

Residential Sales Price Distribution for the Suburbs, YTD November 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	227	\$448,781	\$382,727	0	0	0	0	0	0	3	1.32	1	0.44	2	0.88	13	5.73	22
Bay Village	Condominium	15	\$489,133	\$549,000	0	0	0	0	0	0	0	0	0	0	0	0	1	6.67	0
Bay Village	New Construction (inferred)	13	\$448,923	\$385,000	0	0	0	0	0	0	0	0	0	0	0	0	1	7.69	0
Beachwood	One Family	112	\$591,142	\$500,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	38	\$349,660	\$339,500	0	0	0	0	0	0	0	0	1	2.63	2	5.26	4	10.53	4
Beachwood	New Construction (inferred)	4	\$372,113	\$390,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	159	\$152,585	\$148,000	0	0	2	1.26	13	8.18	22	13.84	28	17.61	16	10.06	46	28.93	26
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	17	\$103,559	\$100,000	0	0	6	35.29	0	0	3	17.65	3	17.65	2	11.76	3	17.65	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	86	\$187,413	\$182,000	0	0	0	0	1	1.16	3	3.49	6	6.98	15	17.44	28	32.56	24
Bedford Heights	Condominium	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0	0
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	201	\$252,469	\$240,000	0	0	1	0.5	1	0.5	3	1.49	4	1.99	11	5.47	37	18.41	58
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	7	\$135,629	\$110,000	0	0	0	0	0	0	3	42.86	1	14.29	1	14.29	0	0	2
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	17	\$642,699	\$516,500	0	0	0	0	0	0	0	0	1	5.88	0	0	0	0	1
Bratenahl	Condominium	19	\$363,663	\$295,000	0	0	0	0	0	0	0	0	0	0	1	5.26	2	10.53	3
Bratenahl	New Construction (inferred)	4	\$363,188	\$243,876	0	0	0	0	0	0	0	0	0	0	0	0	1	25	2
Brecksville	One Family	119	\$506,076	\$437,000	0	0	0	0	1	0.84	0	0	1	0.84	0	0	2	1.68	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	45	\$248,789	\$184,000	0	0	0	0	0	0	3	6.67	4	8.89	6	13.33	12	26.67	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	171	\$439,045	\$405,000	0	0	0	0	0	0	0	0	0	0	2	1.17	7	4.09	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	62	\$190,918	\$178,400	0	0	0	0	1	1.61	1	1.61	4	6.45	16	25.81	19	30.65	11
Broadview Heights	New Construction (inferred)	11	\$313,436	\$280,500	0	0	2	18.18	0	0	1	9.09	0	0	0	0	0	0	2

Residential Sales Price Distribution for the Suburbs, YTD November 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	179	\$209,867	\$220,000	3	1.68	0	0	1	0.56	3	1.68	5	2.79	15	8.38	41	22.91	71
Brook Park	Condominium	16	\$167,781	\$171,000	0	0	0	0	0	0	1	6.25	0	0	2	12.5	10	62.5	3
Brook Park	New Construction (inferred)	3	\$233,333	\$275,000	0	0	0	0	0	0	1	33.33	0	0	0	0	0	0	0
Brooklyn	One Family	106	\$199,332	\$207,250	0	0	1	0.94	2	1.89	0	0	5	4.72	13	12.26	28	26.42	48
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	10	\$266,250	\$238,500	0	0	0	0	0	0	0	0	0	0	1	10	1	10	4
Chagrin Falls	One Family	64	\$765,155	\$608,000	0	0	0	0	0	0	1	1.56	0	0	0	0	1	1.56	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	13	\$269,038	\$130,000	0	0	0	0	0	0	1	7.69	4	30.77	2	15.38	0	0	1
Chagrin Falls	New Construction (inferred)	4	\$498,500	\$397,000	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	3732	\$132,670	\$105,668	448	12	435	11.66	494	13.24	484	12.97	399	10.69	383	10.26	531	14.23	230
Cleveland	Two Family	1520	\$126,971	\$115,000	167	10.99	193	12.7	166	10.92	153	10.07	177	11.64	247	16.25	224	14.74	90
Cleveland	Condominium	185	\$276,606	\$195,000	3	1.62	4	2.16	5	2.7	6	3.24	11	5.95	20	10.81	47	25.41	16
Cleveland Heights	One Family	603	\$258,718	\$215,000	1	0.17	11	1.82	25	4.15	28	4.64	35	5.8	58	9.62	118	19.57	92
Cleveland Heights	Two Family	75	\$251,524	\$235,000	0	0	0	0	0	0	1	1.33	3	4	6	8	19	25.33	12
Cleveland Heights	Condominium	35	\$145,313	\$138,000	0	0	2	5.71	4	11.43	1	2.86	8	22.86	4	11.43	13	37.14	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
Cuyahoga Heights	Two Family	1	\$350,000	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Cleveland	One Family	95	\$83,155	\$59,200	41	43.16	12	12.63	8	8.42	10	10.53	3	3.16	7	7.37	5	5.26	4
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	616	\$145,806	\$136,000	10	1.62	20	3.25	60	9.74	77	12.5	91	14.77	116	18.83	155	25.16	64
Euclid	Two Family	34	\$167,799	\$167,500	0	0	0	0	3	8.82	2	5.88	2	5.88	7	20.59	11	32.35	8
Euclid	Condominium	56	\$70,086	\$69,700	8	14.29	17	30.36	19	33.93	8	14.29	1	1.79	1	1.79	2	3.57	0

Residential Sales Price Distribution for the Suburbs, YTD November 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
Euclid	New Construction (inferred)	8	\$176,350	\$131,000	0	0	1	12.5	0	0	1	12.5	2	25	1	12.5	1	12.5	0
Fairview Park	One Family	182	\$315,623	\$308,500	0	0	0	0	0	0	0	0	1	0.55	3	1.65	10	5.49	32
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	39	\$144,301	\$146,000	0	0	1	2.56	2	5.13	7	17.95	4	10.26	8	20.51	15	38.46	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	507	\$127,026	\$120,000	6	1.18	24	4.73	76	14.99	88	17.36	82	16.17	85	16.77	126	24.85	14
Garfield Heights	Two Family	57	\$143,849	\$146,500	1	1.75	2	3.51	4	7.02	3	5.26	8	14.04	13	22.81	21	36.84	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)	8	\$174,750	\$210,000	0	0	0	0	3	37.5	0	0	0	0	0	0	1	12.5	4
Gates Mills	One Family	26	\$959,622	\$727,750	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	112	\$475,536	\$451,000	0	0	0	0	0	0	2	1.79	0	0	0	0	3	2.68	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	7	\$106,857	\$94,000	0	0	1	14.29	2	28.57	2	28.57	1	14.29	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
Hunting Valley	Two Family	1	\$1,600,000	\$1,600,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	82	\$380,683	\$326,250	0	0	0	0	0	0	0	0	0	0	0	0	2	2.44	14
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	355	\$371,680	\$331,000	0	0	0	0	0	0	1	0.28	3	0.85	5	1.41	20	5.63	41
Lakewood	Two Family	136	\$346,257	\$345,000	0	0	0	0	0	0	0	0	0	0	3	2.21	2	1.47	7
Lakewood	Condominium	159	\$140,556	\$105,000	4	2.52	20	12.58	27	16.98	31	19.5	12	7.55	20	12.58	11	6.92	12
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	216	\$262,565	\$239,500	0	0	0	0	2	0.93	2	0.93	6	2.78	9	4.17	25	11.57	82
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Residential Sales Price Distribution for the Suburbs, YTD November 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
Lyndhurst	Condominium	38	\$210,214	\$142,500	0	0	4	10.53	1	2.63	1	2.63	5	13.16	10	26.32	5	13.16	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
Maple Heights	One Family	395	\$128,974	\$120,000	5	1.27	23	5.82	54	13.67	71	17.97	62	15.7	69	17.47	83	21.01	18
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	\$390,179	\$358,700	0	0	0	0	0	0	0	0	0	0	0	0	3	9.09	1
Mayfield	Condominium	2	\$195,500	\$195,500	0	0	0	0	0	0	0	0	0	0	0	0	1	50	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	210	\$250,724	\$235,000	0	0	0	0	3	1.43	2	0.95	3	1.43	12	5.71	47	22.38	54
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	148	\$301,938	\$309,250	0	0	1	0.68	1	0.68	1	0.68	2	1.35	2	1.35	7	4.73	23
Middleburg Heights	Condominium	44	\$158,877	\$157,500	0	0	0	0	1	2.27	1	2.27	4	9.09	15	34.09	19	43.18	3
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	36	\$793,558	\$615,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	5	\$275,600	\$270,000	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	16	\$135,213	\$127,500	1	6.25	0	0	3	18.75	0	0	4	25	3	18.75	4	25	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	330	\$286,104	\$283,950	0	0	0	0	2	0.61	2	0.61	3	0.91	6	1.82	27	8.18	64
North Olmsted	Condominium	83	\$144,866	\$130,000	2	2.41	5	6.02	14	16.87	4	4.82	12	14.46	12	14.46	18	21.69	4
North Olmsted	New Construction (inferred)	8	\$250,000	\$265,000	0	0	0	0	1	12.5	0	0	0	0	0	0	1	12.5	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	251	\$384,162	\$352,000	0	0	1	0.4	0	0	1	0.4	2	0.8	4	1.59	11	4.38	21
North Royalton	Two Family	2	\$338,750	\$338,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Condominium	98	\$166,723	\$159,950	0	0	0	0	2	2.04	6	6.12	7	7.14	21	21.43	42	42.86	16
North Royalton	New Construction (inferred)	18	\$225,412	\$160,000	0	0	3	16.67	1	5.56	1	5.56	1	5.56	0	0	7	38.89	0

**Residential Sales Price Distribution for the Suburbs, YTD November 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	One Family	26	\$205,575	\$190,325	1	3.85	2	7.69	1	3.85	2	7.69	1	3.85	2	7.69	6	23.08	4
Oakwood	Two Family	1	\$125,000	\$125,000	0	0	0	0	0	0	0	0	1	100	0	0	0	0	0
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	84	\$303,376	\$293,450	0	0	0	0	0	0	1	1.19	0	0	3	3.57	6	7.14	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	56	\$184,618	\$180,500	0	0	0	0	3	5.36	1	1.79	1	1.79	8	14.29	24	42.86	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	95	\$336,665	\$325,000	0	0	0	0	2	2.11	0	0	0	0	1	1.05	8	8.42	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	39	\$599,588	\$450,000	0	0	0	0	0	0	0	0	0	0	0	0	4	10.26	0
Orange	Condominium	6	\$624,817	\$622,500	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	981	\$218,869	\$217,000	0	0	6	0.61	7	0.71	17	1.73	32	3.26	65	6.63	260	26.5	331
Parma	Two Family	33	\$238,668	\$240,000	0	0	0	0	0	0	0	0	1	3.03	1	3.03	5	15.15	13
Parma	Condominium	33	\$168,053	\$165,000	0	0	0	0	1	3.03	0	0	4	12.12	4	12.12	19	57.58	2
Parma	New Construction (inferred)	14	\$198,880	\$175,625	0	0	0	0	0	0	1	7.14	1	7.14	1	7.14	5	35.71	3
Parma Heights	One Family	196	\$226,748	\$230,000	0	0	0	0	2	1.02	1	0.51	5	2.55	9	4.59	41	20.92	80
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	81	\$844,794	\$785,000	0	0	0	0	0	0	0	0	0	0	0	0	1	1.23	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	101	\$256,866	\$250,000	0	0	1	0.99	0	0	0	0	2	1.98	8	7.92	16	15.84	25
Richmond Heights	Condominium	14	\$157,546	\$149,450	0	0	0	0	1	7.14	0	0	1	7.14	6	42.86	3	21.43	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	224	\$536,818	\$427,875	0	0	0	0	0	0	0	0	1	0.45	1	0.45	5	2.23	4

Residential Sales Price Distribution for the Suburbs, YTD November 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
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	117	\$229,392	\$145,000	1	0.85	2	1.71	10	8.55	12	10.26	15	12.82	25	21.37	13	11.11	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
Seven Hills	One Family	149	\$313,971	\$310,000	0	0	0	0	0	0	0	0	2	1.34	4	2.68	9	6.04	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	301	\$454,723	\$399,000	0	0	1	0.33	2	0.66	5	1.66	5	1.66	9	2.99	16	5.32	27
Shaker Heights	Two Family	50	\$245,813	\$231,500	0	0	1	2	1	2	2	4	1	2	3	6	10	20	9
Shaker Heights	Condominium	76	\$121,390	\$81,000	8	10.53	19	25	12	15.79	10	13.16	4	5.26	6	7.89	7	9.21	2
Shaker Heights	New Construction (inferred)	4	\$414,691	\$357,883	0	0	0	0	0	0	0	0	0	0	0	0	1	25	0
Solon	One Family	243	\$539,051	\$477,100	0	0	0	0	0	0	1	0.41	0	0	2	0.82	4	1.65	6
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)	7	\$415,286	\$390,000	0	0	0	0	0	0	1	14.29	0	0	0	0	0	0	0
South Euclid	One Family	373	\$189,129	\$179,900	0	0	1	0.27	8	2.14	15	4.02	35	9.38	60	16.09	125	33.51	66
South Euclid	Two Family	12	\$298,083	\$230,000	0	0	0	0	0	0	0	0	0	0	3	25	1	8.33	5
South Euclid	Condominium	23	\$90,361	\$70,000	2	8.7	6	26.09	8	34.78	1	4.35	1	4.35	1	4.35	3	13.04	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	504	\$385,379	\$355,000	0	0	0	0	0	0	1	0.2	2	0.4	6	1.19	11	2.18	43
Strongsville	Two Family	3	\$369,467	\$340,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	35	\$242,026	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	7	20	13
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	225	\$315,873	\$285,000	0	0	0	0	0	0	2	0.89	1	0.44	4	1.78	23	10.22	49
University Heights	Two Family	22	\$235,286	\$240,000	0	0	0	0	0	0	1	4.55	0	0	0	0	3	13.64	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	11	\$399,126	\$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

**Residential Sales Price Distribution for the Suburbs, YTD November 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
Walton Hills	One Family	22	\$316,133	\$284,450	0	0	0	0	0	0	0	0	0	0	0	0	4	18.18	2
Warrensville Heights	One Family	110	\$150,204	\$142,500	3	2.73	3	2.73	11	10	16	14.55	13	11.82	16	14.55	26	23.64	14
Warrensville Heights	Condominium	35	\$59,285	\$57,000	7	20	18	51.43	7	20	3	8.57	0	0	0	0	0	0	0
Westlake	One Family	246	\$525,429	\$447,500	0	0	0	0	0	0	0	0	2	0.81	1	0.41	8	3.25	10
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	161	\$264,252	\$205,000	0	0	2	1.24	2	1.24	4	2.48	15	9.32	10	6.21	41	25.47	31
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	3732	\$132,670	\$105,668	448	12	435	11.66	494	13.24	484	12.97	399	10.69	383	10.26	531	14.23	230
City of Cleveland	Two Family	1520	\$126,971	\$115,000	167	10.99	193	12.7	166	10.92	153	10.07	177	11.64	247	16.25	224	14.74	90
City of Cleveland	Condominium	185	\$276,606	\$195,000	3	1.62	4	2.16	5	2.7	6	3.24	11	5.95	20	10.81	47	25.41	16
Eastern Suburbs	One Family	4869	\$277,319	\$195,000	68	1.4	101	2.07	270	5.55	349	7.17	380	7.8	493	10.13	870	17.87	585
Eastern Suburbs	Two Family	319	\$200,236	\$175,600	19	5.96	9	2.82	14	4.39	12	3.76	24	7.52	38	11.91	73	22.88	52
Eastern Suburbs	Condominium	478	\$178,354	\$130,000	36	7.53	77	16.11	57	11.92	30	6.28	31	6.49	39	8.16	65	13.6	36
Eastern Suburbs	New Construction (inferred)	140	\$377,987	\$299,200	0	0	6	4.29	5	3.57	4	2.86	4	2.86	6	4.29	14	10	16
Western Suburbs	One Family	4840	\$333,170	\$290,000	3	0.06	10	0.21	19	0.39	34	0.7	71	1.47	154	3.18	554	11.45	910
Western Suburbs	Two Family	203	\$327,126	\$329,000	0	0	0	0	0	0	1	0.49	1	0.49	4	1.97	9	4.43	26
Western Suburbs	Condominium	993	\$195,584	\$163,000	8	0.81	31	3.12	64	6.45	78	7.85	86	8.66	158	15.91	251	25.28	125
Western Suburbs	New Construction (inferred)	148	\$302,462	\$260,000	0	0	7	4.73	11	7.43	8	5.41	5	3.38	5	3.38	20	13.51	17
Total: All Suburbs	One Family	9709	\$305,161	\$250,000	71	0.73	111	1.14	289	2.98	383	3.94	451	4.65	647	6.66	1424	14.67	1495
Total: All Suburbs	Two Family	522	\$249,582	\$239,950	19	3.64	9	1.72	14	2.68	13	2.49	25	4.79	42	8.05	82	15.71	78
Total: All Suburbs	Condominium	1471	\$189,985	\$156,000	44	2.99	108	7.34	121	8.23	108	7.34	117	7.95	197	13.39	316	21.48	161
Total: All Suburbs	New Construction (inferred)	288	\$339,175	\$280,500	0	0	13	4.51	16	5.56	12	4.17	9	3.13	11	3.82	34	11.81	33
Total: Cuyahoga County	One Family	13441	\$257,268	\$207,000	519	3.86	546	4.06	783	5.83	867	6.45	850	6.32	1030	7.66	1955	14.55	1725
Total: Cuyahoga County	Two Family	2042	\$158,314	\$133,500	186	9.11	202	9.89	180	8.81	166	8.13	202	9.89	289	14.15	306	14.99	168
Total: Cuyahoga County	Condominium	1656	\$199,662	\$162,000	47	2.84	112	6.76	126	7.61	114	6.88	128	7.73	217	13.1	363	21.92	177
Total: Cuyahoga County	New Construction (inferred)	288	\$339,175	\$280,500	0	0	13	4.51	16	5.56	12	4.17	9	3.13	11	3.82	34	11.81	33

**Residential Sales Price Distribution for the Suburbs, YTD November 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	227	\$448,781	\$382,727	9.69	186	81.94
Bay Village	Condominium	15	\$489,133	\$549,000	0	14	93.33
Bay Village	New Construction (inferred)	13	\$448,923	\$385,000	0	12	92.31
Beachwood	One Family	112	\$591,142	\$500,500	0	112	100
Beachwood	Condominium	38	\$349,660	\$339,500	10.53	27	71.05
Beachwood	New Construction (inferred)	4	\$372,113	\$390,000	0	4	100
Bedford	One Family	159	\$152,585	\$148,000	16.35	6	3.77
Bedford	Two Family	12	\$185,623	\$178,750	33.33	1	8.33
Bedford	Condominium	17	\$103,559	\$100,000	0	0	0
Bedford	New Construction (inferred)	6	\$151,429	\$149,500	16.67	0	0
Bedford Heights	One Family	86	\$187,413	\$182,000	27.91	9	10.47
Bedford Heights	Condominium	1	\$150,000	\$150,000	0	0	0
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	201	\$252,469	\$240,000	28.86	86	42.79
Berea	Two Family	10	\$237,190	\$237,500	50	3	30
Berea	Condominium	7	\$135,629	\$110,000	28.57	0	0
Berea	New Construction (inferred)	3	\$150,000	\$112,000	33.33	0	0
Bratenahl	One Family	17	\$642,699	\$516,500	5.88	15	88.24
Bratenahl	Condominium	19	\$363,663	\$295,000	15.79	13	68.42
Bratenahl	New Construction (inferred)	4	\$363,188	\$243,876	50	1	25
Brecksville	One Family	119	\$506,076	\$437,000	6.72	107	89.92
Brecksville	Two Family	1	\$425,000	\$425,000	0	1	100
Brecksville	Condominium	45	\$248,789	\$184,000	6.67	17	37.78
Brecksville	New Construction (inferred)	4	\$407,454	\$422,659	0	2	50
Broadview Heights	One Family	171	\$439,045	\$405,000	5.26	153	89.47
Broadview Heights	Two Family	1	\$1,075,000	\$1,075,000	0	1	100
Broadview Heights	Condominium	62	\$190,918	\$178,400	17.74	10	16.13
Broadview Heights	New Construction (inferred)	11	\$313,436	\$280,500	18.18	6	54.55



**Residential Sales Price Distribution for the Suburbs, YTD November 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	179	\$209,867	\$220,000	39.66	40	22.35
Brook Park	Condominium	16	\$167,781	\$171,000	18.75	0	0
Brook Park	New Construction (inferred)	3	\$233,333	\$275,000	0	2	66.67
Brooklyn	One Family	106	\$199,332	\$207,250	45.28	9	8.49
Brooklyn	Two Family	1	\$275,000	\$275,000	0	1	100
Brooklyn Heights	One Family	10	\$266,250	\$238,500	40	4	40
Chagrin Falls	One Family	64	\$765,155	\$608,000	0	62	96.88
Chagrin Falls	Two Family	3	\$508,333	\$440,000	0	3	100
Chagrin Falls	Condominium	13	\$269,038	\$130,000	7.69	5	38.46
Chagrin Falls	New Construction (inferred)	4	\$498,500	\$397,000	0	4	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	3732	\$132,670	\$105,668	6.16	328	8.79
Cleveland	Two Family	1520	\$126,971	\$115,000	5.92	103	6.78
Cleveland	Condominium	185	\$276,606	\$195,000	8.65	73	39.46
Cleveland Heights	One Family	603	\$258,718	\$215,000	15.26	235	38.97
Cleveland Heights	Two Family	75	\$251,524	\$235,000	16	34	45.33
Cleveland Heights	Condominium	35	\$145,313	\$138,000	5.71	1	2.86
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
Cuyahoga Heights	Two Family	1	\$350,000	\$350,000	0	1	100
East Cleveland	One Family	95	\$83,155	\$59,200	4.21	5	5.26
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	616	\$145,806	\$136,000	10.39	23	3.73
Euclid	Two Family	34	\$167,799	\$167,500	23.53	1	2.94
Euclid	Condominium	56	\$70,086	\$69,700	0	0	0

**Residential Sales Price Distribution for the Suburbs, YTD November 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
Euclid	New Construction (inferred)	8	\$176,350	\$131,000	0	2	25
Fairview Park	One Family	182	\$315,623	\$308,500	17.58	136	74.73
Fairview Park	Two Family	2	\$275,000	\$275,000	0	1	50
Fairview Park	Condominium	39	\$144,301	\$146,000	5.13	0	0
Fairview Park	New Construction (inferred)	3	\$474,667	\$379,000	33.33	2	66.67
Garfield Heights	One Family	507	\$127,026	\$120,000	2.76	6	1.18
Garfield Heights	Two Family	57	\$143,849	\$146,500	8.77	0	0
Garfield Heights	Condominium	1	\$85,700	\$85,700	0	0	0
Garfield Heights	New Construction (inferred)	8	\$174,750	\$210,000	50	0	0
Gates Mills	One Family	26	\$959,622	\$727,750	0	26	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	112	\$475,536	\$451,000	5.36	101	90.18
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	7	\$106,857	\$94,000	14.29	0	0
Hunting Valley	One Family	6	\$1,960,000	\$1,762,500	0	6	100
Hunting Valley	Two Family	1	\$1,600,000	\$1,600,000	0	1	100
Independence	One Family	82	\$380,683	\$326,250	17.07	66	80.49
Independence	New Construction (inferred)	5	\$159,000	\$179,000	20	0	0
Lakewood	One Family	355	\$371,680	\$331,000	11.55	285	80.28
Lakewood	Two Family	136	\$346,257	\$345,000	5.15	124	91.18
Lakewood	Condominium	159	\$140,556	\$105,000	7.55	22	13.84
Lakewood	New Construction (inferred)	4	\$356,888	\$296,275	0	2	50
Lyndhurst	One Family	216	\$262,565	\$239,500	37.96	90	41.67
Lyndhurst	Two Family	1	\$255,000	\$255,000	0	1	100

**Residential Sales Price Distribution for the Suburbs, YTD November 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
Lyndhurst	Condominium	38	\$210,214	\$142,500	15.79	6	15.79
Lyndhurst	New Construction (inferred)	6	\$287,689	\$195,816	16.67	2	33.33
Maple Heights	One Family	395	\$128,974	\$120,000	4.56	10	2.53
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	\$390,179	\$358,700	3.03	29	87.88
Mayfield	Condominium	2	\$195,500	\$195,500	50	0	0
Mayfield	New Construction (inferred)	3	\$466,300	\$570,000	0	2	66.67
Mayfield Heights	One Family	210	\$250,724	\$235,000	25.71	89	42.38
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	148	\$301,938	\$309,250	15.54	111	75
Middleburg Heights	Condominium	44	\$158,877	\$157,500	6.82	1	2.27
Middleburg Heights	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0
Moreland Hills	One Family	36	\$793,558	\$615,000	0	36	100
Moreland Hills	Condominium	5	\$275,600	\$270,000	40	3	60
Moreland Hills	New Construction (inferred)	9	\$325,489	\$295,400	11.11	7	77.78
Newburgh Heights	One Family	16	\$135,213	\$127,500	0	1	6.25
Newburgh Heights	Two Family	8	\$145,519	\$162,500	12.5	0	0
North Olmsted	One Family	330	\$286,104	\$283,950	19.39	226	68.48
North Olmsted	Condominium	83	\$144,866	\$130,000	4.82	12	14.46
North Olmsted	New Construction (inferred)	8	\$250,000	\$265,000	25	4	50
North Randall	One Family	6	\$166,483	\$160,250	33.33	0	0
North Royalton	One Family	251	\$384,162	\$352,000	8.37	211	84.06
North Royalton	Two Family	2	\$338,750	\$338,750	0	2	100
North Royalton	Condominium	98	\$166,723	\$159,950	16.33	4	4.08
North Royalton	New Construction (inferred)	18	\$225,412	\$160,000	0	5	27.78

Residential Sales Price Distribution for the Suburbs, YTD November 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	One Family	26	\$205,575	\$190,325	15.38	7	26.92
Oakwood	Two Family	1	\$125,000	\$125,000	0	0	0
Oakwood	New Construction (inferred)	5	\$156,400	\$60,000	0	1	20
Olmsted Falls	One Family	84	\$303,376	\$293,450	10.71	65	77.38
Olmsted Falls	Two Family	1	\$285,000	\$285,000	0	1	100
Olmsted Falls	Condominium	56	\$184,618	\$180,500	28.57	3	5.36
Olmsted Falls	New Construction (inferred)	1	\$200,000	\$200,000	0	0	0
Olmsted Township	One Family	95	\$336,665	\$325,000	6.32	78	82.11
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	39	\$599,588	\$450,000	0	35	89.74
Orange	Condominium	6	\$624,817	\$622,500	0	6	100
Orange	New Construction (inferred)	22	\$603,489	\$645,671	0	20	90.91
Parma	One Family	981	\$218,869	\$217,000	33.74	263	26.81
Parma	Two Family	33	\$238,668	\$240,000	39.39	13	39.39
Parma	Condominium	33	\$168,053	\$165,000	6.06	3	9.09
Parma	New Construction (inferred)	14	\$198,880	\$175,625	21.43	3	21.43
Parma Heights	One Family	196	\$226,748	\$230,000	40.82	58	29.59
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	81	\$844,794	\$785,000	0	80	98.77
Pepper Pike	New Construction (inferred)	7	\$716,599	\$825,000	0	7	100
Richmond Heights	One Family	101	\$256,866	\$250,000	24.75	49	48.51
Richmond Heights	Condominium	14	\$157,546	\$149,450	21.43	0	0
Richmond Heights	New Construction (inferred)	1	\$285,000	\$285,000	0	1	100
Rocky River	One Family	224	\$536,818	\$427,875	1.79	213	95.09

**Residential Sales Price Distribution for the Suburbs, YTD November 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
Rocky River	Two Family	6	\$386,875	\$362,500	0	6	100
Rocky River	Condominium	117	\$229,392	\$145,000	5.13	33	28.21
Rocky River	New Construction (inferred)	6	\$267,186	\$247,500	33.33	3	50
Seven Hills	One Family	149	\$313,971	\$310,000	8.05	122	81.88
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	301	\$454,723	\$399,000	8.97	236	78.41
Shaker Heights	Two Family	50	\$245,813	\$231,500	18	23	46
Shaker Heights	Condominium	76	\$121,390	\$81,000	2.63	8	10.53
Shaker Heights	New Construction (inferred)	4	\$414,691	\$357,883	0	3	75
Solon	One Family	243	\$539,051	\$477,100	2.47	230	94.65
Solon	Condominium	15	\$291,340	\$265,000	20	9	60
Solon	New Construction (inferred)	7	\$415,286	\$390,000	0	6	85.71
South Euclid	One Family	373	\$189,129	\$179,900	17.69	63	16.89
South Euclid	Two Family	12	\$298,083	\$230,000	41.67	3	25
South Euclid	Condominium	23	\$90,361	\$70,000	4.35	0	0
South Euclid	New Construction (inferred)	6	\$325,583	\$352,000	16.67	5	83.33
Strongsville	One Family	504	\$385,379	\$355,000	8.53	441	87.5
Strongsville	Two Family	3	\$369,467	\$340,000	0	3	100
Strongsville	Condominium	35	\$242,026	\$250,000	37.14	15	42.86
Strongsville	New Construction (inferred)	15	\$356,683	\$439,900	6.67	10	66.67
University Heights	One Family	225	\$315,873	\$285,000	21.78	146	64.89
University Heights	Two Family	22	\$235,286	\$240,000	36.36	10	45.45
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	11	\$399,126	\$403,000	0	11	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

Residential Sales Price Distribution for the Suburbs, YTD November 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
Walton Hills	One Family	22	\$316,133	\$284,450	9.09	16	72.73
Warrensville Heights	One Family	110	\$150,204	\$142,500	12.73	8	7.27
Warrensville Heights	Condominium	35	\$59,285	\$57,000	0	0	0
Westlake	One Family	246	\$525,429	\$447,500	4.07	225	91.46
Westlake	Two Family	1	\$425,000	\$425,000	0	1	100
Westlake	Condominium	161	\$264,252	\$205,000	19.25	56	34.78
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	3732	\$132,670	\$105,668	6.16	328	8.79
City of Cleveland	Two Family	1520	\$126,971	\$115,000	5.92	103	6.78
City of Cleveland	Condominium	185	\$276,606	\$195,000	8.65	73	39.46
Eastern Suburbs	One Family	4869	\$277,319	\$195,000	12.01	1753	36
Eastern Suburbs	Two Family	319	\$200,236	\$175,600	16.3	78	24.45
Eastern Suburbs	Condominium	478	\$178,354	\$130,000	7.53	107	22.38
Eastern Suburbs	New Construction (inferred)	140	\$377,987	\$299,200	11.43	85	60.71
Western Suburbs	One Family	4840	\$333,170	\$290,000	18.8	3085	63.74
Western Suburbs	Two Family	203	\$327,126	\$329,000	12.81	162	79.8
Western Suburbs	Condominium	993	\$195,584	\$163,000	12.59	192	19.34
Western Suburbs	New Construction (inferred)	148	\$302,462	\$260,000	11.49	75	50.68
Total: All Suburbs	One Family	9709	\$305,161	\$250,000	15.4	4838	49.83
Total: All Suburbs	Two Family	522	\$249,582	\$239,950	14.94	240	45.98
Total: All Suburbs	Condominium	1471	\$189,985	\$156,000	10.94	299	20.33
Total: All Suburbs	New Construction (inferred)	288	\$339,175	\$280,500	11.46	160	55.56
Total: Cuyahoga County	One Family	13441	\$257,268	\$207,000	12.83	5166	38.43
Total: Cuyahoga County	Two Family	2042	\$158,314	\$133,500	8.23	343	16.8
Total: Cuyahoga County	Condominium	1656	\$199,662	\$162,000	10.69	372	22.46
Total: Cuyahoga County	New Construction (inferred)	288	\$339,175	\$280,500	11.46	160	55.56