

Residential Sales Price Distribution for the Suburbs, YTD March 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	47	\$420,276	\$308,000	0	0	0	0	0	0	0	0	0	0	0	0	5	10.64
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	21	\$557,667	\$412,000	0	0	0	0	0	0	0	0	0	0	0	0	4	19.05
Beachwood	Condominium	9	\$335,944	\$327,000	0	0	0	0	0	0	0	0	0	0	0	0	1	11.11
Bedford	One Family	37	\$122,045	\$117,000	2	5.41	1	2.7	5	13.51	4	10.81	12	32.43	5	13.51	5	13.51
Bedford	Two Family	3	\$208,000	\$205,000	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33
Bedford	Condominium	2	\$42,700	\$42,700	1	50	1	50	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	20	\$149,822	\$164,950	1	5	2	10	1	5	2	10	1	5	1	5	7	35
Bedford Heights	Condominium	3	\$90,000	\$65,000	0	0	2	66.67	0	0	0	0	0	0	1	33.33	0	0
Bentleyville	One Family	1	\$850,000	\$850,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	40	\$222,234	\$189,500	0	0	0	0	0	0	2	5	1	2.5	8	20	11	27.5
Berea	Two Family	1	\$162,500	\$162,500	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Berea	Condominium	2	\$121,400	\$121,400	0	0	0	0	0	0	1	50	0	0	1	50	0	0
Berea	New Construction (inferred)	1	\$172,500	\$172,500	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	27	\$482,770	\$387,000	0	0	0	0	0	0	0	0	0	0	1	3.7	2	7.41
Brecksville	Two Family	1	\$350,000	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brecksville	Condominium	10	\$178,120	\$194,950	1	10	0	0	1	10	1	10	0	0	1	10	1	10
Brecksville	New Construction (inferred)	4	\$521,106	\$497,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadview Heights	One Family	30	\$325,915	\$293,500	0	0	0	0	0	0	1	3.33	1	3.33	0	0	0	0
Broadview Heights	Two Family	2	\$263,658	\$263,658	0	0	0	0	0	0	0	0	1	50	0	0	0	0
Broadview Heights	Condominium	12	\$202,046	\$184,000	0	0	0	0	0	0	2	16.67	0	0	0	0	5	41.67
Broadview Heights	New Construction (inferred)	6	\$385,275	\$244,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brook Park	One Family	54	\$193,475	\$200,450	0	0	0	0	1	1.85	2	3.7	3	5.56	3	5.56	18	33.33
Brook Park	Condominium	6	\$135,000	\$141,500	0	0	1	16.67	0	0	0	0	0	0	3	50	2	33.33
Brook Park	New Construction (inferred)	5	\$201,980	\$185,000	0	0	0	0	0	0	0	0	0	0	0	0	4	80
Brooklyn	One Family	26	\$173,488	\$179,250	0	0	0	0	0	0	3	11.54	4	15.38	3	11.54	8	30.77
Brooklyn Heights	One Family	2	\$207,000	\$207,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Chagrin Falls	One Family	12	\$738,900	\$573,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Two Family	1	\$525,000	\$525,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	3	\$685,833	\$297,500	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33
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
Cleveland	One Family	899	\$104,103	\$85,000	199	22.14	125	13.9	136	15.13	86	9.57	87	9.68	89	9.9	101	11.23
Cleveland	Two Family	371	\$103,982	\$85,000	80	21.56	50	13.48	59	15.9	37	9.97	42	11.32	32	8.63	36	9.7
Cleveland	Condominium	186	\$96,379	\$45,000	114	61.29	17	9.14	1	0.54	7	3.76	5	2.69	9	4.84	11	5.91
Cleveland Heights	One Family	120	\$206,658	\$168,808	0	0	1	0.83	13	10.83	8	6.67	11	9.17	17	14.17	22	18.33
Cleveland Heights	Two Family	11	\$178,645	\$195,000	0	0	0	0	1	9.09	0	0	2	18.18	0	0	4	36.36
Cleveland Heights	Condominium	6	\$95,000	\$92,500	0	0	0	0	3	50	2	33.33	0	0	1	16.67	0	0
Cleveland Heights	New Construction (inferred)	2	\$297,500	\$297,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Cleveland	One Family	28	\$70,916	\$55,000	13	46.43	6	21.43	1	3.57	1	3.57	3	10.71	0	0	2	7.14
East Cleveland	Two Family	13	\$56,715	\$36,000	8	61.54	0	0	1	7.69	2	15.38	2	15.38	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	160	\$121,190	\$115,375	4	2.5	14	8.75	28	17.5	24	15	22	13.75	28	17.5	31	19.38
Euclid	Two Family	6	\$122,687	\$122,500	1	16.67	0	0	0	0	1	16.67	1	16.67	1	16.67	2	33.33
Euclid	Condominium	19	\$65,411	\$62,000	6	31.58	7	36.84	3	15.79	1	5.26	0	0	2	10.53	0	0
Euclid	New Construction (inferred)	4	\$146,728	\$118,456	0	0	1	25	1	25	0	0	0	0	0	0	1	25
Fairview Park	One Family	34	\$309,685	\$267,500	0	0	0	0	0	0	0	0	0	0	1	2.94	2	5.88
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	124	\$110,869	\$108,750	4	3.23	15	12.1	24	19.35	15	12.1	20	16.13	27	21.77	17	13.71
Garfield Heights	Two Family	10	\$109,290	\$113,000	0	0	2	20	1	10	1	10	3	30	2	20	1	10
Garfield Heights	New Construction (inferred)	3	\$74,167	\$72,500	0	0	1	33.33	1	33.33	1	33.33	0	0	0	0	0	0
Gates Mills	One Family	5	\$838,200	\$831,000	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	\$722,783	\$722,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	One Family	17	\$375,100	\$333,000	0	0	0	0	0	0	1	5.88	0	0	0	0	1	5.88
Highland Heights	Condominium	3	\$371,867	\$430,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	3	\$168,167	\$170,000	0	0	0	0	1	33.33	0	0	0	0	0	0	1	33.33
Highland Hills	One Family	2	\$114,500	\$114,500	0	0	0	0	1	50	0	0	0	0	0	0	1	50

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Independence	One Family	11	\$288,991	\$257,000	0	0	0	0	0	0	0	0	1	9.09	0	0	2	18.18
Lakewood	One Family	85	\$283,327	\$265,000	0	0	0	0	0	0	0	0	2	2.35	1	1.18	15	17.65
Lakewood	Two Family	27	\$279,339	\$286,000	0	0	0	0	0	0	1	3.7	1	3.7	1	3.7	1	3.7
Lakewood	Condominium	49	\$114,239	\$95,000	5	10.2	6	12.24	10	20.41	9	18.37	3	6.12	4	8.16	8	16.33
Lakewood	New Construction (inferred)	2	\$602,850	\$602,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	57	\$209,479	\$206,000	0	0	0	0	2	3.51	1	1.75	2	3.51	5	8.77	16	28.07
Lyndhurst	Condominium	11	\$114,000	\$114,000	0	0	0	0	3	27.27	1	9.09	2	18.18	4	36.36	1	9.09
Maple Heights	One Family	123	\$100,981	\$100,000	7	5.69	18	14.63	27	21.95	16	13.01	22	17.89	17	13.82	14	11.38
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	18	\$70,702	\$45,000	10	55.56	0	0	1	5.56	0	0	7	38.89	0	0	0	0
Maple Heights	New Construction (inferred)	4	\$156,975	\$150,450	0	0	1	25	0	0	0	0	0	0	1	25	1	25
Mayfield	One Family	3	\$487,222	\$480,000	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	New Construction (inferred)	1	\$666,667	\$666,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield Heights	One Family	40	\$214,171	\$190,000	0	0	0	0	1	2.5	3	7.5	3	7.5	5	12.5	12	30
Mayfield Heights	Condominium	4	\$222,375	\$199,750	0	0	0	0	0	0	0	0	0	0	0	0	2	50
Mayfield Heights	New Construction (inferred)	2	\$454,950	\$454,950	0	0	0	0	0	0	1	50	0	0	0	0	0	0
Middleburg Heights	One Family	37	\$256,051	\$265,000	0	0	0	0	0	0	1	2.7	0	0	2	5.41	9	24.32
Middleburg Heights	Condominium	13	\$144,454	\$138,500	0	0	0	0	0	0	0	0	3	23.08	6	46.15	3	23.08
Moreland Hills	One Family	6	\$850,667	\$762,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Two Family	1	\$650,000	\$650,000	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	4	\$132,525	\$151,000	0	0	0	0	1	25	0	0	0	0	1	25	2	50
Newburgh Heights	Two Family	3	\$112,867	\$120,000	1	33.33	0	0	0	0	0	0	1	33.33	0	0	1	33.33
North Olmsted	One Family	67	\$242,842	\$244,000	0	0	0	0	0	0	1	1.49	2	2.99	3	4.48	12	17.91
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	18	\$118,249	\$116,250	0	0	3	16.67	1	5.56	2	11.11	4	22.22	6	33.33	1	5.56
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	45	\$316,880	\$320,000	0	0	0	0	0	0	1	2.22	0	0	3	6.67	6	13.33
North Royalton	Condominium	31	\$122,766	\$119,500	0	0	2	6.45	3	9.68	7	22.58	4	12.9	7	22.58	7	22.58
North Royalton	New Construction (inferred)	5	\$260,555	\$174,000	0	0	0	0	0	0	0	0	0	0	1	20	2	40

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Oakwood	One Family	6	\$110,582	\$103,500	1	16.67	0	0	1	16.67	1	16.67	1	16.67	0	0	2	33.33
Oakwood	New Construction (inferred)	2	\$321,908	\$321,908	0	0	0	0	0	0	1	50	0	0	0	0	0	0
Olmsted Falls	One Family	17	\$236,726	\$247,500	0	0	0	0	0	0	1	5.88	1	5.88	0	0	2	11.76
Olmsted Falls	Condominium	6	\$141,692	\$142,625	0	0	0	0	0	0	1	16.67	0	0	2	33.33	3	50
Olmsted Falls	New Construction (inferred)	6	\$364,522	\$379,091	0	0	0	0	0	0	0	0	1	16.67	0	0	1	16.67
Olmsted Township	One Family	13	\$289,000	\$240,000	0	0	0	0	0	0	0	0	0	0	1	7.69	4	30.77
Olmsted Township	Condominium	3	\$121,300	\$110,900	0	0	0	0	0	0	1	33.33	1	33.33	1	33.33	0	0
Olmsted Township	New Construction (inferred)	6	\$436,173	\$490,230	0	0	0	0	0	0	0	0	0	0	0	0	1	16.67
Orange	One Family	8	\$668,375	\$476,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	Condominium	3	\$493,333	\$485,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	6	\$461,975	\$436,740	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	205	\$183,885	\$178,000	0	0	2	0.98	6	2.93	9	4.39	20	9.76	22	10.73	73	35.61
Parma	Two Family	10	\$230,200	\$242,500	0	0	0	0	0	0	0	0	0	0	1	10	2	20
Parma	Condominium	5	\$147,200	\$159,000	0	0	1	20	0	0	0	0	0	0	0	0	4	80
Parma	New Construction (inferred)	2	\$390,000	\$390,000	0	0	0	0	0	0	0	0	0	0	0	0	1	50
Parma Heights	One Family	54	\$169,990	\$169,500	0	0	1	1.85	2	3.7	2	3.7	3	5.56	11	20.37	22	40.74
Parma Heights	Two Family	2	\$265,000	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	6	\$120,433	\$129,500	0	0	0	0	1	16.67	0	0	1	16.67	4	66.67	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	13	\$830,108	\$750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	27	\$191,594	\$173,500	0	0	0	0	1	3.7	0	0	3	11.11	2	7.41	12	44.44
Richmond Heights	Condominium	2	\$154,500	\$154,500	0	0	0	0	0	0	0	0	0	0	1	50	1	50
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	24	\$393,139	\$370,000	0	0	0	0	0	0	0	0	0	0	0	0	1	4.17
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	21	\$253,889	\$120,000	2	9.52	1	4.76	3	14.29	4	19.05	2	9.52	3	14.29	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	30	\$291,902	\$281,000	0	0	0	0	0	0	0	0	0	0	0	0	4	13.33
Shaker Heights	One Family	67	\$305,394	\$298,700	1	1.49	0	0	1	1.49	2	2.99	2	2.99	5	7.46	10	14.93
Shaker Heights	Two Family	12	\$222,109	\$220,000	0	0	0	0	0	0	0	0	0	0	0	0	3	25
Shaker Heights	Condominium	16	\$71,509	\$67,500	2	12.5	6	37.5	4	25	3	18.75	0	0	1	6.25	0	0
Shaker Heights	New Construction (inferred)	1	\$346,000	\$346,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Solon	One Family	40	\$407,827	\$375,005	0	0	0	0	0	0	0	0	0	0	0	0	1	2.5
Solon	Condominium	2	\$363,250	\$363,250	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	89	\$161,290	\$150,000	0	0	4	4.49	5	5.62	9	10.11	8	8.99	19	21.35	28	31.46
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	5	\$113,400	\$125,500	0	0	1	20	1	20	0	0	0	0	1	20	2	40
Strongsville	One Family	93	\$343,945	\$300,000	0	0	1	1.08	2	2.15	0	0	1	1.08	0	0	8	8.6
Strongsville	Two Family	2	\$299,250	\$299,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	6	\$195,083	\$217,750	0	0	0	0	0	0	1	16.67	0	0	0	0	1	16.67
Strongsville	New Construction (inferred)	5	\$351,547	\$449,000	0	0	0	0	0	0	0	0	2	40	0	0	0	0
University Heights	One Family	41	\$262,055	\$234,000	0	0	0	0	0	0	0	0	1	2.44	5	12.2	6	14.63
University Heights	Two Family	3	\$147,667	\$153,000	0	0	0	0	0	0	1	33.33	0	0	0	0	2	66.67
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	9	\$263,644	\$238,500	0	0	0	0	0	0	0	0	0	0	0	0	1	11.11
Warrensville Heights	One Family	31	\$109,276	\$100,000	1	3.23	9	29.03	4	12.9	4	12.9	4	12.9	3	9.68	2	6.45
Warrensville Heights	Condominium	13	\$36,746	\$37,200	13	100	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	One Family	36	\$440,079	\$403,750	0	0	0	0	0	0	0	0	0	0	0	0	2	5.56
Westlake	Condominium	34	\$221,397	\$160,500	0	0	1	2.94	2	5.88	2	5.88	2	5.88	8	23.53	6	17.65
Westlake	New Construction (inferred)	21	\$506,944	\$497,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	899	\$104,103	\$85,000	199	22.14	125	13.9	136	15.13	86	9.57	87	9.68	89	9.9	101	11.23
City of Cleveland	Two Family	371	\$103,982	\$85,000	80	21.56	50	13.48	59	15.9	37	9.97	42	11.32	32	8.63	36	9.7
City of Cleveland	Condominium	186	\$96,379	\$45,000	114	61.29	17	9.14	1	0.54	7	3.76	5	2.69	9	4.84	11	5.91
Eastern Suburbs	One Family	1115	\$207,242	\$150,000	34	3.05	70	6.28	116	10.4	91	8.16	115	10.31	140	12.56	197	17.67
Eastern Suburbs	Two Family	68	\$156,143	\$142,550	10	14.71	2	2.94	3	4.41	5	7.35	10	14.71	4	5.88	16	23.53
Eastern Suburbs	Condominium	123	\$142,702	\$79,000	32	26.02	17	13.82	15	12.2	7	5.69	9	7.32	11	8.94	8	6.5
Eastern Suburbs	New Construction (inferred)	38	\$286,938	\$238,500	0	0	3	7.89	3	7.89	3	7.89	2	5.26	1	2.63	5	13.16
Western Suburbs	One Family	977	\$271,547	\$236,000	0	0	4	0.41	11	1.13	23	2.35	39	3.99	59	6.04	206	21.08
Western Suburbs	Two Family	48	\$273,019	\$270,000	0	0	0	0	0	0	1	2.08	2	4.17	2	4.17	5	10.42
Western Suburbs	Condominium	225	\$160,212	\$132,000	8	3.56	15	6.67	21	9.33	31	13.78	20	8.89	47	20.89	42	18.67
Western Suburbs	New Construction (inferred)	67	\$406,650	\$405,640	0	0	1	1.49	0	0	0	0	3	4.48	2	2.99	10	14.93
Total: All Suburbs	One Family	2092	\$237,273	\$192,000	34	1.63	74	3.54	127	6.07	114	5.45	154	7.36	199	9.51	403	19.26

Residential Sales Price Distribution for the Suburbs, YTD March 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
Total: All Suburbs	Two Family	116	\$204,506	\$197,500	10	8.62	2	1.72	3	2.59	6	5.17	12	10.34	6	5.17	21	18.1
Total: All Suburbs	Condominium	348	\$154,023	\$125,000	40	11.49	32	9.2	36	10.34	38	10.92	29	8.33	58	16.67	50	14.37
Total: All Suburbs	New Construction (inferred)	105	\$363,326	\$269,900	0	0	4	3.81	3	2.86	3	2.86	5	4.76	3	2.86	15	14.29
Total: Cuyahoga County	One Family	2991	\$197,247	\$158,000	233	7.79	199	6.65	263	8.79	200	6.69	241	8.06	288	9.63	504	16.85
Total: Cuyahoga County	Two Family	487	\$127,926	\$105,000	90	18.48	52	10.68	62	12.73	43	8.83	54	11.09	38	7.8	57	11.7
Total: Cuyahoga County	Condominium	534	\$133,945	\$100,000	154	28.84	49	9.18	37	6.93	45	8.43	34	6.37	67	12.55	61	11.42
Total: Cuyahoga County	New Construction (inferred)	105	\$363,326	\$269,900	0	0	4	3.81	3	2.86	3	2.86	5	4.76	3	2.86	15	14.29

Residential Sales Price Distribution for the Suburbs, YTD March 2024

Source: Cuyahoga County Fiscal Office

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

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	47	\$420,276	\$308,000	8	17.02	34	72.34
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	21	\$557,667	\$412,000	0	0	17	80.95
Beachwood	Condominium	9	\$335,944	\$327,000	1	11.11	7	77.78
Bedford	One Family	37	\$122,045	\$117,000	3	8.11	0	0
Bedford	Two Family	3	\$208,000	\$205,000	2	66.67	0	0
Bedford	Condominium	2	\$42,700	\$42,700	0	0	0	0
Bedford	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0
Bedford Heights	One Family	20	\$149,822	\$164,950	5	25	0	0
Bedford Heights	Condominium	3	\$90,000	\$65,000	0	0	0	0
Bentleyville	One Family	1	\$850,000	\$850,000	0	0	1	100
Berea	One Family	40	\$222,234	\$189,500	8	20	10	25
Berea	Two Family	1	\$162,500	\$162,500	0	0	0	0
Berea	Condominium	2	\$121,400	\$121,400	0	0	0	0
Berea	New Construction (inferred)	1	\$172,500	\$172,500	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	27	\$482,770	\$387,000	3	11.11	21	77.78
Brecksville	Two Family	1	\$350,000	\$350,000	0	0	1	100
Brecksville	Condominium	10	\$178,120	\$194,950	3	30	2	20
Brecksville	New Construction (inferred)	4	\$521,106	\$497,500	1	25	3	75
Broadview Heights	One Family	30	\$325,915	\$293,500	6	20	22	73.33
Broadview Heights	Two Family	2	\$263,658	\$263,658	0	0	1	50
Broadview Heights	Condominium	12	\$202,046	\$184,000	1	8.33	4	33.33
Broadview Heights	New Construction (inferred)	6	\$385,275	\$244,450	3	50	3	50
Brook Park	One Family	54	\$193,475	\$200,450	24	44.44	3	5.56
Brook Park	Condominium	6	\$135,000	\$141,500	0	0	0	0
Brook Park	New Construction (inferred)	5	\$201,980	\$185,000	0	0	1	20
Brooklyn	One Family	26	\$173,488	\$179,250	6	23.08	2	7.69
Brooklyn Heights	One Family	2	\$207,000	\$207,000	2	100	0	0

Residential Sales Price Distribution for the Suburbs, YTD March 2024

Source: Cuyahoga County Fiscal Office

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

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
Chagrin Falls	One Family	12	\$738,900	\$573,000	1	8.33	11	91.67
Chagrin Falls	Two Family	1	\$525,000	\$525,000	0	0	1	100
Chagrin Falls	Condominium	3	\$685,833	\$297,500	0	0	2	66.67
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
Cleveland	One Family	899	\$104,103	\$85,000	40	4.45	36	4
Cleveland	Two Family	371	\$103,982	\$85,000	16	4.31	19	5.12
Cleveland	Condominium	186	\$96,379	\$45,000	7	3.76	15	8.06
Cleveland Heights	One Family	120	\$206,658	\$168,808	24	20	24	20
Cleveland Heights	Two Family	11	\$178,645	\$195,000	4	36.36	0	0
Cleveland Heights	Condominium	6	\$95,000	\$92,500	0	0	0	0
Cleveland Heights	New Construction (inferred)	2	\$297,500	\$297,500	1	50	1	50
East Cleveland	One Family	28	\$70,916	\$55,000	2	7.14	0	0
East Cleveland	Two Family	13	\$56,715	\$36,000	0	0	0	0
East Cleveland	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0
Euclid	One Family	160	\$121,190	\$115,375	5	3.13	4	2.5
Euclid	Two Family	6	\$122,687	\$122,500	0	0	0	0
Euclid	Condominium	19	\$65,411	\$62,000	0	0	0	0
Euclid	New Construction (inferred)	4	\$146,728	\$118,456	0	0	1	25
Fairview Park	One Family	34	\$309,685	\$267,500	12	35.29	19	55.88
Fairview Park	Condominium	2	\$153,500	\$153,500	0	0	0	0
Garfield Heights	One Family	124	\$110,869	\$108,750	1	0.81	1	0.81
Garfield Heights	Two Family	10	\$109,290	\$113,000	0	0	0	0
Garfield Heights	New Construction (inferred)	3	\$74,167	\$72,500	0	0	0	0
Gates Mills	One Family	5	\$838,200	\$831,000	0	0	5	100
Glenwillow	One Family	1	\$415,000	\$415,000	0	0	1	100
Glenwillow	New Construction (inferred)	1	\$722,783	\$722,783	0	0	1	100
Highland Heights	One Family	17	\$375,100	\$333,000	3	17.65	12	70.59
Highland Heights	Condominium	3	\$371,867	\$430,000	1	33.33	2	66.67
Highland Heights	New Construction (inferred)	3	\$168,167	\$170,000	0	0	1	33.33
Highland Hills	One Family	2	\$114,500	\$114,500	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD March 2024
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin College o

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
Independence	One Family	11	\$288,991	\$257,000	1	9.09	7	63.64
Lakewood	One Family	85	\$283,327	\$265,000	18	21.18	49	57.65
Lakewood	Two Family	27	\$279,339	\$286,000	5	18.52	18	66.67
Lakewood	Condominium	49	\$114,239	\$95,000	2	4.08	2	4.08
Lakewood	New Construction (inferred)	2	\$602,850	\$602,850	0	0	2	100
Linndale	Two Family	1	\$160,000	\$160,000	0	0	0	0
Lyndhurst	One Family	57	\$209,479	\$206,000	20	35.09	11	19.3
Lyndhurst	Condominium	11	\$114,000	\$114,000	0	0	0	0
Maple Heights	One Family	123	\$100,981	\$100,000	2	1.63	0	0
Maple Heights	Two Family	2	\$127,875	\$127,875	0	0	0	0
Maple Heights	Condominium	18	\$70,702	\$45,000	0	0	0	0
Maple Heights	New Construction (inferred)	4	\$156,975	\$150,450	0	0	1	25
Mayfield	One Family	3	\$487,222	\$480,000	0	0	3	100
Mayfield	Condominium	2	\$216,000	\$216,000	2	100	0	0
Mayfield	New Construction (inferred)	1	\$666,667	\$666,667	0	0	1	100
Mayfield Heights	One Family	40	\$214,171	\$190,000	6	15	10	25
Mayfield Heights	Condominium	4	\$222,375	\$199,750	1	25	1	25
Mayfield Heights	New Construction (inferred)	2	\$454,950	\$454,950	0	0	1	50
Middleburg Heights	One Family	37	\$256,051	\$265,000	5	13.51	20	54.05
Middleburg Heights	Condominium	13	\$144,454	\$138,500	1	7.69	0	0
Moreland Hills	One Family	6	\$850,667	\$762,000	0	0	6	100
Moreland Hills	Two Family	1	\$650,000	\$650,000	0	0	1	100
Moreland Hills	New Construction (inferred)	2	\$282,500	\$282,500	1	50	1	50
Newburgh Heights	One Family	4	\$132,525	\$151,000	0	0	0	0
Newburgh Heights	Two Family	3	\$112,867	\$120,000	0	0	0	0
North Olmsted	One Family	67	\$242,842	\$244,000	22	32.84	27	40.3
North Olmsted	Two Family	1	\$252,413	\$252,413	0	0	1	100
North Olmsted	Condominium	18	\$118,249	\$116,250	0	0	1	5.56
North Olmsted	New Construction (inferred)	1	\$140,000	\$140,000	0	0	0	0
North Royalton	One Family	45	\$316,880	\$320,000	5	11.11	30	66.67
North Royalton	Condominium	31	\$122,766	\$119,500	1	3.23	0	0
North Royalton	New Construction (inferred)	5	\$260,555	\$174,000	1	20	1	20

Residential Sales Price Distribution for the Suburbs, YTD March 2024

Source: Cuyahoga County Fiscal Office

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

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
Oakwood	One Family	6	\$110,582	\$103,500	0	0	0	0
Oakwood	New Construction (inferred)	2	\$321,908	\$321,908	0	0	1	50
Olmsted Falls	One Family	17	\$236,726	\$247,500	6	35.29	7	41.18
Olmsted Falls	Condominium	6	\$141,692	\$142,625	0	0	0	0
Olmsted Falls	New Construction (inferred)	6	\$364,522	\$379,091	1	16.67	3	50
Olmsted Township	One Family	13	\$289,000	\$240,000	2	15.38	6	46.15
Olmsted Township	Condominium	3	\$121,300	\$110,900	0	0	0	0
Olmsted Township	New Construction (inferred)	6	\$436,173	\$490,230	1	16.67	4	66.67
Orange	One Family	8	\$668,375	\$476,000	0	0	8	100
Orange	Condominium	3	\$493,333	\$485,000	0	0	3	100
Orange	New Construction (inferred)	6	\$461,975	\$436,740	1	16.67	5	83.33
Parma	One Family	205	\$183,885	\$178,000	46	22.44	27	13.17
Parma	Two Family	10	\$230,200	\$242,500	3	30	4	40
Parma	Condominium	5	\$147,200	\$159,000	0	0	0	0
Parma	New Construction (inferred)	2	\$390,000	\$390,000	0	0	1	50
Parma Heights	One Family	54	\$169,990	\$169,500	9	16.67	4	7.41
Parma Heights	Two Family	2	\$265,000	\$265,000	1	50	1	50
Parma Heights	Condominium	6	\$120,433	\$129,500	0	0	0	0
Parma Heights	New Construction (inferred)	1	\$224,900	\$224,900	1	100	0	0
Pepper Pike	One Family	13	\$830,108	\$750,000	0	0	13	100
Richmond Heights	One Family	27	\$191,594	\$173,500	4	14.81	5	18.52
Richmond Heights	Condominium	2	\$154,500	\$154,500	0	0	0	0
Richmond Heights	New Construction (inferred)	3	\$253,267	\$169,900	0	0	1	33.33
Rocky River	One Family	24	\$393,139	\$370,000	3	12.5	20	83.33
Rocky River	Two Family	1	\$680,000	\$680,000	0	0	1	100
Rocky River	Condominium	21	\$253,889	\$120,000	1	4.76	5	23.81
Rocky River	New Construction (inferred)	1	\$750,000	\$750,000	0	0	1	100
Seven Hills	One Family	30	\$291,902	\$281,000	4	13.33	22	73.33
Shaker Heights	One Family	67	\$305,394	\$298,700	5	7.46	41	61.19
Shaker Heights	Two Family	12	\$222,109	\$220,000	6	50	3	25
Shaker Heights	Condominium	16	\$71,509	\$67,500	0	0	0	0
Shaker Heights	New Construction (inferred)	1	\$346,000	\$346,000	0	0	1	100

Residential Sales Price Distribution for the Suburbs, YTD March 2024
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Levin College o

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
Solon	One Family	40	\$407,827	\$375,005	5	12.5	34	85
Solon	Condominium	2	\$363,250	\$363,250	0	0	2	100
Solon	New Construction (inferred)	1	\$230,000	\$230,000	1	100	0	0
South Euclid	One Family	89	\$161,290	\$150,000	10	11.24	6	6.74
South Euclid	Two Family	3	\$194,892	\$177,500	0	0	1	33.33
South Euclid	Condominium	5	\$113,400	\$125,500	0	0	0	0
Strongsville	One Family	93	\$343,945	\$300,000	16	17.2	65	69.89
Strongsville	Two Family	2	\$299,250	\$299,250	0	0	2	100
Strongsville	Condominium	6	\$195,083	\$217,750	4	66.67	0	0
Strongsville	New Construction (inferred)	5	\$351,547	\$449,000	0	0	3	60
University Heights	One Family	41	\$262,055	\$234,000	12	29.27	17	41.46
University Heights	Two Family	3	\$147,667	\$153,000	0	0	0	0
Valley View	One Family	1	\$167,800	\$167,800	0	0	0	0
Walton Hills	One Family	9	\$263,644	\$238,500	4	44.44	4	44.44
Warrensville Heights	One Family	31	\$109,276	\$100,000	3	9.68	1	3.23
Warrensville Heights	Condominium	13	\$36,746	\$37,200	0	0	0	0
Westlake	One Family	36	\$440,079	\$403,750	4	11.11	30	83.33
Westlake	Condominium	34	\$221,397	\$160,500	2	5.88	11	32.35
Westlake	New Construction (inferred)	21	\$506,944	\$497,330	3	14.29	18	85.71
City of Cleveland	One Family	899	\$104,103	\$85,000	40	4.45	36	4
City of Cleveland	Two Family	371	\$103,982	\$85,000	16	4.31	19	5.12
City of Cleveland	Condominium	186	\$96,379	\$45,000	7	3.76	15	8.06
Eastern Suburbs	One Family	1115	\$207,242	\$150,000	115	10.31	237	21.26
Eastern Suburbs	Two Family	68	\$156,143	\$142,550	12	17.65	6	8.82
Eastern Suburbs	Condominium	123	\$142,702	\$79,000	5	4.07	19	15.45
Eastern Suburbs	New Construction (inferred)	38	\$286,938	\$238,500	4	10.53	17	44.74
Western Suburbs	One Family	977	\$271,547	\$236,000	210	21.49	425	43.5
Western Suburbs	Two Family	48	\$273,019	\$270,000	9	18.75	29	60.42
Western Suburbs	Condominium	225	\$160,212	\$132,000	15	6.67	26	11.56
Western Suburbs	New Construction (inferred)	67	\$406,650	\$405,640	11	16.42	40	59.7
Total: All Suburbs	One Family	2092	\$237,273	\$192,000	325	15.54	662	31.64

Residential Sales Price Distribution for the Suburbs, YTD March 2024

Source: Cuyahoga County Fiscal Office

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

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
Total: All Suburbs	Two Family	116	\$204,506	\$197,500	21	18.1	35	30.17
Total: All Suburbs	Condominium	348	\$154,023	\$125,000	20	5.75	45	12.93
Total: All Suburbs	New Construction (inferred)	105	\$363,326	\$269,900	15	14.29	57	54.29
Total: Cuyahoga County	One Family	2991	\$197,247	\$158,000	365	12.2	698	23.34
Total: Cuyahoga County	Two Family	487	\$127,926	\$105,000	37	7.6	54	11.09
Total: Cuyahoga County	Condominium	534	\$133,945	\$100,000	27	5.06	60	11.24
Total: Cuyahoga County	New Construction (inferred)	105	\$363,326	\$269,900	15	14.29	57	54.29