Heights	Condominium	41	\$156,259	\$155,000	0	0	0	0	1	2.44	1	2.44	4	9.76	14	34.15	18	43.9	2
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	29	\$854,417	\$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)	9	\$325,489	\$295,400	0	0	0	0	0	0	0	0	0	0	0	0	1	11.11	1
Newburgh Heights	One Family	15	\$135,560	\$125,000	1	6.67	0	0	3	20	0	0	4	26.67	2	13.33	4	26.67	0
Newburgh Heights	Two Family	8	\$145,519	\$162,500	0	0	0	0	2	25	0	0	0	0	1	12.5	4	50	1
North Olmsted	One Family	301	\$284,458	\$282,900	0	0	0	0	3	1	2	0.66	3	1	6	1.99	24	7.97	60
North Olmsted	Condominium	76	\$145,765	\$129,950	2	2.63	5	6.58	13	17.11	4	5.26	10	13.16	12	15.79	14	18.42	4
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	6	\$166,483	\$160,250	0	0	0	0	1	16.67	0	0	1	16.67	1	16.67	1	16.67	2
North Royalton	One Family	232	\$379,750	\$350,750	0	0	1	0.43	0	0	1	0.43	2	0.86	4	1.72	10	4.31	20
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	90	\$169,010	\$160,000	0	0	0	0	2	2.22	6	6.67	4	4.44	20	22.22	38	42.22	16
North Royalton	New Construction (inferred)	16	\$204,539	\$160,000	0	0	3	18.75	1	6.25	1	6.25	1	6.25	0	0	7	43.75	0
Oakwood	One Family	25	\$205,518	\$182,000	1	4	2	8	1	4	2	8	1	4	2	8	6	24	3
Oakwood	Two Family	1	\$125,000	\$125,000	0	0	0	0	0	0	0	0	1	100	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD October 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
Oakwood	New Construction (inferred)	5	\$156,400	\$60,000	0	0	3	60	0	0	0	0	1	20	0	0	0	0	0
Olmsted Falls	One Family	75	\$298,684	\$290,000	0	0	0	0	0	0	1	1.33	0	0	3	4	6	8	9
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	52	\$188,021	\$181,000	0	0	0	0	1	1.92	1	1.92	1	1.92	7	13.46	24	46.15	16
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	90	\$335,103	\$325,000	0	0	0	0	2	2.22	0	0	0	0	1	1.11	8	8.89	6
Olmsted Township	Two Family	1	\$240,000	\$240,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Olmsted Township	Condominium	6	\$139,983	\$141,000	0	0	0	0	0	0	0	0	1	16.67	5	83.33	0	0	0
Olmsted Township	New Construction (inferred)	15	\$275,165	\$310,000	0	0	0	0	2	13.33	1	6.67	0	0	2	13.33	0	0	1
Orange	One Family	36	\$614,514	\$515,500	0	0	0	0	0	0	0	0	0	0	0	0	4	11.11	0
Orange	Condominium	5	\$640,000	\$660,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	22	\$603,489	\$645,671	0	0	0	0	0	0	0	0	0	0	0	0	2	9.09	0
Parma	One Family	911	\$219,517	\$220,000	0	0	5	0.55	8	0.88	16	1.76	28	3.07	60	6.59	233	25.58	314
Parma	Two Family	27	\$233,334	\$240,000	0	0	0	0	0	0	0	0	1	3.7	1	3.7	4	14.81	12
Parma	Condominium	33	\$165,583	\$165,000	0	0	0	0	2	6.06	0	0	3	9.09	4	12.12	20	60.61	2
Parma	New Construction (inferred)	12	\$204,527	\$192,750	0	0	0	0	0	0	1	8.33	1	8.33	1	8.33	3	25	3
Parma Heights	One Family	183	\$227,182	\$232,000	0	0	0	0	2	1.09	1	0.55	5	2.73	9	4.92	35	19.13	76
Parma Heights	Two Family	3	\$306,833	\$315,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	14	\$107,521	\$106,000	1	7.14	1	7.14	1	7.14	4	28.57	2	14.29	5	35.71	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	73	\$839,354	\$760,000	0	0	0	0	0	0	0	0	0	0	0	0	1	1.37	0
Pepper Pike	New Construction (inferred)	7	\$716,599	\$825,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	96	\$254,203	\$250,000	0	0	1	1.04	0	0	0	0	2	2.08	8	8.33	15	15.63	25
Richmond Heights	Condominium	13	\$158,281	\$150,000	0	0	0	0	1	7.69	0	0	1	7.69	5	38.46	3	23.08	3
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	209	\$527,354	\$430,000	0	0	0	0	0	0	0	0	1	0.48	1	0.48	4	1.91	4
Rocky River	Two Family	6	\$386,875	\$362,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	109	\$227,086	\$145,000	0	0	2	1.83	10	9.17	12	11.01	15	13.76	23	21.1	12	11.01	6
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

Residential Sales Price Distribution for the Suburbs, YTD October 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
Seven Hills	One Family	138	\$311,596	\$305,000	0	0	0	0	0	0	0	0	2	1.45	4	2.9	9	6.52	12
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	3	\$266,000	\$270,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Seven Hills	New Construction (inferred)	5	\$282,641	\$200,000	0	0	1	20	1	20	0	0	0	0	0	0	1	20	0
Shaker Heights	One Family	279	\$457,169	\$400,800	0	0	1	0.36	2	0.72	5	1.79	5	1.79	8	2.87	14	5.02	26
Shaker Heights	Two Family	46	\$248,905	\$241,500	0	0	1	2.17	1	2.17	1	2.17	1	2.17	3	6.52	8	17.39	9
Shaker Heights	Condominium	71	\$124,622	\$89,500	7	9.86	16	22.54	12	16.9	10	14.08	4	5.63	6	8.45	6	8.45	2
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	226	\$538,459	\$473,750	0	0	0	0	0	0	1	0.44	0	0	2	0.88	5	2.21	5
Solon	Condominium	15	\$291,340	\$265,000	0	0	0	0	0	0	0	0	1	6.67	0	0	2	13.33	3
Solon	New Construction (inferred)	6	\$419,500	\$392,500	0	0	0	0	0	0	1	16.67	0	0	0	0	0	0	0
South Euclid	One Family	354	\$187,550	\$177,500	0	0	2	0.56	9	2.54	15	4.24	34	9.6	55	15.54	120	33.9	60
South Euclid	Two Family	10	\$216,700	\$219,000	0	0	0	0	0	0	0	0	0	0	3	30	1	10	4
South Euclid	Condominium	19	\$93,911	\$71,000	1	5.26	4	21.05	8	42.11	1	5.26	0	0	1	5.26	3	15.79	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	459	\$386,903	\$355,000	0	0	0	0	0	0	1	0.22	1	0.22	5	1.09	11	2.4	37
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	28	\$242,772	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	6	21.43	9
Strongsville	New Construction (inferred)	15	\$356,683	\$439,900	0	0	0	0	3	20	1	6.67	0	0	0	0	0	0	1
University Heights	One Family	214	\$311,530	\$283,300	0	0	0	0	0	0	2	0.93	1	0.47	5	2.34	24	11.21	46
University Heights	Two Family	21	\$233,586	\$240,000	0	0	0	0	0	0	1	4.76	0	0	0	0	3	14.29	8
University Heights	Condominium	4	\$295,000	\$296,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
University Heights	New Construction (inferred)	6	\$327,051	\$345,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Valley View	One Family	10	\$407,538	\$403,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	Two Family	1	\$175,000	\$175,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100	0
Valley View	New Construction (inferred)	2	\$152,500	\$152,500	0	0	0	0	0	0	0	0	0	0	1	50	1	50	0
Walton Hills	One Family	21	\$314,996	\$284,000	0	0	0	0	0	0	0	0	0	0	0	0	4	19.05	2
Warrensville Heights	One Family	104	\$149,443	\$134,500	3	2.88	2	1.92	11	10.58	16	15.38	14	13.46	15	14.42	22	21.15	13

Residential Sales Price Distribution for the Suburbs, YTD October 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
Warrensville Heights	Condominium	29	\$58,447	\$55,000	7	24.14	13	44.83	6	20.69	3	10.34	0	0	0	0	0	0	0
Westlake	One Family	224	\$527,595	\$450,000	0	0	0	0	0	0	0	0	2	0.89	0	0	8	3.57	8
Westlake	Two Family	1	\$425,000	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	153	\$263,166	\$205,000	0	0	2	1.31	2	1.31	4	2.61	15	9.8	9	5.88	41	26.8	27
Westlake	New Construction (inferred)	17	\$415,199	\$325,000	0	0	0	0	1	5.88	0	0	0	0	1	5.88	0	0	2
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	3424	\$131,417	\$105,000	427	12.47	404	11.8	447	13.05	436	12.73	362	10.57	349	10.19	491	14.34	214
City of Cleveland	Two Family	1417	\$126,210	\$115,000	159	11.22	178	12.56	156	11.01	143	10.09	169	11.93	225	15.88	210	14.82	85
City of Cleveland	Condominium	175	\$280,548	\$195,000	3	1.71	2	1.14	5	2.86	6	3.43	11	6.29	19	10.86	44	25.14	15
Eastern Suburbs	One Family	4514	\$277,582	\$193,000	66	1.46	98	2.17	255	5.65	320	7.09	359	7.95	449	9.95	810	17.94	537
Eastern Suburbs	Two Family	291	\$191,745	\$175,500	19	6.53	9	3.09	14	4.81	10	3.44	22	7.56	36	12.37	62	21.31	49
Eastern Suburbs	Condominium	444	\$181,221	\$136,500	34	7.66	65	14.64	54	12.16	29	6.53	25	5.63	36	8.11	63	14.19	36
Eastern Suburbs	New Construction (inferred)	132	\$384,884	\$299,200	0	0	6	4.55	3	2.27	4	3.03	4	3.03	5	3.79	14	10.61	15
Western Suburbs	One Family	4452	\$332,878	\$290,000	3	0.07	9	0.2	19	0.43	31	0.7	65	1.46	144	3.23	500	11.23	846
Western Suburbs	Two Family	181	\$328,305	\$329,000	0	0	0	0	0	0	1	0.55	1	0.55	3	1.66	8	4.42	24
Western Suburbs	Condominium	926	\$195,050	\$163,000	7	0.76	30	3.24	61	6.59	77	8.32	77	8.32	148	15.98	237	25.59	113
Western Suburbs	New Construction (inferred)	137	\$306,011	\$250,000	0	0	7	5.11	11	8.03	7	5.11	5	3.65	5	3.65	17	12.41	17
Total: All Suburbs	One Family	8966	\$305,039	\$250,000	69	0.77	107	1.19	274	3.06	351	3.91	424	4.73	593	6.61	1310	14.61	1383
Total: All Suburbs	Two Family	472	\$244,112	\$239,450	19	4.03	9	1.91	14	2.97	11	2.33	23	4.87	39	8.26	70	14.83	73
Total: All Suburbs	Condominium	1370	\$190,568	\$159,000	41	2.99	95	6.93	115	8.39	106	7.74	102	7.45	184	13.43	300	21.9	149
Total: All Suburbs	New Construction (inferred)	269	\$344,714	\$280,000	0	0	13	4.83	14	5.2	11	4.09	9	3.35	10	3.72	31	11.52	32
Total: Cuyahoga County	One Family	12390	\$257,058	\$206,500	496	4	511	4.12	721	5.82	787	6.35	786	6.34	942	7.6	1801	14.54	1597
Total: Cuyahoga County	Two Family	1889	\$155,670	\$131,000	178	9.42	187	9.9	170	9	154	8.15	192	10.16	264	13.98	280	14.82	158
Total: Cuyahoga County	Condominium	1545	\$200,760	\$163,000	44	2.85	97	6.28	120	7.77	112	7.25	113	7.31	203	13.14	344	22.27	164
Total: Cuyahoga County	New Construction (inferred)	269	\$344,714	\$280,000	0	0	13	4.83	14	5.2	11	4.09	9	3.35	10	3.72	31	11.52	32

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	212	\$453,444	\$385,000	9.43	176	83.02
Bay Village	Condominium	13	\$509,538	\$565,000	0	12	92.31
Bay Village	New Construction (inferred)	11	\$488,273	\$390,000	0	11	100
Beachwood	One Family	99	\$598,591	\$501,000	0	99	100
Beachwood	Condominium	36	\$345,447	\$339,500	11.11	25	69.44
Beachwood	New Construction (inferred)	3	\$368,233	\$405,000	0	3	100
Bedford	One Family	147	\$151,404	\$145,900	16.33	5	3.4
Bedford	Two Family	12	\$185,623	\$178,750	33.33	1	8.33
Bedford	Condominium	13	\$106,500	\$100,000	0	0	0
Bedford	New Construction (inferred)	6	\$151,429	\$149,500	16.67	0	0
Bedford Heights	One Family	81	\$187,223	\$180,000	25.93	9	11.11
Bedford Heights	New Construction (inferred)	2	\$535,000	\$535,000	50	1	50
Bentleyville	One Family	5	\$1,099,600	\$965,000	0	5	100
Berea	One Family	186	\$251,915	\$240,000	27.42	80	43.01
Berea	Two Family	10	\$237,190	\$237,500	50	3	30
Berea	Condominium	6	\$120,567	\$101,750	16.67	0	0
Berea	New Construction (inferred)	3	\$150,000	\$112,000	33.33	0	0
Bratenahl	One Family	15	\$685,833	\$558,000	6.67	14	93.33
Bratenahl	Condominium	18	\$358,789	\$290,000	16.67	12	66.67
Bratenahl	New Construction (inferred)	3	\$400,917	\$237,751	33.33	1	33.33
Brecksville	One Family	114	\$506,104	\$435,519	7.02	103	90.35
Brecksville	Two Family	1	\$425,000	\$425,000	0	1	100
Brecksville	Condominium	43	\$247,503	\$184,000	6.98	16	37.21
Brecksville	New Construction (inferred)	4	\$407,454	\$422,659	0	2	50
Broadview Heights	One Family	158	\$438,034	\$405,000	5.7	141	89.24
Broadview Heights	Two Family	1	\$1,075,000	\$1,075,000	0	1	100
Broadview Heights	Condominium	59	\$190,295	\$180,500	18.64	9	15.25
Broadview Heights	New Construction (inferred)	9	\$320,756	\$230,000	22.22	4	44.44

Residential Sales Price Distribution for the Suburbs, YTD October 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
Brook Park	One Family	162	\$209,040	\$220,000	39.51	35	21.6
Brook Park	Condominium	15	\$165,300	\$170,000	13.33	0	0
Brook Park	New Construction (inferred)	2	\$300,000	\$300,000	0	2	100
Brooklyn	One Family	95	\$197,773	\$205,000	43.16	8	8.42
Brooklyn	Two Family	1	\$275,000	\$275,000	0	1	100
Brooklyn Heights	One Family	9	\$272,722	\$241,000	44.44	4	44.44
Chagrin Falls	One Family	61	\$773,384	\$606,000	0	59	96.72
Chagrin Falls	Two Family	3	\$508,333	\$440,000	0	3	100
Chagrin Falls	Condominium	12	\$282,292	\$183,750	8.33	5	41.67
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	3424	\$131,417	\$105,000	6.25	294	8.59
Cleveland	Two Family	1417	\$126,210	\$115,000	6	92	6.49
Cleveland	Condominium	175	\$280,548	\$195,000	8.57	70	40
Cleveland Heights	One Family	560	\$259,007	\$210,250	14.82	216	38.57
Cleveland Heights	Two Family	66	\$254,128	\$245,974	15.15	31	46.97
Cleveland Heights	Condominium	34	\$146,204	\$139,000	5.88	1	2.94
Cleveland Heights	New Construction (inferred)	5	\$328,811	\$361,057	40	3	60
Cuyahoga Heights	One Family	3	\$203,333	\$230,000	66.67	0	0
East Cleveland	One Family	92	\$81,617	\$58,950	3.26	5	5.43
East Cleveland	Two Family	39	\$61,559	\$50,000	0	0	0
East Cleveland	New Construction (inferred)	3	\$224,667	\$238,000	33.33	1	33.33
Euclid	One Family	569	\$145,420	\$135,000	10.19	23	4.04
Euclid	Two Family	33	\$166,826	\$162,000	24.24	1	3.03
Euclid	Condominium	53	\$69,640	\$69,500	0	0	0
Euclid	New Construction (inferred)	7	\$181,543	\$122,000	0	2	28.57

Residential Sales Price Distribution for the Suburbs, YTD October 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
Fairview Park	One Family	165	\$311,358	\$306,250	17.58	122	73.94
Fairview Park	Two Family	2	\$275,000	\$275,000	0	1	50
Fairview Park	Condominium	37	\$141,836	\$145,000	5.41	0	0
Fairview Park	New Construction (inferred)	3	\$474,667	\$379,000	33.33	2	66.67
Garfield Heights	One Family	454	\$126,946	\$119,750	2.64	5	1.1
Garfield Heights	Two Family	48	\$143,449	\$147,250	10.42	0	0
Garfield Heights	Condominium	1	\$85,700	\$85,700	0	0	0
Garfield Heights	New Construction (inferred)	6	\$208,833	\$250,000	66.67	0	0
Gates Mills	One Family	24	\$983,148	\$819,500	0	24	100
Gates Mills	New Construction (inferred)	2	\$480,000	\$480,000	0	2	100
Glenwillow	One Family	4	\$417,000	\$422,500	0	4	100
Glenwillow	New Construction (inferred)	1	\$264,000	\$264,000	0	1	100
Highland Heights	One Family	102	\$482,750	\$459,950	5.88	92	90.2
Highland Heights	Condominium	14	\$393,643	\$387,500	0	14	100
Highland Heights	New Construction (inferred)	5	\$538,800	\$800,000	0	3	60
Highland Hills	One Family	6	\$116,333	\$94,500	16.67	0	0
Hunting Valley	One Family	6	\$1,960,000	\$1,762,500	0	6	100
Independence	One Family	72	\$383,443	\$316,250	18.06	58	80.56
Independence	New Construction (inferred)	5	\$159,000	\$179,000	20	0	0
Lakewood	One Family	325	\$372,481	\$330,000	12.31	260	80
Lakewood	Two Family	122	\$346,943	\$345,000	4.92	112	91.8
Lakewood	Condominium	148	\$140,387	\$98,450	7.43	21	14.19
Lakewood	New Construction (inferred)	4	\$356,888	\$296,275	0	2	50
Lyndhurst	One Family	203	\$264,461	\$240,000	37.93	86	42.36
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	1	100
Lyndhurst	Condominium	36	\$215,517	\$145,000	16.67	6	16.67
Lyndhurst	New Construction (inferred)	6	\$287,689	\$195,816	16.67	2	33.33

Residential Sales Price Distribution for the Suburbs, YTD October 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
Maple Heights	One Family	368	\$129,203	\$120,000	4.35	10	2.72
Maple Heights	Two Family	2	\$120,000	\$120,000	0	0	0
Maple Heights	Condominium	17	\$43,355	\$40,000	0	0	0
Maple Heights	New Construction (inferred)	8	\$232,948	\$246,790	0	4	50
Mayfield	One Family	33	\$386,088	\$357,500	3.03	29	87.88
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	191	\$250,275	\$234,900	25.65	82	42.93
Mayfield Heights	Condominium	49	\$197,209	\$190,189	16.33	11	22.45
Mayfield Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0
Middleburg Heights	One Family	132	\$303,871	\$315,000	15.91	100	75.76
Middleburg Heights	Condominium	41	\$156,259	\$155,000	4.88	1	2.44
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0
Moreland Hills	One Family	29	\$854,417	\$685,000	0	29	100
Moreland Hills	Condominium	4	\$257,000	\$260,000	50	2	50
Moreland Hills	New Construction (inferred)	9	\$325,489	\$295,400	11.11	7	77.78
Newburgh Heights	One Family	15	\$135,560	\$125,000	0	1	6.67
Newburgh Heights	Two Family	8	\$145,519	\$162,500	12.5	0	0
North Olmsted	One Family	301	\$284,458	\$282,900	19.93	203	67.44
North Olmsted	Condominium	76	\$145,765	\$129,950	5.26	12	15.79
North Olmsted	New Construction (inferred)	6	\$233,333	\$230,000	33.33	2	33.33
North Randall	One Family	6	\$166,483	\$160,250	33.33	0	0
North Royalton	One Family	232	\$379,750	\$350,750	8.62	194	83.62
North Royalton	Two Family	1	\$307,500	\$307,500	0	1	100
North Royalton	Condominium	90	\$169,010	\$160,000	17.78	4	4.44
North Royalton	New Construction (inferred)	16	\$204,539	\$160,000	0	3	18.75
Oakwood	One Family	25	\$205,518	\$182,000	12	7	28
Oakwood	Two Family	1	\$125,000	\$125,000	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD October 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
Oakwood	New Construction (inferred)	5	\$156,400	\$60,000	0	1	20
Olmsted Falls	One Family	75	\$298,684	\$290,000	12	56	74.67
Olmsted Falls	Two Family	1	\$285,000	\$285,000	0	1	100
Olmsted Falls	Condominium	52	\$188,021	\$181,000	30.77	2	3.85
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	0	0	0
Olmsted Township	One Family	90	\$335,103	\$325,000	6.67	73	81.11
Olmsted Township	Two Family	1	\$240,000	\$240,000	100	0	0
Olmsted Township	Condominium	6	\$139,983	\$141,000	0	0	0
Olmsted Township	New Construction (inferred)	15	\$275,165	\$310,000	6.67	9	60
Orange	One Family	36	\$614,514	\$515,500	0	32	88.89
Orange	Condominium	5	\$640,000	\$660,000	0	5	100
Orange	New Construction (inferred)	22	\$603,489	\$645,671	0	20	90.91
Parma	One Family	911	\$219,517	\$220,000	34.47	247	27.11
Parma	Two Family	27	\$233,334	\$240,000	44.44	9	33.33
Parma	Condominium	33	\$165,583	\$165,000	6.06	2	6.06
Parma	New Construction (inferred)	12	\$204,527	\$192,750	25	3	25
Parma Heights	One Family	183	\$227,182	\$232,000	41.53	55	30.05
Parma Heights	Two Family	3	\$306,833	\$315,500	0	3	100
Parma Heights	Condominium	14	\$107,521	\$106,000	0	0	0
Parma Heights	New Construction (inferred)	2	\$185,000	\$185,000	50	0	0
Pepper Pike	One Family	73	\$839,354	\$760,000	0	72	98.63
Pepper Pike	New Construction (inferred)	7	\$716,599	\$825,000	0	7	100
Richmond Heights	One Family	96	\$254,203	\$250,000	26.04	45	46.88
Richmond Heights	Condominium	13	\$158,281	\$150,000	23.08	0	0
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	1	100
Rocky River	One Family	209	\$527,354	\$430,000	1.91	199	95.22
Rocky River	Two Family	6	\$386,875	\$362,500	0	6	100
Rocky River	Condominium	109	\$227,086	\$145,000	5.5	29	26.61
Rocky River	New Construction (inferred)	6	\$267,186	\$247,500	33.33	3	50

Residential Sales Price Distribution for the Suburbs, YTD October 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	One Family	138	\$311,596	\$305,000	8.7	111	80.43
Seven Hills	Two Family	2	\$382,500	\$382,500	0	2	100
Seven Hills	Condominium	3	\$266,000	\$270,000	33.33	2	66.67
Seven Hills	New Construction (inferred)	5	\$282,641	\$200,000	0	2	40
Shaker Heights	One Family	279	\$457,169	\$400,800	9.32	218	78.14
Shaker Heights	Two Family	46	\$248,905	\$241,500	19.57	22	47.83
Shaker Heights	Condominium	71	\$124,622	\$89,500	2.82	8	11.27
Shaker Heights	New Construction (inferred)	3	\$402,667	\$265,000	0	2	66.67
Solon	One Family	226	\$538,459	\$473,750	2.21	213	94.25
Solon	Condominium	15	\$291,340	\$265,000	20	9	60
Solon	New Construction (inferred)	6	\$419,500	\$392,500	0	5	83.33
South Euclid	One Family	354	\$187,550	\$177,500	16.95	59	16.67
South Euclid	Two Family	10	\$216,700	\$219,000	40	2	20
South Euclid	Condominium	19	\$93,911	\$71,000	5.26	0	0
South Euclid	New Construction (inferred)	6	\$325,583	\$352,000	16.67	5	83.33
Strongsville	One Family	459	\$386,903	\$355,000	8.06	404	88.02
Strongsville	Two Family	2	\$417,500	\$417,500	0	2	100
Strongsville	Condominium	28	\$242,772	\$250,000	32.14	13	46.43
Strongsville	New Construction (inferred)	15	\$356,683	\$439,900	6.67	10	66.67
University Heights	One Family	214	\$311,530	\$283,300	21.5	136	63.55
University Heights	Two Family	21	\$233,586	\$240,000	38.1	9	42.86
University Heights	Condominium	4	\$295,000	\$296,500	0	4	100
University Heights	New Construction (inferred)	6	\$327,051	\$345,000	33.33	4	66.67
Valley View	One Family	10	\$407,538	\$403,000	0	10	100
Valley View	Two Family	1	\$175,000	\$175,000	0	0	0
Valley View	New Construction (inferred)	2	\$152,500	\$152,500	0	0	0
Walton Hills	One Family	21	\$314,996	\$284,000	9.52	15	71.43
Warrensville Heights	One Family	104	\$149,443	\$134,500	12.5	8	7.69

Residential Sales Price Distribution for the Suburbs, YTD October 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
Warrensville Heights	Condominium	29	\$58,447	\$55,000	0	0	0
Westlake	One Family	224	\$527,595	\$450,000	3.57	206	91.96
Westlake	Two Family	1	\$425,000	\$425,000	0	1	100
Westlake	Condominium	153	\$263,166	\$205,000	17.65	53	34.64
Westlake	New Construction (inferred)	17	\$415,199	\$325,000	11.76	13	76.47
Woodmere	One Family	2	\$263,750	\$263,750	50	1	50
City of Cleveland	One Family	3424	\$131,417	\$105,000	6.25	294	8.59
City of Cleveland	Two Family	1417	\$126,210	\$115,000	6	92	6.49
City of Cleveland	Condominium	175	\$280,548	\$195,000	8.57	70	40
Eastern Suburbs	One Family	4514	\$277,582	\$193,000	11.9	1620	35.89
Eastern Suburbs	Two Family	291	\$191,745	\$175,500	16.84	70	24.05
Eastern Suburbs	Condominium	444	\$181,221	\$136,500	8.11	102	22.97
Eastern Suburbs	New Construction (inferred)	132	\$384,884	\$299,200	11.36	81	61.36
Western Suburbs	One Family	4452	\$332,878	\$290,000	19	2835	63.68
Western Suburbs	Two Family	181	\$328,305	\$329,000	13.26	144	79.56
Western Suburbs	Condominium	926	\$195,050	\$163,000	12.2	176	19.01
Western Suburbs	New Construction (inferred)	137	\$306,011	\$250,000	12.41	68	49.64
Total: All Suburbs	One Family	8966	\$305,039	\$250,000	15.42	4455	49.69
Total: All Suburbs	Two Family	472	\$244,112	\$239,450	15.47	214	45.34
Total: All Suburbs	Condominium	1370	\$190,568	\$159,000	10.88	278	20.29
Total: All Suburbs	New Construction (inferred)	269	\$344,714	\$280,000	11.9	149	55.39
Total: Cuyahoga County	One Family	12390	\$257,058	\$206,500	12.89	4749	38.33
Total: Cuyahoga County	Two Family	1889	\$155,670	\$131,000	8.36	306	16.2
Total: Cuyahoga County	Condominium	1545	\$200,760	\$163,000	10.61	348	22.52
Total: Cuyahoga County	New Construction (inferred)	269	\$344,714	\$280,000	11.9	149	55.39