

Residential Sales Price Distribution for the Suburbs, YTD January 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Administration

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales < \$45K
Bay Village	One Family	14	\$266,169	\$276,250	0
Beachwood	One Family	4	\$373,000	\$271,000	0
Beachwood	Condominium	4	\$394,250	\$369,750	0
Bedford	One Family	12	\$120,743	\$115,200	0
Bedford	Two Family	1	\$190,000	\$190,000	0
Bedford	Condominium	1	\$50,000	\$50,000	0
Bedford Heights	One Family	10	\$139,415	\$148,000	0
Bedford Heights	Condominium	1	\$65,000	\$65,000	0
Berea	One Family	13	\$215,008	\$158,500	0
Berea	Two Family	1	\$162,500	\$162,500	0
Bratenahl	One Family	1	\$300,000	\$300,000	0
Bratenahl	Condominium	2	\$317,500	\$317,500	0
Brecksville	One Family	8	\$437,100	\$368,000	0
Brecksville	Condominium	3	\$172,000	\$132,000	0
Brecksville	New Construction (inferred)	1	\$235,000	\$235,000	0
Broadview Heights	One Family	10	\$280,370	\$265,750	0
Broadview Heights	Two Family	1	\$124,816	\$124,816	0
Broadview Heights	Condominium	3	\$261,800	\$269,000	0
Broadview Heights	New Construction (inferred)	1	\$270,900	\$270,900	0
Brook Park	One Family	10	\$186,024	\$171,500	0
Brook Park	Condominium	2	\$135,000	\$135,000	0
Brooklyn	One Family	7	\$174,929	\$180,500	0
Chagrin Falls	One Family	7	\$510,114	\$440,000	0
Chagrin Falls	Condominium	1	\$160,000	\$160,000	0
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0
Cleveland	One Family	255	\$86,468	\$75,000	68
Cleveland	Two Family	103	\$102,417	\$85,000	23
Cleveland	Condominium	139	\$67,922	\$45,000	113
Cleveland Heights	One Family	35	\$218,376	\$172,000	1

Cleveland Heights	Two Family	5	\$162,700	\$195,000	0
Cleveland Heights	Condominium	2	\$82,000	\$82,000	0
East Cleveland	One Family	9	\$54,722	\$40,000	5
East Cleveland	Two Family	3	\$37,000	\$19,000	2
Euclid	One Family	47	\$114,480	\$105,000	1
Euclid	Two Family	2	\$149,000	\$149,000	0
Euclid	Condominium	3	\$52,167	\$50,000	0
Euclid	New Construction (inferred)	1	\$71,911	\$71,911	0
Fairview Park	One Family	8	\$250,375	\$237,250	0
Garfield Heights	One Family	35	\$103,881	\$100,000	1
Garfield Heights	Two Family	3	\$90,000	\$70,000	0
Gates Mills	One Family	3	\$968,667	\$960,000	0
Glenwillow	One Family	1	\$415,000	\$415,000	0
Glenwillow	New Construction (inferred)	1	\$100,000	\$100,000	0
Highland Heights	One Family	3	\$243,300	\$190,000	0
Highland Heights	Condominium	1	\$235,700	\$235,700	0
Independence	One Family	5	\$302,400	\$320,000	0
Lakewood	One Family	26	\$257,653	\$245,500	0
Lakewood	Two Family	9	\$264,262	\$270,000	0
Lakewood	Condominium	13	\$144,938	\$112,900	1
Linndale	Two Family	1	\$160,000	\$160,000	0
Lyndhurst	One Family	16	\$167,138	\$162,500	0
Lyndhurst	Condominium	1	\$140,000	\$140,000	0
Maple Heights	One Family	34	\$88,433	\$80,500	3
Maple Heights	New Construction (inferred)	1	\$268,000	\$268,000	0
Mayfield	Condominium	2	\$216,000	\$216,000	0
Mayfield Heights	One Family	6	\$158,792	\$161,875	0
Mayfield Heights	Condominium	2	\$174,750	\$174,750	0
Mayfield Heights	New Construction (inferred)	1	\$819,900	\$819,900	0
Middleburg Heights	One Family	12	\$215,750	\$210,000	0
Middleburg Heights	Condominium	1	\$178,000	\$178,000	0
Moreland Hills	New Construction (inferred)	2	\$282,500	\$282,500	0

North Olmsted	One Family	24	\$211,721	\$219,900	0
North Olmsted	Condominium	5	\$91,920	\$86,000	0
North Olmsted	New Construction (inferred)	1	\$140,000	\$140,000	0
North Royalton	One Family	16	\$313,013	\$338,000	0
North Royalton	Condominium	8	\$89,456	\$86,950	0
North Royalton	New Construction (inferred)	1	\$635,776	\$635,776	0
Oakwood	One Family	3	\$97,000	\$107,000	1
Olmsted Falls	Condominium	2	\$109,000	\$109,000	0
Olmsted Township	One Family	7	\$273,000	\$234,000	0
Olmsted Township	Condominium	1	\$110,900	\$110,900	0
Olmsted Township	New Construction (inferred)	5	\$477,407	\$512,275	0
Orange	One Family	4	\$801,250	\$578,500	0
Orange	New Construction (inferred)	2	\$703,185	\$703,185	0
Parma	One Family	67	\$168,018	\$160,000	0
Parma	Two Family	1	\$165,000	\$165,000	0
Parma	Condominium	2	\$123,500	\$123,500	0
Parma Heights	One Family	15	\$175,937	\$173,300	0
Parma Heights	Two Family	1	\$235,000	\$235,000	0
Parma Heights	New Construction (inferred)	1	\$224,900	\$224,900	0
Pepper Pike	One Family	2	\$565,000	\$565,000	0
Richmond Heights	One Family	12	\$163,250	\$168,000	0
Richmond Heights	Condominium	1	\$165,000	\$165,000	0
Rocky River	One Family	3	\$241,000	\$237,000	0
Rocky River	Condominium	9	\$320,312	\$90,000	1
Seven Hills	One Family	10	\$241,850	\$241,500	0
Shaker Heights	One Family	16	\$258,203	\$209,950	1
Shaker Heights	Two Family	2	\$204,950	\$204,950	0
Shaker Heights	Condominium	6	\$79,420	\$75,260	0
Solon	One Family	14	\$425,007	\$432,000	0
South Euclid	One Family	26	\$142,054	\$135,250	0
South Euclid	Two Family	1	\$255,000	\$255,000	0
South Euclid	Condominium	3	\$112,833	\$125,500	0
Strongsville	One Family	35	\$293,428	\$265,000	0

University Heights	One Family	9	\$193,644	\$205,000	0
University Heights	Two Family	1	\$200,000	\$200,000	0
Warrensville Heights	One Family	11	\$84,273	\$75,000	0
Warrensville Heights	Condominium	4	\$34,875	\$35,000	4
Westlake	One Family	10	\$471,240	\$410,000	0
Westlake	Condominium	11	\$214,673	\$155,500	0
Westlake	New Construction (inferred)	10	\$505,986	\$447,175	0
City of Cleveland	One Family	255	\$86,468	\$75,000	68
City of Cleveland	Two Family	103	\$102,417	\$85,000	23
City of Cleveland	Condominium	139	\$67,922	\$45,000	113
Eastern Suburbs	One Family	321	\$186,829	\$135,000	13
Eastern Suburbs	Two Family	18	\$141,522	\$149,000	2
Eastern Suburbs	Condominium	34	\$149,536	\$100,000	4
Eastern Suburbs	New Construction (inferred)	8	\$403,898	\$291,500	0
Western Suburbs	One Family	300	\$242,434	\$219,900	0
Western Suburbs	Two Family	14	\$230,405	\$230,000	0
Western Suburbs	Condominium	60	\$177,149	\$120,500	2
Western Suburbs	New Construction (inferred)	20	\$447,674	\$447,175	0
Total: All Suburbs	One Family	621	\$213,691	\$172,000	13
Total: All Suburbs	Two Family	32	\$180,409	\$192,500	2
Total: All Suburbs	Condominium	94	\$167,162	\$115,000	6
Total: All Suburbs	New Construction (inferred)	28	\$435,166	\$429,935	0
Total: Cuyahoga County	One Family	876	\$176,657	\$142,500	81
Total: Cuyahoga County	Two Family	135	\$120,904	\$103,000	25
Total: Cuyahoga County	Condominium	233	\$107,959	\$45,000	119
Total: Cuyahoga County	New Construction (inferred)	28	\$435,166	\$429,935	0

ic Affairs & Education, Cleveland State University

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
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	2	16.67	2	16.67	4	33.33	2
0	0	0	0	0	0	0	0	0	0
0	1	100	0	0	0	0	0	0	0
0	1	10	1	10	1	10	1	10	1
0	1	100	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	7.69	3
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	1
0	0	0	1	33.33	0	0	0	0	1
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	10	0	0	0
0	0	0	0	0	0	0	1	100	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	10	2
0	0	0	0	0	0	0	0	0	2
0	0	0	0	0	0	0	1	14.29	1
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
26.67	48	18.82	38	14.9	23	9.02	31	12.16	19
22.33	16	15.53	14	13.59	10	9.71	13	12.62	6
81.29	12	8.63	0	0	2	1.44	1	0.72	1
2.86	0	0	4	11.43	3	8.57	3	8.57	2

0	0	0	0	0	1	4.17	2	8.33	2
0	1	20	1	20	1	20	2	40	0
0	0	0	0	0	0	0	0	0	1
0	0	0	0	0	0	0	0	0	3
0	2	25	1	12.5	3	37.5	1	12.5	1
0	0	0	0	0	0	0	0	0	0
33.33	0	0	0	0	0	0	1	33.33	0
0	0	0	0	0	1	50	0	0	1
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	100	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	1	1.49	2	2.99	6	8.96	8	11.94	8
0	0	0	0	0	0	0	0	0	0
0	1	50	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	6.67	3
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	2	16.67	2
0	0	0	0	0	0	0	0	0	0
11.11	1	11.11	2	22.22	1	11.11	0	0	1
0	0	0	0	0	0	0	0	0	0
6.25	0	0	0	0	1	6.25	1	6.25	2
0	0	0	0	0	0	0	0	0	0
0	1	16.67	3	50	2	33.33	0	0	0
0	0	0	0	0	0	0	0	0	0
0	1	3.85	2	7.69	4	15.38	3	11.54	6
0	0	0	0	0	0	0	0	0	0
0	1	33.33	0	0	0	0	0	0	1
0	1	2.86	1	2.86	0	0	0	0	0

0	0	0	0	0	0	0	1	11.11	2
0	0	0	0	0	0	0	0	0	0
0	3	27.27	3	27.27	3	27.27	1	9.09	1
100	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	2	18.18	0	0	0	0	3
0	0	0	0	0	0	0	0	0	0
26.67	48	18.82	38	14.9	23	9.02	31	12.16	19
22.33	16	15.53	14	13.59	10	9.71	13	12.62	6
81.29	12	8.63	0	0	2	1.44	1	0.72	1
4.05	25	7.79	40	12.46	34	10.59	35	10.9	42
11.11	1	5.56	3	16.67	0	0	1	5.56	2
11.76	7	20.59	5	14.71	2	5.88	0	0	2
0	0	0	1	12.5	1	12.5	0	0	0
0	2	0.67	3	1	9	3	15	5	25
0	0	0	0	0	0	0	1	7.14	0
3.33	5	8.33	10	16.67	7	11.67	6	10	10
0	0	0	0	0	0	0	0	0	1
2.09	27	4.35	43	6.92	43	6.92	50	8.05	67
6.25	1	3.13	3	9.38	0	0	2	6.25	2
6.38	12	12.77	15	15.96	9	9.57	6	6.38	12
0	0	0	1	3.57	1	3.57	0	0	1
9.25	75	8.56	81	9.25	66	7.53	81	9.25	86
18.52	17	12.59	17	12.59	10	7.41	15	11.11	8
51.07	24	10.3	15	6.44	11	4.72	7	3	13
0	0	0	1	3.57	1	3.57	0	0	1

Percent \$125K to \$150K	Sales \$150K to \$200K	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
0	2	14.29	3	21.43	9	64.29
0	2	50	0	0	2	50
0	0	0	0	0	4	100
16.67	2	16.67	0	0	0	0
0	1	100	0	0	0	0
0	0	0	0	0	0	0
10	4	40	1	10	0	0
0	0	0	0	0	0	0
23.08	5	38.46	0	0	4	30.77
0	1	100	0	0	0	0
0	0	0	0	0	1	100
0	0	0	0	0	2	100
12.5	0	0	0	0	7	87.5
33.33	0	0	0	0	1	33.33
0	0	0	1	100	0	0
0	1	10	2	20	6	60
0	0	0	0	0	0	0
0	1	33.33	0	0	2	66.67
0	0	0	0	0	1	100
20	5	50	1	10	1	10
100	0	0	0	0	0	0
14.29	3	42.86	2	28.57	0	0
0	0	0	1	14.29	6	85.71
0	1	100	0	0	0	0
0	0	0	0	0	1	100
7.45	15	5.88	11	4.31	2	0.78
5.83	13	12.62	1	0.97	7	6.8
0.72	2	1.44	1	0.72	7	5.04
5.71	7	20	8	22.86	7	20

0	2	40	1	20	0	0
0	0	0	0	0	0	0
0	1	11.11	0	0	0	0
0	0	0	0	0	0	0
17.02	8	17.02	0	0	1	2.13
50	1	50	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	2	25	4	50	2	25
20	2	5.71	1	2.86	0	0
33.33	0	0	0	0	0	0
0	0	0	0	0	3	100
0	0	0	0	0	1	100
0	0	0	0	0	0	0
0	1	33.33	0	0	1	33.33
0	0	0	1	100	0	0
0	1	20	0	0	3	60
3.85	7	26.92	7	26.92	11	42.31
0	0	0	4	44.44	5	55.56
7.69	3	23.08	0	0	2	15.38
0	1	100	0	0	0	0
25	7	43.75	1	6.25	1	6.25
100	0	0	0	0	0	0
8.82	2	5.88	0	0	0	0
0	0	0	0	0	1	100
0	0	0	2	100	0	0
33.33	4	66.67	0	0	0	0
0	2	100	0	0	0	0
0	0	0	0	0	1	100
8.33	4	33.33	2	16.67	4	33.33
0	1	100	0	0	0	0
0	0	0	1	50	1	50

8.33	4	16.67	9	37.5	6	25
0	0	0	0	0	0	0
100	0	0	0	0	0	0
18.75	1	6.25	1	6.25	11	68.75
12.5	0	0	0	0	0	0
0	0	0	0	0	1	100
0	1	33.33	0	0	0	0
50	0	0	0	0	0	0
0	3	42.86	1	14.29	3	42.86
0	0	0	0	0	0	0
0	1	20	0	0	4	80
0	0	0	0	0	4	100
0	0	0	0	0	2	100
11.94	26	38.81	7	10.45	9	13.43
0	1	100	0	0	0	0
0	1	50	0	0	0	0
20	8	53.33	2	13.33	1	6.67
0	0	0	1	100	0	0
0	0	0	1	100	0	0
0	0	0	0	0	2	100
16.67	7	58.33	1	8.33	0	0
0	1	100	0	0	0	0
0	0	0	3	100	0	0
11.11	0	0	1	11.11	2	22.22
0	3	30	2	20	5	50
12.5	3	18.75	1	6.25	7	43.75
0	1	50	1	50	0	0
0	0	0	0	0	0	0
0	0	0	1	7.14	13	92.86
23.08	7	26.92	2	7.69	1	3.85
0	0	0	0	0	1	100
33.33	1	33.33	0	0	0	0
0	3	8.57	10	28.57	20	57.14

22.22	1	11.11	4	44.44	1	11.11
0	1	100	0	0	0	0
9.09	0	0	0	0	0	0
0	0	0	0	0	0	0
0	1	10	0	0	9	90
27.27	2	18.18	1	9.09	3	27.27
0	0	0	0	0	10	100
7.45	15	5.88	11	4.31	2	0.78
5.83	13	12.62	1	0.97	7	6.8
0.72	2	1.44	1	0.72	7	5.04
13.08	59	18.38	21	6.54	52	16.2
11.11	6	33.33	2	11.11	1	5.56
5.88	5	14.71	3	8.82	6	17.65
0	0	0	1	12.5	5	62.5
8.33	79	26.33	56	18.67	111	37
0	3	21.43	5	35.71	5	35.71
16.67	8	13.33	2	3.33	10	16.67
5	1	5	2	10	16	80
10.79	138	22.22	77	12.4	163	26.25
6.25	9	28.13	7	21.88	6	18.75
12.77	13	13.83	5	5.32	16	17.02
3.57	1	3.57	3	10.71	21	75
9.82	153	17.47	88	10.05	165	18.84
5.93	22	16.3	8	5.93	13	9.63
5.58	15	6.44	6	2.58	23	9.87
3.57	1	3.57	3	10.71	21	75