

Residential Sales Price Distribution for the Suburbs, YTD April 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Urban Affairs, 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
Bay Village	One Family	72	\$416,469	\$337,000	0	0	0	0	0	0	0	0	0	0	2	2.78	12
Bay Village	Condominium	2	\$487,500	\$487,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	2	\$484,950	\$484,950	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	49	\$453,229	\$384,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	7	\$355,143	\$330,000	0	0	0	0	0	0	0	0	0	0	1	14.29	0
Beachwood	New Construction (inferred)	1	\$165,000	\$165,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bedford	One Family	64	\$128,549	\$126,500	1	1.56	1	1.56	6	9.38	8	12.5	15	23.44	16	25	15
Bedford	Two Family	6	\$102,917	\$100,000	1	16.67	1	16.67	1	16.67	0	0	1	16.67	1	16.67	1
Bedford	Condominium	8	\$56,500	\$50,500	1	12.5	5	62.5	2	25	0	0	0	0	0	0	0
Bedford Heights	One Family	46	\$172,740	\$177,500	0	0	1	2.17	1	2.17	4	8.7	1	2.17	7	15.22	22
Bedford Heights	Condominium	4	\$94,275	\$96,500	0	0	0	0	1	25	2	50	1	25	0	0	0
Bentleyville	One Family	3	\$892,000	\$975,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	82	\$179,885	\$170,500	0	0	2	2.44	2	2.44	2	2.44	7	8.54	14	17.07	34
Berea	Condominium	5	\$80,800	\$86,000	1	20	1	20	0	0	2	40	0	0	1	20	0
Bratenahl	One Family	6	\$369,933	\$240,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Two Family	1	\$520,000	\$520,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	5	\$201,020	\$225,000	0	0	1	20	0	0	0	0	1	20	0	0	0
Bratenahl	New Construction (inferred)	1	\$61,850	\$61,850	0	0	1	100	0	0	0	0	0	0	0	0	0
Brecksville	One Family	35	\$421,487	\$380,000	0	0	0	0	0	0	0	0	1	2.86	0	0	2
Brecksville	Condominium	19	\$172,889	\$152,000	0	0	0	0	3	15.79	1	5.26	3	15.79	2	10.53	3
Brecksville	New Construction (inferred)	5	\$331,284	\$432,420	0	0	0	0	1	20	0	0	0	0	0	0	0
Broadview Heights	One Family	47	\$388,833	\$335,700	0	0	0	0	1	2.13	0	0	0	0	1	2.13	2
Broadview Heights	Condominium	22	\$151,930	\$152,000	0	0	1	4.55	3	13.64	1	4.55	2	9.09	4	18.18	7
Broadview Heights	New Construction (inferred)	19	\$370,157	\$363,555	0	0	0	0	0	0	0	0	1	5.26	3	15.79	4
Brook Park	One Family	88	\$168,483	\$171,000	2	2.27	1	1.14	1	1.14	2	2.27	7	7.95	11	12.5	47
Brook Park	Condominium	4	\$118,563	\$121,000	0	0	0	0	0	0	1	25	2	50	1	25	0
Brooklyn	One Family	41	\$153,569	\$151,500	0	0	0	0	3	7.32	2	4.88	9	21.95	6	14.63	16
Brooklyn	Two Family	1	\$237,500	\$237,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn Heights	One Family	4	\$202,750	\$205,000	0	0	0	0	0	0	0	0	0	0	1	25	1
Chagrin Falls	One Family	22	\$441,605	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0

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Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	72	\$416,469	16.67	8	11.11	50	69.44
Bay Village	Condominium	2	\$487,500	0	0	0	2	100
Bay Village	New Construction (inferred)	2	\$484,950	0	0	0	2	100
Beachwood	One Family	49	\$453,229	0	5	10.2	44	89.8
Beachwood	Condominium	7	\$355,143	0	0	0	6	85.71
Beachwood	New Construction (inferred)	1	\$165,000	100	0	0	0	0
Bedford	One Family	64	\$128,549	23.44	2	3.13	0	0
Bedford	Two Family	6	\$102,917	16.67	0	0	0	0
Bedford	Condominium	8	\$56,500	0	0	0	0	0
Bedford Heights	One Family	46	\$172,740	47.83	9	19.57	1	2.17
Bedford Heights	Condominium	4	\$94,275	0	0	0	0	0
Bentleyville	One Family	3	\$892,000	0	0	0	3	100
Berea	One Family	82	\$179,885	41.46	11	13.41	10	12.2
Berea	Condominium	5	\$80,800	0	0	0	0	0
Bratenahl	One Family	6	\$369,933	0	4	66.67	2	33.33
Bratenahl	Two Family	1	\$520,000	0	0	0	1	100
Bratenahl	Condominium	5	\$201,020	0	2	40	1	20
Bratenahl	New Construction (inferred)	1	\$61,850	0	0	0	0	0
Brecksville	One Family	35	\$421,487	5.71	3	8.57	29	82.86
Brecksville	Condominium	19	\$172,889	15.79	4	21.05	3	15.79
Brecksville	New Construction (inferred)	5	\$331,284	0	1	20	3	60
Broadview Heights	One Family	47	\$388,833	4.26	9	19.15	34	72.34
Broadview Heights	Condominium	22	\$151,930	31.82	3	13.64	1	4.55
Broadview Heights	New Construction (inferred)	19	\$370,157	21.05	0	0	11	57.89
Brook Park	One Family	88	\$168,483	53.41	15	17.05	2	2.27
Brook Park	Condominium	4	\$118,563	0	0	0	0	0
Brooklyn	One Family	41	\$153,569	39.02	4	9.76	1	2.44
Brooklyn	Two Family	1	\$237,500	0	1	100	0	0
Brooklyn Heights	One Family	4	\$202,750	25	1	25	1	25
Chagrin Falls	One Family	22	\$441,605	0	1	4.55	21	95.45

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Chagrin Falls	Two Family	1	\$199,000	\$199,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls	Condominium	12	\$284,715	\$304,750	0	0	1	8.33	1	8.33	1	8.33	2	16.67	0	0	0
Cleveland	One Family	1414	\$104,455	\$85,000	295	20.86	228	16.12	194	13.72	145	10.25	125	8.84	163	11.53	143
Cleveland	Two Family	581	\$93,882	\$79,000	121	20.83	94	16.18	115	19.79	75	12.91	65	11.19	32	5.51	40
Cleveland	Condominium	84	\$211,233	\$167,250	14	16.67	6	7.14	1	1.19	5	5.95	1	1.19	8	9.52	18
Cleveland Heights	One Family	227	\$196,102	\$161,300	1	0.44	9	3.96	13	5.73	14	6.17	28	12.33	32	14.1	58
Cleveland Heights	Two Family	30	\$250,260	\$201,000	0	0	1	3.33	3	10	0	0	2	6.67	3	10	6
Cleveland Heights	Condominium	16	\$142,831	\$148,700	0	0	1	6.25	2	12.5	1	6.25	2	12.5	2	12.5	7
Cleveland Heights	New Construction (inferred)	3	\$504,360	\$330,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Cuyahoga Heights	One Family	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Cuyahoga Heights	Two Family	1	\$236,000	\$236,000	0	0	0	0	0	0	0	0	0	0	0	0	0
East Cleveland	One Family	23	\$65,614	\$36,300	13	56.52	4	17.39	1	4.35	0	0	0	0	2	8.7	1
East Cleveland	Two Family	13	\$47,354	\$35,500	9	69.23	0	0	2	15.38	1	7.69	0	0	1	7.69	0
Euclid	One Family	287	\$119,276	\$115,255	11	3.83	22	7.67	30	10.45	62	21.6	44	15.33	56	19.51	47
Euclid	Two Family	16	\$133,600	\$137,000	1	6.25	0	0	1	6.25	1	6.25	3	18.75	5	31.25	5
Euclid	Condominium	18	\$65,313	\$55,750	6	33.33	6	33.33	2	11.11	2	11.11	0	0	1	5.56	1
Euclid	New Construction (inferred)	4	\$216,350	\$237,450	0	0	0	0	0	0	0	0	0	0	1	25	0
Fairview Park	One Family	98	\$247,729	\$221,250	0	0	0	0	0	0	1	1.02	1	1.02	7	7.14	24
Fairview Park	Condominium	4	\$118,875	\$123,750	0	0	0	0	1	25	0	0	1	25	1	25	1
Garfield Heights	One Family	226	\$103,909	\$101,325	8	3.54	19	8.41	50	22.12	45	19.91	47	20.8	39	17.26	15
Garfield Heights	Two Family	18	\$122,006	\$122,500	1	5.56	0	0	4	22.22	2	11.11	2	11.11	5	27.78	3
Gates Mills	One Family	5	\$339,666	\$380,000	0	0	0	0	0	0	0	0	0	0	1	20	0
Gates Mills	Two Family	1	\$625,000	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	3	\$333,367	\$398,100	0	0	0	0	0	0	0	0	0	0	0	0	1
Highland Heights	One Family	28	\$356,614	\$329,950	0	0	0	0	0	0	0	0	2	7.14	0	0	1
Highland Heights	Condominium	8	\$340,475	\$358,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Highland Hills	One Family	2	\$120,000	\$120,000	0	0	0	0	0	0	0	0	2	100	0	0	0
Hunting Valley	One Family	1	\$1,600,000	\$1,600,000	0	0	0	0	0	0	0	0	0	0	0	0	0

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Chagrin Falls	Two Family	1	\$199,000	100	0	0	0	0
Chagrin Falls	Condominium	12	\$284,715	0	0	0	7	58.33
Cleveland	One Family	1414	\$104,455	10.11	67	4.74	54	3.82
Cleveland	Two Family	581	\$93,882	6.88	21	3.61	18	3.1
Cleveland	Condominium	84	\$211,233	21.43	8	9.52	23	27.38
Cleveland Heights	One Family	227	\$196,102	25.55	27	11.89	45	19.82
Cleveland Heights	Two Family	30	\$250,260	20	4	13.33	11	36.67
Cleveland Heights	Condominium	16	\$142,831	43.75	1	6.25	0	0
Cleveland Heights	New Construction (inferred)	3	\$504,360	0	1	33.33	2	66.67
Cuyahoga Heights	One Family	1	\$100,000	0	0	0	0	0
Cuyahoga Heights	Two Family	1	\$236,000	0	1	100	0	0
East Cleveland	One Family	23	\$65,614	4.35	2	8.7	0	0
East Cleveland	Two Family	13	\$47,354	0	0	0	0	0
Euclid	One Family	287	\$119,276	16.38	12	4.18	3	1.05
Euclid	Two Family	16	\$133,600	31.25	0	0	0	0
Euclid	Condominium	18	\$65,313	5.56	0	0	0	0
Euclid	New Construction (inferred)	4	\$216,350	0	3	75	0	0
Fairview Park	One Family	98	\$247,729	24.49	26	26.53	39	39.8
Fairview Park	Condominium	4	\$118,875	25	0	0	0	0
Garfield Heights	One Family	226	\$103,909	6.64	3	1.33	0	0
Garfield Heights	Two Family	18	\$122,006	16.67	1	5.56	0	0
Gates Mills	One Family	5	\$339,666	0	0	0	4	80
Gates Mills	Two Family	1	\$625,000	0	0	0	1	100
Glenwillow	One Family	3	\$333,367	33.33	0	0	2	66.67
Highland Heights	One Family	28	\$356,614	3.57	7	25	18	64.29
Highland Heights	Condominium	8	\$340,475	0	0	0	8	100
Highland Heights	New Construction (inferred)	1	\$150,000	0	0	0	0	0
Highland Hills	One Family	2	\$120,000	0	0	0	0	0
Hunting Valley	One Family	1	\$1,600,000	0	0	0	1	100

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Independence	One Family	26	\$330,323	\$271,000	0	0	0	0	0	0	1	3.85	0	0	2	7.69	2
Independence	New Construction (inferred)	2	\$436,929	\$436,929	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	154	\$317,283	\$272,450	0	0	1	0.65	1	0.65	0	0	0	0	7	4.55	23
Lakewood	Two Family	73	\$258,251	\$263,500	0	0	0	0	1	1.37	0	0	1	1.37	4	5.48	11
Lakewood	Condominium	51	\$140,867	\$131,000	7	13.73	3	5.88	8	15.69	2	3.92	5	9.8	8	15.69	8
Lakewood	New Construction (inferred)	2	\$397,450	\$397,450	0	0	0	0	0	0	0	0	0	0	0	0	1
Linndale	Two Family	1	\$76,000	\$76,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Lyndhurst	One Family	93	\$198,087	\$186,000	0	0	0	0	2	2.15	2	2.15	3	3.23	13	13.98	36
Lyndhurst	Condominium	10	\$130,750	\$117,500	0	0	0	0	1	10	2	20	3	30	3	30	0
Lyndhurst	New Construction (inferred)	1	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Maple Heights	One Family	183	\$99,325	\$98,000	12	6.56	22	12.02	38	20.77	29	15.85	38	20.77	33	18.03	11
Maple Heights	Two Family	3	\$133,000	\$138,000	0	0	0	0	0	0	0	0	1	33.33	1	33.33	1
Maple Heights	Condominium	1	\$31,400	\$31,400	1	100	0	0	0	0	0	0	0	0	0	0	0
Mayfield	One Family	11	\$311,682	\$330,000	0	0	0	0	0	0	0	0	0	0	0	0	3
Mayfield	New Construction (inferred)	5	\$133,800	\$80,000	0	0	0	0	4	80	0	0	0	0	0	0	0
Mayfield Heights	One Family	81	\$207,324	\$180,000	1	1.23	0	0	2	2.47	2	2.47	7	8.64	8	9.88	26
Mayfield Heights	Condominium	20	\$189,343	\$196,000	1	5	0	0	0	0	0	0	5	25	0	0	5
Mayfield Heights	New Construction (inferred)	3	\$506,167	\$708,500	0	0	0	0	0	0	1	33.33	0	0	0	0	0
Middleburg Heights	One Family	69	\$252,730	\$247,000	0	0	0	0	0	0	0	0	1	1.45	2	2.9	12
Middleburg Heights	Condominium	18	\$113,739	\$108,750	0	0	2	11.11	2	11.11	5	27.78	2	11.11	5	27.78	1
Middleburg Heights	New Construction (inferred)	2	\$222,500	\$222,500	0	0	0	0	1	50	0	0	0	0	0	0	0
Moreland Hills	One Family	16	\$764,947	\$602,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	1	\$225,000	\$225,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	8	\$98,688	\$87,500	0	0	1	12.5	3	37.5	2	25	0	0	1	12.5	1
Newburgh Heights	Two Family	2	\$80,000	\$80,000	0	0	0	0	2	100	0	0	0	0	0	0	0
North Olmsted	One Family	98	\$220,662	\$220,000	0	0	1	1.02	3	3.06	1	1.02	7	7.14	8	8.16	18
North Olmsted	Two Family	1	\$253,500	\$253,500	0	0	0	0	0	0	0	0	0	0	0	0	0
North Olmsted	Condominium	26	\$93,595	\$79,000	1	3.85	9	34.62	5	19.23	4	15.38	3	11.54	1	3.85	1
North Olmsted	New Construction (inferred)	1	\$68,000	\$68,000	0	0	0	0	1	100	0	0	0	0	0	0	0
North Royalton	One Family	72	\$321,933	\$290,450	0	0	0	0	0	0	0	0	2	2.78	2	2.78	4
North Royalton	Condominium	35	\$124,470	\$120,000	2	5.71	3	8.57	5	14.29	5	14.29	4	11.43	9	25.71	5

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Independence	One Family	26	\$330,323	7.69	5	19.23	16	61.54
Independence	New Construction (inferred)	2	\$436,929	0	1	50	1	50
Lakewood	One Family	154	\$317,283	14.94	27	17.53	95	61.69
Lakewood	Two Family	73	\$258,251	15.07	14	19.18	42	57.53
Lakewood	Condominium	51	\$140,867	15.69	3	5.88	7	13.73
Lakewood	New Construction (inferred)	2	\$397,450	50	0	0	1	50
Linndale	Two Family	1	\$76,000	0	0	0	0	0
Lyndhurst	One Family	93	\$198,087	38.71	21	22.58	16	17.2
Lyndhurst	Condominium	10	\$130,750	0	0	0	1	10
Lyndhurst	New Construction (inferred)	1	\$135,000	0	0	0	0	0
Maple Heights	One Family	183	\$99,325	6.01	0	0	0	0
Maple Heights	Two Family	3	\$133,000	33.33	0	0	0	0
Maple Heights	Condominium	1	\$31,400	0	0	0	0	0
Mayfield	One Family	11	\$311,682	27.27	1	9.09	7	63.64
Mayfield	New Construction (inferred)	5	\$133,800	0	0	0	1	20
Mayfield Heights	One Family	81	\$207,324	32.1	16	19.75	19	23.46
Mayfield Heights	Condominium	20	\$189,343	25	6	30	3	15
Mayfield Heights	New Construction (inferred)	3	\$506,167	0	0	0	2	66.67
Middleburg Heights	One Family	69	\$252,730	17.39	24	34.78	30	43.48
Middleburg Heights	Condominium	18	\$113,739	5.56	1	5.56	0	0
Middleburg Heights	New Construction (inferred)	2	\$222,500	0	0	0	1	50
Moreland Hills	One Family	16	\$764,947	0	0	0	16	100
Moreland Hills	Condominium	1	\$225,000	0	1	100	0	0
Newburgh Heights	One Family	8	\$98,688	12.5	0	0	0	0
Newburgh Heights	Two Family	2	\$80,000	0	0	0	0	0
North Olmsted	One Family	98	\$220,662	18.37	27	27.55	33	33.67
North Olmsted	Two Family	1	\$253,500	0	0	0	1	100
North Olmsted	Condominium	26	\$93,595	3.85	2	7.69	0	0
North Olmsted	New Construction (inferred)	1	\$68,000	0	0	0	0	0
North Royalton	One Family	72	\$321,933	5.56	15	20.83	49	68.06
North Royalton	Condominium	35	\$124,470	14.29	0	0	2	5.71

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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
North Royalton	New Construction (inferred)	12	\$258,115	\$165,000	0	0	2	16.67	0	0	1	8.33	0	0	1	8.33	5
Oakwood	One Family	8	\$162,234	\$155,200	0	0	0	0	2	25	0	0	1	12.5	1	12.5	1
Oakwood	Two Family	1	\$62,000	\$62,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Olmsted Falls	One Family	31	\$216,748	\$220,000	0	0	0	0	0	0	1	3.23	3	9.68	1	3.23	6
Olmsted Falls	Two Family	1	\$250,000	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Olmsted Falls	Condominium	20	\$127,817	\$128,500	1	5	1	5	2	10	2	10	4	20	4	20	6
Olmsted Falls	New Construction (inferred)	7	\$344,085	\$401,615	0	0	0	0	1	14.29	1	14.29	0	0	0	0	0
Olmsted Township	One Family	30	\$279,327	\$247,500	0	0	0	0	0	0	0	0	1	3.33	2	6.67	4
Olmsted Township	Two Family	2	\$212,500	\$212,500	0	0	0	0	0	0	0	0	0	0	1	50	0
Olmsted Township	Condominium	2	\$83,500	\$83,500	0	0	0	0	1	50	1	50	0	0	0	0	0
Olmsted Township	New Construction (inferred)	13	\$239,445	\$249,388	0	0	0	0	0	0	0	0	1	7.69	0	0	0
Orange	One Family	17	\$358,969	\$280,000	0	0	0	0	0	0	0	0	0	0	1	5.88	2
Orange	Condominium	3	\$483,333	\$515,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	6	\$687,138	\$698,068	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	413	\$167,764	\$160,000	0	0	5	1.21	12	2.91	20	4.84	41	9.93	94	22.76	147
Parma	Two Family	19	\$176,183	\$170,000	0	0	0	0	0	0	0	0	0	0	6	31.58	8
Parma	Condominium	13	\$136,224	\$136,000	0	0	0	0	1	7.69	1	7.69	2	15.38	5	38.46	4
Parma Heights	One Family	106	\$177,764	\$175,750	0	0	1	0.94	0	0	2	1.89	11	10.38	14	13.21	51
Parma Heights	Condominium	9	\$78,644	\$67,000	0	0	3	33.33	3	33.33	2	22.22	1	11.11	0	0	0
Parma Heights	New Construction (inferred)	1	\$169,900	\$169,900	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	One Family	35	\$605,993	\$550,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	46	\$194,981	\$186,875	0	0	0	0	0	0	2	4.35	6	13.04	3	6.52	16
Richmond Heights	Condominium	3	\$157,633	\$159,900	0	0	0	0	0	0	0	0	0	0	1	33.33	2
Rocky River	One Family	78	\$437,698	\$340,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Rocky River	Two Family	2	\$331,250	\$331,250	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	42	\$153,042	\$110,950	0	0	2	4.76	8	19.05	9	21.43	7	16.67	2	4.76	4
Rocky River	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Seven Hills	One Family	55	\$245,841	\$250,000	0	0	0	0	0	0	0	0	0	0	8	14.55	9
Seven Hills	Two Family	1	\$325,000	\$325,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	Condominium	2	\$212,000	\$212,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	New Construction (inferred)	2	\$257,500	\$257,500	0	0	0	0	1	50	0	0	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD April 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin & Associates

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
North Royalton	New Construction (inferred)	12	\$258,115	41.67	0	0	3	25
Oakwood	One Family	8	\$162,234	12.5	2	25	1	12.5
Oakwood	Two Family	1	\$62,000	0	0	0	0	0
Olmsted Falls	One Family	31	\$216,748	19.35	13	41.94	7	22.58
Olmsted Falls	Two Family	1	\$250,000	0	1	100	0	0
Olmsted Falls	Condominium	20	\$127,817	30	0	0	0	0
Olmsted Falls	New Construction (inferred)	7	\$344,085	0	0	0	5	71.43
Olmsted Township	One Family	30	\$279,327	13.33	9	30	14	46.67
Olmsted Township	Two Family	2	\$212,500	0	0	0	1	50
Olmsted Township	Condominium	2	\$83,500	0	0	0	0	0
Olmsted Township	New Construction (inferred)	13	\$239,445	0	7	53.85	5	38.46
Orange	One Family	17	\$358,969	11.76	5	29.41	9	52.94
Orange	Condominium	3	\$483,333	0	0	0	3	100
Orange	New Construction (inferred)	6	\$687,138	0	0	0	6	100
Parma	One Family	413	\$167,764	35.59	69	16.71	25	6.05
Parma	Two Family	19	\$176,183	42.11	4	21.05	1	5.26
Parma	Condominium	13	\$136,224	30.77	0	0	0	0
Parma Heights	One Family	106	\$177,764	48.11	21	19.81	6	5.66
Parma Heights	Condominium	9	\$78,644	0	0	0	0	0
Parma Heights	New Construction (inferred)	1	\$169,900	100	0	0	0	0
Pepper Pike	One Family	35	\$605,993	0	0	0	35	100
Richmond Heights	One Family	46	\$194,981	34.78	10	21.74	9	19.57
Richmond Heights	Condominium	3	\$157,633	66.67	0	0	0	0
Rocky River	One Family	78	\$437,698	2.56	4	5.13	72	92.31
Rocky River	Two Family	2	\$331,250	0	0	0	2	100
Rocky River	Condominium	42	\$153,042	9.52	3	7.14	7	16.67
Rocky River	New Construction (inferred)	1	\$100,000	0	0	0	0	0
Seven Hills	One Family	55	\$245,841	16.36	11	20	27	49.09
Seven Hills	Two Family	1	\$325,000	0	0	0	1	100
Seven Hills	Condominium	2	\$212,000	0	2	100	0	0
Seven Hills	New Construction (inferred)	2	\$257,500	0	0	0	1	50

Residential Sales Price Distribution for the Suburbs, YTD April 2022

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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
Shaker Heights	One Family	103	\$338,790	\$280,000	2	1.94	1	0.97	1	0.97	2	1.94	5	4.85	5	4.85	16
Shaker Heights	Two Family	26	\$231,038	\$205,000	0	0	0	0	1	3.85	2	7.69	1	3.85	2	7.69	5
Shaker Heights	Condominium	17	\$132,631	\$118,900	2	11.76	4	23.53	1	5.88	0	0	2	11.76	2	11.76	4
Solon	One Family	79	\$413,800	\$343,000	0	0	0	0	0	0	0	0	0	0	1	1.27	7
Solon	Condominium	11	\$165,500	\$174,000	0	0	2	18.18	1	9.09	1	9.09	1	9.09	0	0	2
Solon	New Construction (inferred)	7	\$231,948	\$129,900	0	0	0	0	2	28.57	1	14.29	0	0	3	42.86	0
South Euclid	One Family	184	\$149,239	\$145,000	1	0.54	3	1.63	8	4.35	30	16.3	24	13.04	36	19.57	55
South Euclid	Two Family	2	\$115,500	\$115,500	0	0	0	0	1	50	0	0	0	0	0	0	1
South Euclid	Condominium	6	\$107,833	\$82,500	1	16.67	1	16.67	1	16.67	1	16.67	0	0	1	16.67	0
Strongsville	One Family	170	\$294,581	\$281,000	0	0	1	0.59	1	0.59	0	0	2	1.18	6	3.53	15
Strongsville	Two Family	3	\$234,667	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	14	\$187,143	\$201,000	0	0	0	0	1	7.14	0	0	0	0	2	14.29	4
Strongsville	New Construction (inferred)	7	\$260,646	\$124,000	0	0	1	14.29	0	0	0	0	3	42.86	0	0	0
University Heights	One Family	87	\$219,174	\$205,000	0	0	0	0	1	1.15	5	5.75	4	4.6	7	8.05	26
University Heights	Two Family	6	\$168,900	\$170,500	0	0	0	0	0	0	0	0	1	16.67	1	16.67	3
University Heights	New Construction (inferred)	1	\$625,000	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	3	\$205,667	\$122,000	0	0	0	0	0	0	1	33.33	1	33.33	0	0	0
Valley View	New Construction (inferred)	1	\$129,900	\$129,900	0	0	0	0	0	0	0	0	0	0	1	100	0
Walton Hills	One Family	11	\$279,809	\$260,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Walton Hills	New Construction (inferred)	2	\$243,000	\$243,000	0	0	0	0	0	0	0	0	1	50	0	0	0
Warrensville Heights	One Family	31	\$123,784	\$126,393	2	6.45	5	16.13	2	6.45	2	6.45	4	12.9	8	25.81	5
Warrensville Heights	Condominium	10	\$37,740	\$33,350	8	80	2	20	0	0	0	0	0	0	0	0	0
Westlake	One Family	83	\$480,125	\$430,000	0	0	1	1.2	0	0	0	0	1	1.2	1	1.2	10
Westlake	Condominium	79	\$243,790	\$168,750	0	0	1	1.27	3	3.8	6	7.59	5	6.33	12	15.19	21
Westlake	New Construction (inferred)	33	\$415,108	\$385,100	0	0	0	0	0	0	0	0	0	0	1	3.03	5
Woodmere	One Family	1	\$290,000	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	1414	\$104,455	\$85,000	295	20.86	228	16.12	194	13.72	145	10.25	125	8.84	163	11.53	143
City of Cleveland	Two Family	581	\$93,882	\$79,000	121	20.83	94	16.18	115	19.79	75	12.91	65	11.19	32	5.51	40
City of Cleveland	Condominium	84	\$211,233	\$167,250	14	16.67	6	7.14	1	1.19	5	5.95	1	1.19	8	9.52	18
Eastern Suburbs	One Family	1990	\$201,367	\$150,000	52	2.61	88	4.42	160	8.04	211	10.6	232	11.66	270	13.57	366
Eastern Suburbs	Two Family	127	\$177,378	\$147,000	12	9.45	3	2.36	15	11.81	6	4.72	11	8.66	19	14.96	26

Residential Sales Price Distribution for the Suburbs, YTD April 2022

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Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Shaker Heights	One Family	103	\$338,790	15.53	13	12.62	58	56.31
Shaker Heights	Two Family	26	\$231,038	19.23	9	34.62	6	23.08
Shaker Heights	Condominium	17	\$132,631	23.53	1	5.88	1	5.88
Solon	One Family	79	\$413,800	8.86	10	12.66	61	77.22
Solon	Condominium	11	\$165,500	18.18	2	18.18	2	18.18
Solon	New Construction (inferred)	7	\$231,948	0	0	0	1	14.29
South Euclid	One Family	184	\$149,239	29.89	18	9.78	9	4.89
South Euclid	Two Family	2	\$115,500	50	0	0	0	0
South Euclid	Condominium	6	\$107,833	0	1	16.67	0	0
Strongsville	One Family	170	\$294,581	8.82	35	20.59	110	64.71
Strongsville	Two Family	3	\$234,667	33.33	1	33.33	1	33.33
Strongsville	Condominium	14	\$187,143	28.57	7	50	0	0
Strongsville	New Construction (inferred)	7	\$260,646	0	0	0	3	42.86
University Heights	One Family	87	\$219,174	29.89	17	19.54	27	31.03
University Heights	Two Family	6	\$168,900	50	1	16.67	0	0
University Heights	New Construction (inferred)	1	\$625,000	0	0	0	1	100
Valley View	One Family	3	\$205,667	0	0	0	1	33.33
Valley View	New Construction (inferred)	1	\$129,900	0	0	0	0	0
Walton Hills	One Family	11	\$279,809	9.09	3	27.27	7	63.64
Walton Hills	New Construction (inferred)	2	\$243,000	0	0	0	1	50
Warrensville Heights	One Family	31	\$123,784	16.13	2	6.45	1	3.23
Warrensville Heights	Condominium	10	\$37,740	0	0	0	0	0
Westlake	One Family	83	\$480,125	12.05	5	6.02	65	78.31
Westlake	Condominium	79	\$243,790	26.58	7	8.86	24	30.38
Westlake	New Construction (inferred)	33	\$415,108	15.15	6	18.18	21	63.64
Woodmere	One Family	1	\$290,000	0	0	0	1	100
City of Cleveland	One Family	1414	\$104,455	10.11	67	4.74	54	3.82
City of Cleveland	Two Family	581	\$93,882	6.88	21	3.61	18	3.1
City of Cleveland	Condominium	84	\$211,233	21.43	8	9.52	23	27.38
Eastern Suburbs	One Family	1990	\$201,367	18.39	190	9.55	421	21.16
Eastern Suburbs	Two Family	127	\$177,378	20.47	16	12.6	19	14.96

Residential Sales Price Distribution for the Suburbs, YTD April 2022

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Eastern Suburbs	Condominium	160	\$164,342	\$125,000	20	12.5	23	14.38	12	7.5	10	6.25	17	10.63	11	6.88	21
Eastern Suburbs	New Construction (inferred)	36	\$335,144	\$192,500	0	0	1	2.78	6	16.67	2	5.56	1	2.78	7	19.44	1
Western Suburbs	One Family	1852	\$261,602	\$220,000	2	0.11	13	0.7	24	1.3	32	1.73	94	5.08	189	10.21	441
Western Suburbs	Two Family	104	\$241,666	\$243,500	0	0	0	0	2	1.92	0	0	1	0.96	11	10.58	20
Western Suburbs	Condominium	367	\$160,520	\$133,000	12	3.27	26	7.08	46	12.53	42	11.44	41	11.17	57	15.53	65
Western Suburbs	New Construction (inferred)	109	\$337,319	\$257,000	0	0	3	2.75	5	4.59	3	2.75	5	4.59	5	4.59	16
Total: All Suburbs	One Family	3842	\$230,402	\$183,000	54	1.41	101	2.63	184	4.79	243	6.32	326	8.49	459	11.95	807
Total: All Suburbs	Two Family	231	\$206,321	\$195,000	12	5.19	3	1.3	17	7.36	6	2.6	12	5.19	30	12.99	46
Total: All Suburbs	Condominium	527	\$161,680	\$132,000	32	6.07	49	9.3	58	11.01	52	9.87	58	11.01	68	12.9	86
Total: All Suburbs	New Construction (inferred)	145	\$336,779	\$250,000	0	0	4	2.76	11	7.59	5	3.45	6	4.14	12	8.28	17
Total: Cuyahoga County	One Family	5256	\$196,519	\$155,300	349	6.64	329	6.26	378	7.19	388	7.38	451	8.58	622	11.83	950
Total: Cuyahoga County	Two Family	812	\$125,869	\$95,000	133	16.38	97	11.95	132	16.26	81	9.98	77	9.48	62	7.64	86
Total: Cuyahoga County	Condominium	611	\$168,493	\$135,000	46	7.53	55	9	59	9.66	57	9.33	59	9.66	76	12.44	104
Total: Cuyahoga County	New Construction (inferred)	145	\$336,779	\$250,000	0	0	4	2.76	11	7.59	5	3.45	6	4.14	12	8.28	17

Residential Sales Price Distribution for the Suburbs, YTD April 2022

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Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Eastern Suburbs	Condominium	160	\$164,342	13.13	14	8.75	32	20
Eastern Suburbs	New Construction (inferred)	36	\$335,144	2.78	4	11.11	14	38.89
Western Suburbs	One Family	1852	\$261,602	23.81	342	18.47	715	38.61
Western Suburbs	Two Family	104	\$241,666	19.23	21	20.19	49	47.12
Western Suburbs	Condominium	367	\$160,520	17.71	32	8.72	46	12.53
Western Suburbs	New Construction (inferred)	109	\$337,319	14.68	15	13.76	57	52.29
Total: All Suburbs	One Family	3842	\$230,402	21	532	13.85	1136	29.57
Total: All Suburbs	Two Family	231	\$206,321	19.91	37	16.02	68	29.44
Total: All Suburbs	Condominium	527	\$161,680	16.32	46	8.73	78	14.8
Total: All Suburbs	New Construction (inferred)	145	\$336,779	11.72	19	13.1	71	48.97
Total: Cuyahoga County	One Family	5256	\$196,519	18.07	599	11.4	1190	22.64
Total: Cuyahoga County	Two Family	812	\$125,869	10.59	58	7.14	86	10.59
Total: Cuyahoga County	Condominium	611	\$168,493	17.02	54	8.84	101	16.53
Total: Cuyahoga County	New Construction (inferred)	145	\$336,779	11.72	19	13.1	71	48.97