

Residential Sales Price Distribution for the Suburbs, YTD February 2024

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
Bay Village	One Family	33	\$439,247	\$320,000	0	0	0	0	0	0	0	0	0	0	0	0	3	9.09
Bay Village	Condominium	1	\$370,000	\$370,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	1	\$56,000	\$56,000	0	0	1	100	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	11	\$594,718	\$410,000	0	0	0	0	0	0	0	0	0	0	0	0	3	27.27
Beachwood	Condominium	8	\$333,563	\$320,750	0	0	0	0	0	0	0	0	0	0	0	0	1	12.5
Bedford	One Family	26	\$120,151	\$115,750	1	3.85	1	3.85	3	11.54	4	15.38	9	34.62	3	11.54	3	11.54
Bedford	Two Family	2	\$209,500	\$209,500	0	0	0	0	0	0	0	0	0	0	0	0	1	50
Bedford	Condominium	1	\$50,000	\$50,000	0	0	1	100	0	0	0	0	0	0	0	0	0	0
Bedford	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Bedford Heights	One Family	17	\$150,209	\$160,000	0	0	2	11.76	1	5.88	2	11.76	1	5.88	1	5.88	6	35.29
Bedford Heights	Condominium	1	\$65,000	\$65,000	0	0	1	100	0	0	0	0	0	0	0	0	0	0
Berea	One Family	27	\$221,310	\$180,000	0	0	0	0	0	0	1	3.7	1	3.7	6	22.22	8	29.63
Berea	Two Family	1	\$162,500	\$162,500	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Bratenahl	One Family	1	\$300,000	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	2	\$317,500	\$317,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	One Family	13	\$505,831	\$320,000	0	0	0	0	0	0	0	0	0	0	1	7.69	1	7.69
Brecksville	Condominium	7	\$210,071	\$237,000	0	0	0	0	1	14.29	0	0	0	0	1	14.29	0	0
Brecksville	New Construction (inferred)	2	\$430,000	\$430,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadview Heights	One Family	20	\$304,598	\$279,750	0	0	0	0	0	0	1	5	1	5	0	0	1	5
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Broadview Heights	Condominium	9	\$212,061	\$209,000	0	0	0	0	0	0	2	22.22	0	0	0	0	2	22.22
Broadview Heights	New Construction (inferred)	5	\$374,329	\$218,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brook Park	One Family	29	\$186,334	\$185,000	0	0	0	0	0	0	2	6.9	2	6.9	3	10.34	11	37.93
Brook Park	Condominium	2	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	2	100	0	0
Brook Park	New Construction (inferred)	4	\$185,000	\$185,000	0	0	0	0	0	0	0	0	0	0	0	0	4	100
Brooklyn	One Family	18	\$165,878	\$165,000	0	0	0	0	0	0	2	11.11	3	16.67	3	16.67	5	27.78
Chagrin Falls	One Family	8	\$511,475	\$480,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	2	\$880,000	\$880,000	0	0	0	0	0	0	0	0	0	0	0	0	1	50
Chagrin Falls	New Construction (inferred)	1	\$521,000	\$521,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Cleveland	One Family	554	\$96,237	\$80,000	125	22.56	91	16.43	87	15.7	55	9.93	56	10.11	49	8.84	55	9.93
Cleveland	Two Family	238	\$95,591	\$80,000	61	25.63	35	14.71	36	15.13	23	9.66	29	12.18	12	5.04	23	9.66
Cleveland	Condominium	166	\$85,739	\$45,000	113	68.07	16	9.64	1	0.6	5	3.01	3	1.81	5	3.01	7	4.22
Cleveland Heights	One Family	78	\$212,396	\$176,500	0	0	0	0	7	8.97	6	7.69	8	10.26	8	10.26	16	20.51
Cleveland Heights	Two Family	7	\$165,371	\$195,000	0	0	0	0	1	14.29	0	0	2	28.57	0	0	2	28.57
Cleveland Heights	Condominium	3	\$89,667	\$85,000	0	0	0	0	2	66.67	1	33.33	0	0	0	0	0	0
Cleveland Heights	New Construction (inferred)	1	\$350,000	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Cleveland	One Family	19	\$76,216	\$60,000	7	36.84	5	26.32	1	5.26	1	5.26	2	10.53	0	0	2	10.53
East Cleveland	Two Family	8	\$49,975	\$35,500	5	62.5	0	0	1	12.5	2	25	0	0	0	0	0	0
East Cleveland	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Euclid	One Family	92	\$117,823	\$114,500	4	4.35	8	8.7	15	16.3	15	16.3	15	16.3	13	14.13	18	19.57
Euclid	Two Family	5	\$125,224	\$135,000	1	20	0	0	0	0	1	20	0	0	1	20	2	40
Euclid	Condominium	8	\$55,713	\$43,750	4	50	3	37.5	0	0	0	0	0	0	1	12.5	0	0
Euclid	New Construction (inferred)	3	\$95,637	\$71,911	0	0	1	33.33	1	33.33	0	0	0	0	0	0	1	33.33
Fairview Park	One Family	21	\$302,038	\$275,000	0	0	0	0	0	0	0	0	0	0	1	4.76	2	9.52
Fairview Park	Condominium	2	\$153,500	\$153,500	0	0	0	0	0	0	0	0	0	0	1	50	1	50
Garfield Heights	One Family	84	\$109,346	\$104,000	4	4.76	8	9.52	19	22.62	12	14.29	11	13.1	18	21.43	10	11.9
Garfield Heights	Two Family	8	\$100,863	\$110,000	0	0	2	25	1	12.5	1	12.5	2	25	2	25	0	0
Garfield Heights	New Construction (inferred)	2	\$66,250	\$66,250	0	0	1	50	1	50	0	0	0	0	0	0	0	0
Gates Mills	One Family	3	\$968,667	\$960,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	1	\$415,000	\$415,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0	0
Highland Heights	One Family	10	\$285,330	\$263,750	0	0	0	0	0	0	1	10	0	0	0	0	1	10
Highland Heights	Condominium	2	\$342,800	\$342,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	2	\$216,250	\$216,250	0	0	0	0	0	0	0	0	0	0	0	0	1	50
Highland Hills	One Family	1	\$154,000	\$154,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Independence	One Family	9	\$303,211	\$320,000	0	0	0	0	0	0	0	0	1	11.11	0	0	1	11.11
Lakewood	One Family	56	\$263,482	\$256,000	0	0	0	0	0	0	1	1.79	1	1.79	1	1.79	9	16.07
Lakewood	Two Family	20	\$292,668	\$289,500	0	0	0	0	0	0	0	0	0	0	1	5	1	5
Lakewood	Condominium	36	\$116,789	\$96,500	4	11.11	4	11.11	8	22.22	5	13.89	3	8.33	2	5.56	7	19.44

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Linndale	Two Family	1	\$160,000	\$160,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Lyndhurst	One Family	39	\$195,177	\$190,900	0	0	0	0	2	5.13	1	2.56	2	5.13	5	12.82	12	30.77
Lyndhurst	Condominium	10	\$116,500	\$122,000	0	0	0	0	3	30	0	0	2	20	4	40	1	10
Maple Heights	One Family	71	\$97,102	\$83,000	5	7.04	12	16.9	20	28.17	6	8.45	9	12.68	10	14.08	8	11.27
Maple Heights	Two Family	2	\$127,875	\$127,875	0	0	0	0	0	0	0	0	1	50	1	50	0	0
Maple Heights	Condominium	5	\$38,400	\$40,000	5	100	0	0	0	0	0	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	1	\$268,000	\$268,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	Condominium	2	\$216,000	\$216,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield Heights	One Family	27	\$196,638	\$175,000	0	0	0	0	1	3.7	2	7.41	2	7.41	3	11.11	11	40.74
Mayfield Heights	Condominium	2	\$174,750	\$174,750	0	0	0	0	0	0	0	0	0	0	0	0	2	100
Mayfield Heights	New Construction (inferred)	1	\$819,900	\$819,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Middleburg Heights	One Family	22	\$235,645	\$237,000	0	0	0	0	0	0	1	4.55	0	0	1	4.55	6	27.27
Middleburg Heights	Condominium	10	\$151,090	\$147,000	0	0	0	0	0	0	0	0	1	10	5	50	3	30
Moreland Hills	One Family	4	\$766,000	\$762,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	2	\$282,500	\$282,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	3	\$126,700	\$152,000	0	0	0	0	1	33.33	0	0	0	0	0	0	2	66.67
Newburgh Heights	Two Family	2	\$109,300	\$109,300	1	50	0	0	0	0	0	0	0	0	0	0	1	50
North Olmsted	One Family	44	\$238,960	\$240,000	0	0	0	0	0	0	1	2.27	2	4.55	3	6.82	5	11.36
North Olmsted	Two Family	1	\$252,413	\$252,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Olmsted	Condominium	9	\$108,764	\$114,900	0	0	1	11.11	1	11.11	1	11.11	3	33.33	3	33.33	0	0
North Olmsted	New Construction (inferred)	1	\$140,000	\$140,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0
North Royalton	One Family	24	\$302,279	\$312,500	0	0	0	0	0	0	0	0	0	0	3	12.5	4	16.67
North Royalton	Condominium	17	\$106,579	\$97,500	0	0	2	11.76	2	11.76	5	29.41	3	17.65	3	17.65	2	11.76
North Royalton	New Construction (inferred)	3	\$332,925	\$203,000	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33
Oakwood	One Family	4	\$97,750	\$103,500	1	25	0	0	0	0	1	25	1	25	0	0	1	25
Oakwood	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0	0
Olmsted Falls	One Family	8	\$204,375	\$222,500	0	0	0	0	0	0	1	12.5	1	12.5	0	0	0	0
Olmsted Falls	Condominium	5	\$131,030	\$133,500	0	0	0	0	0	0	1	20	0	0	2	40	2	40
Olmsted Falls	New Construction (inferred)	4	\$364,785	\$379,091	0	0	0	0	0	0	0	0	1	25	0	0	0	0
Olmsted Township	One Family	11	\$302,364	\$240,000	0	0	0	0	0	0	0	0	0	0	0	0	4	36.36

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Olmsted Township	Condominium	1	\$110,900	\$110,900	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Olmsted Township	New Construction (inferred)	5	\$477,407	\$512,275	0	0	0	0	0	0	0	0	0	0	0	0	1	20
Orange	One Family	6	\$752,500	\$641,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	4	\$481,593	\$473,685	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	130	\$176,273	\$168,000	0	0	1	0.77	5	3.85	8	6.15	16	12.31	16	12.31	45	34.62
Parma	Two Family	5	\$221,600	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	2	40
Parma	Condominium	3	\$140,667	\$175,000	0	0	1	33.33	0	0	0	0	0	0	0	0	2	66.67
Parma	New Construction (inferred)	1	\$200,000	\$200,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Parma Heights	One Family	40	\$173,158	\$171,650	0	0	1	2.5	1	2.5	1	2.5	1	2.5	8	20	18	45
Parma Heights	Two Family	1	\$235,000	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	4	\$129,900	\$129,500	0	0	0	0	0	0	0	0	0	0	4	100	0	0
Parma Heights	New Construction (inferred)	1	\$224,900	\$224,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	5	\$720,700	\$750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	24	\$191,606	\$176,250	0	0	0	0	0	0	0	0	3	12.5	2	8.33	11	45.83
Richmond Heights	Condominium	1	\$165,000	\$165,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Richmond Heights	New Construction (inferred)	3	\$253,267	\$169,900	0	0	0	0	0	0	0	0	0	0	0	0	2	66.67
Rocky River	One Family	16	\$384,188	\$356,500	0	0	0	0	0	0	0	0	0	0	0	0	1	6.25
Rocky River	Two Family	1	\$680,000	\$680,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	13	\$250,789	\$105,000	2	15.38	1	7.69	2	15.38	2	15.38	2	15.38	1	7.69	0	0
Rocky River	New Construction (inferred)	1	\$750,000	\$750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	One Family	19	\$280,503	\$277,000	0	0	0	0	0	0	0	0	0	0	0	0	3	15.79
Shaker Heights	One Family	38	\$309,762	\$296,850	1	2.63	0	0	1	2.63	1	2.63	1	2.63	2	5.26	7	18.42
Shaker Heights	Two Family	9	\$218,922	\$220,000	0	0	0	0	0	0	0	0	0	0	0	0	3	33.33
Shaker Heights	Condominium	10	\$82,925	\$75,250	0	0	3	30	3	30	3	30	0	0	1	10	0	0
Solon	One Family	31	\$421,765	\$418,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	Condominium	1	\$436,500	\$436,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	New Construction (inferred)	1	\$230,000	\$230,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Euclid	One Family	60	\$157,386	\$137,250	0	0	3	5	4	6.67	5	8.33	6	10	16	26.67	19	31.67
South Euclid	Two Family	3	\$194,892	\$177,500	0	0	0	0	0	0	0	0	0	0	0	0	2	66.67
South Euclid	Condominium	4	\$125,250	\$142,750	0	0	1	25	0	0	0	0	0	0	1	25	2	50
Strongsville	One Family	65	\$309,060	\$295,000	0	0	1	1.54	1	1.54	0	0	1	1.54	0	0	6	9.23

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Strongsville	Two Family	1	\$307,000	\$307,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	New Construction (inferred)	4	\$327,184	\$286,500	0	0	0	0	0	0	0	0	2	50	0	0	0	0
University Heights	One Family	19	\$242,921	\$227,000	0	0	0	0	0	0	0	0	1	5.26	3	15.79	2	10.53
University Heights	Two Family	2	\$145,000	\$145,000	0	0	0	0	0	0	1	50	0	0	0	0	1	50
Valley View	One Family	1	\$167,800	\$167,800	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Walton Hills	One Family	5	\$242,100	\$215,000	0	0	0	0	0	0	0	0	0	0	0	0	1	20
Warrensville Heights	One Family	18	\$100,689	\$80,250	0	0	6	33.33	3	16.67	3	16.67	2	11.11	1	5.56	1	5.56
Warrensville Heights	Condominium	9	\$35,633	\$35,000	9	100	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	One Family	18	\$455,027	\$442,500	0	0	0	0	0	0	0	0	0	0	0	0	1	5.56
Westlake	Condominium	21	\$180,933	\$143,000	0	0	1	4.76	2	9.52	2	9.52	1	4.76	6	28.57	4	19.05
Westlake	New Construction (inferred)	15	\$494,451	\$462,215	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	554	\$96,237	\$80,000	125	22.56	91	16.43	87	15.7	55	9.93	56	10.11	49	8.84	55	9.93
City of Cleveland	Two Family	238	\$95,591	\$80,000	61	25.63	35	14.71	36	15.13	23	9.66	29	12.18	12	5.04	23	9.66
City of Cleveland	Condominium	166	\$85,739	\$45,000	113	68.07	16	9.64	1	0.6	5	3.01	3	1.81	5	3.01	7	4.22
Eastern Suburbs	One Family	707	\$198,503	\$146,800	23	3.25	45	6.36	78	11.03	60	8.49	73	10.33	85	12.02	136	19.24
Eastern Suburbs	Two Family	48	\$140,182	\$133,500	7	14.58	2	4.17	3	6.25	5	10.42	5	10.42	4	8.33	12	25
Eastern Suburbs	Condominium	71	\$154,504	\$87,500	18	25.35	9	12.68	8	11.27	4	5.63	2	2.82	7	9.86	8	11.27
Eastern Suburbs	New Construction (inferred)	25	\$268,879	\$230,000	0	0	2	8	2	8	2	8	2	8	0	0	4	16
Western Suburbs	One Family	623	\$261,423	\$230,000	0	0	3	0.48	7	1.12	19	3.05	30	4.82	46	7.38	134	21.51
Western Suburbs	Two Family	32	\$277,597	\$260,207	0	0	0	0	0	0	0	0	1	3.13	1	3.13	5	15.63
Western Suburbs	Condominium	140	\$154,283	\$129,500	6	4.29	10	7.14	16	11.43	18	12.86	14	10	30	21.43	23	16.43
Western Suburbs	New Construction (inferred)	47	\$391,766	\$400,000	0	0	1	2.13	0	0	0	0	3	6.38	1	2.13	7	14.89
Total: All Suburbs	One Family	1330	\$227,976	\$185,000	23	1.73	48	3.61	85	6.39	79	5.94	103	7.74	131	9.85	270	20.3
Total: All Suburbs	Two Family	80	\$195,148	\$189,000	7	8.75	2	2.5	3	3.75	5	6.25	6	7.5	5	6.25	17	21.25
Total: All Suburbs	Condominium	211	\$154,357	\$125,500	24	11.37	19	9	24	11.37	22	10.43	16	7.58	37	17.54	31	14.69
Total: All Suburbs	New Construction (inferred)	72	\$349,097	\$260,000	0	0	3	4.17	2	2.78	2	2.78	5	6.94	1	1.39	11	15.28
Total: Cuyahoga County	One Family	1884	\$189,237	\$153,800	148	7.86	139	7.38	172	9.13	134	7.11	159	8.44	180	9.55	325	17.25
Total: Cuyahoga County	Two Family	318	\$120,637	\$98,950	68	21.38	37	11.64	39	12.26	28	8.81	35	11.01	17	5.35	40	12.58
Total: Cuyahoga County	Condominium	377	\$124,143	\$78,500	137	36.34	35	9.28	25	6.63	27	7.16	19	5.04	42	11.14	38	10.08
Total: Cuyahoga County	New Construction (inferred)	72	\$349,097	\$260,000	0	0	3	4.17	2	2.78	2	2.78	5	6.94	1	1.39	11	15.28

Residential Sales Price Distribution for the Suburbs, YTD February 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College c

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	33	\$439,247	\$320,000	6	18.18	24	72.73
Bay Village	Condominium	1	\$370,000	\$370,000	0	0	1	100
Bay Village	New Construction (inferred)	1	\$56,000	\$56,000	0	0	0	0
Beachwood	One Family	11	\$594,718	\$410,000	0	0	8	72.73
Beachwood	Condominium	8	\$333,563	\$320,750	1	12.5	6	75
Bedford	One Family	26	\$120,151	\$115,750	2	7.69	0	0
Bedford	Two Family	2	\$209,500	\$209,500	1	50	0	0
Bedford	Condominium	1	\$50,000	\$50,000	0	0	0	0
Bedford	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0
Bedford Heights	One Family	17	\$150,209	\$160,000	4	23.53	0	0
Bedford Heights	Condominium	1	\$65,000	\$65,000	0	0	0	0
Berea	One Family	27	\$221,310	\$180,000	5	18.52	6	22.22
Berea	Two Family	1	\$162,500	\$162,500	0	0	0	0
Bratenahl	One Family	1	\$300,000	\$300,000	0	0	1	100
Bratenahl	Condominium	2	\$317,500	\$317,500	0	0	2	100
Brecksville	One Family	13	\$505,831	\$320,000	1	7.69	10	76.92
Brecksville	Condominium	7	\$210,071	\$237,000	3	42.86	2	28.57
Brecksville	New Construction (inferred)	2	\$430,000	\$430,000	1	50	1	50
Broadview Heights	One Family	20	\$304,598	\$279,750	3	15	14	70
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0
Broadview Heights	Condominium	9	\$212,061	\$209,000	1	11.11	4	44.44
Broadview Heights	New Construction (inferred)	5	\$374,329	\$218,000	3	60	2	40
Brook Park	One Family	29	\$186,334	\$185,000	9	31.03	2	6.9
Brook Park	Condominium	2	\$135,000	\$135,000	0	0	0	0
Brook Park	New Construction (inferred)	4	\$185,000	\$185,000	0	0	0	0
Brooklyn	One Family	18	\$165,878	\$165,000	4	22.22	1	5.56
Chagrin Falls	One Family	8	\$511,475	\$480,500	1	12.5	7	87.5
Chagrin Falls	Condominium	2	\$880,000	\$880,000	0	0	1	50
Chagrin Falls	New Construction (inferred)	1	\$521,000	\$521,000	0	0	1	100
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	1	100

Residential Sales Price Distribution for the Suburbs, YTD February 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College c

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Cleveland	One Family	554	\$96,237	\$80,000	24	4.33	12	2.17
Cleveland	Two Family	238	\$95,591	\$80,000	8	3.36	11	4.62
Cleveland	Condominium	166	\$85,739	\$45,000	4	2.41	12	7.23
Cleveland Heights	One Family	78	\$212,396	\$176,500	17	21.79	16	20.51
Cleveland Heights	Two Family	7	\$165,371	\$195,000	2	28.57	0	0
Cleveland Heights	Condominium	3	\$89,667	\$85,000	0	0	0	0
Cleveland Heights	New Construction (inferred)	1	\$350,000	\$350,000	0	0	1	100
East Cleveland	One Family	19	\$76,216	\$60,000	1	5.26	0	0
East Cleveland	Two Family	8	\$49,975	\$35,500	0	0	0	0
East Cleveland	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0
Euclid	One Family	92	\$117,823	\$114,500	2	2.17	2	2.17
Euclid	Two Family	5	\$125,224	\$135,000	0	0	0	0
Euclid	Condominium	8	\$55,713	\$43,750	0	0	0	0
Euclid	New Construction (inferred)	3	\$95,637	\$71,911	0	0	0	0
Fairview Park	One Family	21	\$302,038	\$275,000	6	28.57	12	57.14
Fairview Park	Condominium	2	\$153,500	\$153,500	0	0	0	0
Garfield Heights	One Family	84	\$109,346	\$104,000	1	1.19	1	1.19
Garfield Heights	Two Family	8	\$100,863	\$110,000	0	0	0	0
Garfield Heights	New Construction (inferred)	2	\$66,250	\$66,250	0	0	0	0
Gates Mills	One Family	3	\$968,667	\$960,000	0	0	3	100
Glenwillow	One Family	1	\$415,000	\$415,000	0	0	1	100
Glenwillow	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0
Highland Heights	One Family	10	\$285,330	\$263,750	2	20	6	60
Highland Heights	Condominium	2	\$342,800	\$342,800	1	50	1	50
Highland Heights	New Construction (inferred)	2	\$216,250	\$216,250	0	0	1	50
Highland Hills	One Family	1	\$154,000	\$154,000	0	0	0	0
Independence	One Family	9	\$303,211	\$320,000	1	11.11	6	66.67
Lakewood	One Family	56	\$263,482	\$256,000	15	26.79	29	51.79
Lakewood	Two Family	20	\$292,668	\$289,500	5	25	13	65
Lakewood	Condominium	36	\$116,789	\$96,500	1	2.78	2	5.56

Residential Sales Price Distribution for the Suburbs, YTD February 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College c

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Linndale	Two Family	1	\$160,000	\$160,000	0	0	0	0
Lyndhurst	One Family	39	\$195,177	\$190,900	12	30.77	5	12.82
Lyndhurst	Condominium	10	\$116,500	\$122,000	0	0	0	0
Maple Heights	One Family	71	\$97,102	\$83,000	1	1.41	0	0
Maple Heights	Two Family	2	\$127,875	\$127,875	0	0	0	0
Maple Heights	Condominium	5	\$38,400	\$40,000	0	0	0	0
Maple Heights	New Construction (inferred)	1	\$268,000	\$268,000	0	0	1	100
Mayfield	Condominium	2	\$216,000	\$216,000	2	100	0	0
Mayfield Heights	One Family	27	\$196,638	\$175,000	4	14.81	4	14.81
Mayfield Heights	Condominium	2	\$174,750	\$174,750	0	0	0	0
Mayfield Heights	New Construction (inferred)	1	\$819,900	\$819,900	0	0	1	100
Middleburg Heights	One Family	22	\$235,645	\$237,000	5	22.73	9	40.91
Middleburg Heights	Condominium	10	\$151,090	\$147,000	1	10	0	0
Moreland Hills	One Family	4	\$766,000	\$762,000	0	0	4	100
Moreland Hills	New Construction (inferred)	2	\$282,500	\$282,500	1	50	1	50
Newburgh Heights	One Family	3	\$126,700	\$152,000	0	0	0	0
Newburgh Heights	Two Family	2	\$109,300	\$109,300	0	0	0	0
North Olmsted	One Family	44	\$238,960	\$240,000	16	36.36	17	38.64
North Olmsted	Two Family	1	\$252,413	\$252,413	0	0	1	100
North Olmsted	Condominium	9	\$108,764	\$114,900	0	0	0	0
North Olmsted	New Construction (inferred)	1	\$140,000	\$140,000	0	0	0	0
North Royalton	One Family	24	\$302,279	\$312,500	2	8.33	15	62.5
North Royalton	Condominium	17	\$106,579	\$97,500	0	0	0	0
North Royalton	New Construction (inferred)	3	\$332,925	\$203,000	1	33.33	1	33.33
Oakwood	One Family	4	\$97,750	\$103,500	0	0	0	0
Oakwood	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0
Olmsted Falls	One Family	8	\$204,375	\$222,500	4	50	2	25
Olmsted Falls	Condominium	5	\$131,030	\$133,500	0	0	0	0
Olmsted Falls	New Construction (inferred)	4	\$364,785	\$379,091	1	25	2	50
Olmsted Township	One Family	11	\$302,364	\$240,000	2	18.18	5	45.45

Residential Sales Price Distribution for the Suburbs, YTD February 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College c

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Olmsted Township	Condominium	1	\$110,900	\$110,900	0	0	0	0
Olmsted Township	New Construction (inferred)	5	\$477,407	\$512,275	0	0	4	80
Orange	One Family	6	\$752,500	\$641,000	0	0	6	100
Orange	New Construction (inferred)	4	\$481,593	\$473,685	0	0	4	100
Parma	One Family	130	\$176,273	\$168,000	22	16.92	17	13.08
Parma	Two Family	5	\$221,600	\$235,000	2	40	1	20
Parma	Condominium	3	\$140,667	\$175,000	0	0	0	0
Parma	New Construction (inferred)	1	\$200,000	\$200,000	0	0	0	0
Parma Heights	One Family	40	\$173,158	\$171,650	7	17.5	3	7.5
Parma Heights	Two Family	1	\$235,000	\$235,000	1	100	0	0
Parma Heights	Condominium	4	\$129,900	\$129,500	0	0	0	0
Parma Heights	New Construction (inferred)	1	\$224,900	\$224,900	1	100	0	0
Pepper Pike	One Family	5	\$720,700	\$750,000	0	0	5	100
Richmond Heights	One Family	24	\$191,606	\$176,250	4	16.67	4	16.67
Richmond Heights	Condominium	1	\$165,000	\$165,000	0	0	0	0
Richmond Heights	New Construction (inferred)	3	\$253,267	\$169,900	0	0	1	33.33
Rocky River	One Family	16	\$384,188	\$356,500	3	18.75	12	75
Rocky River	Two Family	1	\$680,000	\$680,000	0	0	1	100
Rocky River	Condominium	13	\$250,789	\$105,000	1	7.69	2	15.38
Rocky River	New Construction (inferred)	1	\$750,000	\$750,000	0	0	1	100
Seven Hills	One Family	19	\$280,503	\$277,000	3	15.79	13	68.42
Shaker Heights	One Family	38	\$309,762	\$296,850	2	5.26	23	60.53
Shaker Heights	Two Family	9	\$218,922	\$220,000	4	44.44	2	22.22
Shaker Heights	Condominium	10	\$82,925	\$75,250	0	0	0	0
Solon	One Family	31	\$421,765	\$418,000	3	9.68	28	90.32
Solon	Condominium	1	\$436,500	\$436,500	0	0	1	100
Solon	New Construction (inferred)	1	\$230,000	\$230,000	1	100	0	0
South Euclid	One Family	60	\$157,386	\$137,250	3	5	4	6.67
South Euclid	Two Family	3	\$194,892	\$177,500	0	0	1	33.33
South Euclid	Condominium	4	\$125,250	\$142,750	0	0	0	0
Strongsville	One Family	65	\$309,060	\$295,000	13	20	43	66.15

Residential Sales Price Distribution for the Suburbs, YTD February 2024

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College c

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Strongsville	Two Family	1	\$307,000	\$307,000	0	0	1	100
Strongsville	New Construction (inferred)	4	\$327,184	\$286,500	0	0	2	50
University Heights	One Family	19	\$242,921	\$227,000	7	36.84	6	31.58
University Heights	Two Family	2	\$145,000	\$145,000	0	0	0	0
Valley View	One Family	1	\$167,800	\$167,800	0	0	0	0
Walton Hills	One Family	5	\$242,100	\$215,000	3	60	1	20
Warrensville Heights	One Family	18	\$100,689	\$80,250	2	11.11	0	0
Warrensville Heights	Condominium	9	\$35,633	\$35,000	0	0	0	0
Westlake	One Family	18	\$455,027	\$442,500	2	11.11	15	83.33
Westlake	Condominium	21	\$180,933	\$143,000	1	4.76	4	19.05
Westlake	New Construction (inferred)	15	\$494,451	\$462,215	2	13.33	13	86.67
City of Cleveland	One Family	554	\$96,237	\$80,000	24	4.33	12	2.17
City of Cleveland	Two Family	238	\$95,591	\$80,000	8	3.36	11	4.62
City of Cleveland	Condominium	166	\$85,739	\$45,000	4	2.41	12	7.23
Eastern Suburbs	One Family	707	\$198,503	\$146,800	71	10.04	136	19.24
Eastern Suburbs	Two Family	48	\$140,182	\$133,500	7	14.58	3	6.25
Eastern Suburbs	Condominium	71	\$154,504	\$87,500	4	5.63	11	15.49
Eastern Suburbs	New Construction (inferred)	25	\$268,879	\$230,000	2	8	11	44
Western Suburbs	One Family	623	\$261,423	\$230,000	129	20.71	255	40.93
Western Suburbs	Two Family	32	\$277,597	\$260,207	8	25	17	53.13
Western Suburbs	Condominium	140	\$154,283	\$129,500	8	5.71	15	10.71
Western Suburbs	New Construction (inferred)	47	\$391,766	\$400,000	9	19.15	26	55.32
Total: All Suburbs	One Family	1330	\$227,976	\$185,000	200	15.04	391	29.4
Total: All Suburbs	Two Family	80	\$195,148	\$189,000	15	18.75	20	25
Total: All Suburbs	Condominium	211	\$154,357	\$125,500	12	5.69	26	12.32
Total: All Suburbs	New Construction (inferred)	72	\$349,097	\$260,000	11	15.28	37	51.39
Total: Cuyahoga County	One Family	1884	\$189,237	\$153,800	224	11.89	403	21.39
Total: Cuyahoga County	Two Family	318	\$120,637	\$98,950	23	7.23	31	9.75
Total: Cuyahoga County	Condominium	377	\$124,143	\$78,500	16	4.24	38	10.08
Total: Cuyahoga County	New Construction (inferred)	72	\$349,097	\$260,000	11	15.28	37	51.39