

Residential Sales Price Distribution for the Suburbs, YTD June 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	123	\$407,178	\$330,000	0	0	0	0	0	0	1	0.81	0	0	2	1.63	19
Bay Village	Two Family	1	\$770,000	\$770,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	Condominium	4	\$513,750	\$540,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	4	\$631,600	\$620,750	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	95	\$458,596	\$380,000	0	0	0	0	0	0	0	0	0	0	1	1.05	0
Beachwood	Condominium	15	\$317,293	\$315,000	0	0	0	0	0	0	0	0	0	0	2	13.33	1
Beachwood	New Construction (inferred)	2	\$200,000	\$200,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bedford	One Family	112	\$128,766	\$127,750	1	0.89	10	8.93	9	8.04	14	12.5	19	16.96	28	25	23
Bedford	Two Family	11	\$113,682	\$120,000	2	18.18	1	9.09	1	9.09	1	9.09	1	9.09	2	18.18	3
Bedford	Condominium	9	\$64,611	\$51,000	1	11.11	5	55.56	2	22.22	0	0	0	0	1	11.11	0
Bedford	New Construction (inferred)	1	\$60,000	\$60,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Bedford Heights	One Family	73	\$167,499	\$173,000	1	1.37	2	2.74	3	4.11	6	8.22	2	2.74	11	15.07	34
Bedford Heights	Condominium	4	\$94,275	\$96,500	0	0	0	0	1	25	2	50	1	25	0	0	0
Bentleyville	One Family	7	\$762,371	\$700,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	New Construction (inferred)	1	\$325,000	\$325,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	130	\$190,776	\$184,000	0	0	2	1.54	2	1.54	3	2.31	11	8.46	18	13.85	48
Berea	Two Family	1	\$276,100	\$276,100	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	Condominium	7	\$98,071	\$86,000	1	14.29	1	14.29	1	14.29	2	28.57	0	0	1	14.29	0
Bratenahl	One Family	14	\$566,507	\$410,000	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	72	\$478,985	\$405,000	0	0	0	0	0	0	0	0	1	1.39	0	0	4
Brecksville	Two Family	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Brecksville	Condominium	42	\$186,657	\$153,500	0	0	0	0	3	7.14	2	4.76	11	26.19	4	9.52	6
Brecksville	New Construction (inferred)	10	\$380,757	\$433,003	0	0	0	0	1	10	0	0	1	10	0	0	0
Broadview Heights	One Family	91	\$373,738	\$315,000	0	0	0	0	1	1.1	1	1.1	0	0	2	2.2	4
Broadview Heights	Condominium	48	\$160,766	\$154,500	0	0	2	4.17	6	12.5	1	2.08	4	8.33	8	16.67	18
Broadview Heights	New Construction (inferred)	27	\$369,446	\$366,985	0	0	0	0	0	0	1	3.7	1	3.7	3	11.11	5
Brook Park	One Family	153	\$175,545	\$179,900	2	1.31	1	0.65	2	1.31	2	1.31	11	7.19	20	13.07	77
Brook Park	Condominium	12	\$122,563	\$124,000	0	0	0	0	0	0	1	8.33	6	50	5	41.67	0
Brooklyn	One Family	63	\$149,816	\$149,000	0	0	1	1.59	4	6.35	3	4.76	16	25.4	10	15.87	22

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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	123	\$407,178	15.45	13	10.57	88	71.54
Bay Village	Two Family	1	\$770,000	0	0	0	1	100
Bay Village	Condominium	4	\$513,750	0	0	0	4	100
Bay Village	New Construction (inferred)	4	\$631,600	0	0	0	4	100
Beachwood	One Family	95	\$458,596	0	7	7.37	87	91.58
Beachwood	Condominium	15	\$317,293	6.67	3	20	9	60
Beachwood	New Construction (inferred)	2	\$200,000	50	1	50	0	0
Bedford	One Family	112	\$128,766	20.54	8	7.14	0	0
Bedford	Two Family	11	\$113,682	27.27	0	0	0	0
Bedford	Condominium	9	\$64,611	0	0	0	0	0
Bedford	New Construction (inferred)	1	\$60,000	0	0	0	0	0
Bedford Heights	One Family	73	\$167,499	46.58	12	16.44	2	2.74
Bedford Heights	Condominium	4	\$94,275	0	0	0	0	0
Bentleyville	One Family	7	\$762,371	0	0	0	7	100
Bentleyville	New Construction (inferred)	1	\$325,000	0	0	0	1	100
Berea	One Family	130	\$190,776	36.92	24	18.46	22	16.92
Berea	Two Family	1	\$276,100	0	0	0	1	100
Berea	Condominium	7	\$98,071	0	1	14.29	0	0
Bratenahl	One Family	14	\$566,507	0	5	35.71	9	64.29
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	72	\$478,985	5.56	4	5.56	63	87.5
Brecksville	Two Family	1	\$150,000	0	0	0	0	0
Brecksville	Condominium	42	\$186,657	14.29	8	19.05	8	19.05
Brecksville	New Construction (inferred)	10	\$380,757	0	2	20	6	60
Broadview Heights	One Family	91	\$373,738	4.4	21	23.08	62	68.13
Broadview Heights	Condominium	48	\$160,766	37.5	3	6.25	6	12.5
Broadview Heights	New Construction (inferred)	27	\$369,446	18.52	1	3.7	16	59.26
Brook Park	One Family	153	\$175,545	50.33	33	21.57	5	3.27
Brook Park	Condominium	12	\$122,563	0	0	0	0	0
Brooklyn	One Family	63	\$149,816	34.92	6	9.52	1	1.59

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Brooklyn	Two Family	2	\$258,750	\$258,750	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn Heights	One Family	9	\$214,278	\$215,000	1	11.11	0	0	0	0	0	0	0	0	0	0	2
Chagrin Falls	One Family	42	\$501,924	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	1
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	20	\$311,329	\$321,250	0	0	1	5	2	10	1	5	2	10	0	0	1
Cleveland	One Family	2243	\$113,915	\$90,000	415	18.5	353	15.74	291	12.97	221	9.85	204	9.09	257	11.46	250
Cleveland	Two Family	888	\$97,896	\$80,000	169	19.03	144	16.22	171	19.26	103	11.6	115	12.95	58	6.53	55
Cleveland	Condominium	141	\$211,755	\$170,000	15	10.64	7	4.96	2	1.42	12	8.51	1	0.71	15	10.64	35
Cleveland Heights	One Family	419	\$216,353	\$180,000	2	0.48	14	3.34	20	4.77	26	6.21	39	9.31	49	11.69	93
Cleveland Heights	Two Family	50	\$239,786	\$217,500	1	2	1	2	3	6	2	4	4	8	4	8	7
Cleveland Heights	Condominium	26	\$142,177	\$143,950	0	0	1	3.85	3	11.54	2	7.69	3	11.54	5	19.23	11
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	32	\$61,912	\$37,150	18	56.25	6	18.75	1	3.13	0	0	2	6.25	2	6.25	1
East Cleveland	Two Family	20	\$47,858	\$38,500	12	60	3	15	2	10	2	10	0	0	1	5	0
Euclid	One Family	458	\$119,700	\$115,625	19	4.15	29	6.33	56	12.23	90	19.65	70	15.28	92	20.09	80
Euclid	Two Family	29	\$136,001	\$140,000	1	3.45	0	0	2	6.9	4	13.79	3	10.34	7	24.14	12
Euclid	Condominium	33	\$64,992	\$56,500	6	18.18	16	48.48	5	15.15	4	12.12	0	0	1	3.03	1
Euclid	New Construction (inferred)	5	\$207,080	\$235,000	0	0	0	0	0	0	0	0	0	0	1	20	1
Fairview Park	One Family	155	\$263,240	\$245,000	0	0	0	0	1	0.65	2	1.29	1	0.65	8	5.16	29
Fairview Park	Condominium	11	\$126,836	\$135,000	0	0	1	9.09	1	9.09	0	0	2	18.18	5	45.45	2
Garfield Heights	One Family	360	\$108,257	\$107,500	10	2.78	35	9.72	70	19.44	60	16.67	66	18.33	75	20.83	40
Garfield Heights	Two Family	26	\$112,450	\$109,250	2	7.69	1	3.85	7	26.92	2	7.69	4	15.38	6	23.08	3
Gates Mills	One Family	13	\$940,256	\$520,000	0	0	0	0	0	0	0	0	0	0	1	7.69	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	6	\$419,683	\$416,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Highland Heights	One Family	65	\$385,810	\$367,000	0	0	0	0	0	0	0	0	2	3.08	0	0	3
Highland Heights	Condominium	9	\$338,755	\$349,000	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

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Brooklyn	Two Family	2	\$258,750	0	1	50	1	50
Brooklyn Heights	One Family	9	\$214,278	22.22	3	33.33	3	33.33
Chagrin Falls	One Family	42	\$501,924	2.38	2	4.76	39	92.86
Chagrin Falls	Two Family	1	\$199,000	100	0	0	0	0
Chagrin Falls	Condominium	20	\$311,329	5	0	0	13	65
Cleveland	One Family	2243	\$113,915	11.15	125	5.57	127	5.66
Cleveland	Two Family	888	\$97,896	6.19	36	4.05	37	4.17
Cleveland	Condominium	141	\$211,755	24.82	15	10.64	39	27.66
Cleveland Heights	One Family	419	\$216,353	22.2	64	15.27	112	26.73
Cleveland Heights	Two Family	50	\$239,786	14	8	16	20	40
Cleveland Heights	Condominium	26	\$142,177	42.31	1	3.85	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	32	\$61,912	3.13	2	6.25	0	0
East Cleveland	Two Family	20	\$47,858	0	0	0	0	0
Euclid	One Family	458	\$119,700	17.47	17	3.71	5	1.09
Euclid	Two Family	29	\$136,001	41.38	0	0	0	0
Euclid	Condominium	33	\$64,992	3.03	0	0	0	0
Euclid	New Construction (inferred)	5	\$207,080	20	3	60	0	0
Fairview Park	One Family	155	\$263,240	18.71	41	26.45	73	47.1
Fairview Park	Condominium	11	\$126,836	18.18	0	0	0	0
Garfield Heights	One Family	360	\$108,257	11.11	4	1.11	0	0
Garfield Heights	Two Family	26	\$112,450	11.54	1	3.85	0	0
Gates Mills	One Family	13	\$940,256	0	0	0	12	92.31
Gates Mills	Two Family	1	\$625,000	0	0	0	1	100
Glenwillow	One Family	6	\$419,683	16.67	0	0	5	83.33
Highland Heights	One Family	65	\$385,810	4.62	8	12.31	52	80
Highland Heights	Condominium	9	\$338,755	0	0	0	9	100
Highland Heights	New Construction (inferred)	1	\$150,000	0	0	0	0	0

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Highland Hills	One Family	4	\$118,515	\$119,530	0	0	0	0	0	0	0	0	4	100	0	0	0
Hunting Valley	One Family	3	\$1,858,333	\$1,600,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	New Construction (inferred)	2	\$732,857	\$732,857	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	44	\$364,189	\$282,500	0	0	0	0	0	0	1	2.27	0	0	3	6.82	4
Independence	New Construction (inferred)	4	\$425,964	\$436,929	0	0	0	0	0	0	0	0	0	0	1	25	0
Lakewood	One Family	287	\$320,951	\$285,000	0	0	2	0.7	2	0.7	2	0.7	2	0.7	12	4.18	33
Lakewood	Two Family	120	\$271,949	\$275,000	0	0	0	0	1	0.83	0	0	1	0.83	5	4.17	13
Lakewood	Condominium	74	\$159,270	\$131,000	9	12.16	6	8.11	10	13.51	3	4.05	6	8.11	10	13.51	11
Lakewood	New Construction (inferred)	3	\$391,633	\$380,000	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	162	\$209,254	\$190,500	1	0.62	1	0.62	2	1.23	2	1.23	5	3.09	21	12.96	58
Lyndhurst	Condominium	19	\$159,158	\$130,000	0	0	0	0	2	10.53	3	15.79	4	21.05	7	36.84	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	304	\$102,328	\$100,000	15	4.93	39	12.83	62	20.39	44	14.47	58	19.08	58	19.08	27
Maple Heights	Two Family	5	\$129,943	\$135,715	0	0	0	0	0	0	0	0	2	40	2	40	1
Maple Heights	Condominium	5	\$50,300	\$49,000	0	0	5	100	0	0	0	0	0	0	0	0	0
Mayfield	One Family	18	\$306,278	\$304,500	0	0	0	0	0	0	0	0	0	0	0	0	4
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	151	\$218,030	\$195,000	1	0.66	0	0	2	1.32	5	3.31	9	5.96	13	8.61	49
Mayfield Heights	Condominium	29	\$190,326	\$192,000	1	3.45	0	0	1	3.45	0	0	5	17.24	3	10.34	7
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	110	\$254,266	\$250,000	0	0	0	0	0	0	0	0	2	1.82	5	4.55	20
Middleburg Heights	Condominium	29	\$118,438	\$118,000	0	0	1	3.45	2	6.9	8	27.59	6	20.69	10	34.48	1
Middleburg Heights	New Construction (inferred)	3	\$353,333	\$375,000	0	0	0	0	1	33.33	0	0	0	0	0	0	0
Moreland Hills	One Family	33	\$810,004	\$815,000	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
Moreland Hills	New Construction (inferred)	2	\$526,700	\$526,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	15	\$102,693	\$105,000	2	13.33	1	6.67	3	20	2	13.33	2	13.33	3	20	2
Newburgh Heights	Two Family	4	\$81,625	\$82,500	0	0	0	0	3	75	1	25	0	0	0	0	0

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Highland Hills	One Family	4	\$118,515	0	0	0	0	0
Hunting Valley	One Family	3	\$1,858,333	0	0	0	3	100
Hunting Valley	New Construction (inferred)	2	\$732,857	0	0	0	2	100
Independence	One Family	44	\$364,189	9.09	7	15.91	29	65.91
Independence	New Construction (inferred)	4	\$425,964	0	1	25	2	50
Lakewood	One Family	287	\$320,951	11.5	49	17.07	185	64.46
Lakewood	Two Family	120	\$271,949	10.83	22	18.33	78	65
Lakewood	Condominium	74	\$159,270	14.86	4	5.41	15	20.27
Lakewood	New Construction (inferred)	3	\$391,633	33.33	0	0	2	66.67
Linndale	Two Family	1	\$76,000	0	0	0	0	0
Lyndhurst	One Family	162	\$209,254	35.8	35	21.6	37	22.84
Lyndhurst	Condominium	19	\$159,158	0	0	0	3	15.79
Lyndhurst	New Construction (inferred)	1	\$135,000	0	0	0	0	0
Maple Heights	One Family	304	\$102,328	8.88	1	0.33	0	0
Maple Heights	Two Family	5	\$129,943	20	0	0	0	0
Maple Heights	Condominium	5	\$50,300	0	0	0	0	0
Mayfield	One Family	18	\$306,278	22.22	2	11.11	12	66.67
Mayfield	New Construction (inferred)	5	\$133,800	0	0	0	1	20
Mayfield Heights	One Family	151	\$218,030	32.45	36	23.84	36	23.84
Mayfield Heights	Condominium	29	\$190,326	24.14	8	27.59	4	13.79
Mayfield Heights	New Construction (inferred)	3	\$506,167	0	0	0	2	66.67
Middleburg Heights	One Family	110	\$254,266	18.18	30	27.27	53	48.18
Middleburg Heights	Condominium	29	\$118,438	3.45	1	3.45	0	0
Middleburg Heights	New Construction (inferred)	3	\$353,333	0	0	0	2	66.67
Moreland Hills	One Family	33	\$810,004	0	0	0	33	100
Moreland Hills	Condominium	1	\$225,000	0	1	100	0	0
Moreland Hills	New Construction (inferred)	2	\$526,700	0	1	50	1	50
Newburgh Heights	One Family	15	\$102,693	13.33	0	0	0	0
Newburgh Heights	Two Family	4	\$81,625	0	0	0	0	0

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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
North Olmsted	One Family	180	\$237,450	\$239,250	0	0	1	0.56	3	1.67	2	1.11	6	3.33	12	6.67	32
North Olmsted	Two Family	2	\$226,750	\$226,750	0	0	0	0	0	0	0	0	0	0	0	0	1
North Olmsted	Condominium	49	\$93,322	\$84,000	5	10.2	13	26.53	9	18.37	6	12.24	5	10.2	7	14.29	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 Randall	One Family	2	\$85,000	\$85,000	0	0	0	0	1	50	1	50	0	0	0	0	0
North Royalton	One Family	133	\$338,094	\$302,051	0	0	0	0	1	0.75	0	0	2	1.5	3	2.26	10
North Royalton	Condominium	59	\$121,747	\$118,000	3	5.08	5	8.47	8	13.56	7	11.86	12	20.34	14	23.73	7
North Royalton	New Construction (inferred)	17	\$265,075	\$165,000	0	0	2	11.76	0	0	1	5.88	1	5.88	2	11.76	6
Oakwood	One Family	17	\$176,750	\$155,900	0	0	0	0	3	17.65	2	11.76	1	5.88	2	11.76	3
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	54	\$245,043	\$240,500	0	0	0	0	0	0	1	1.85	3	5.56	1	1.85	8
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	36	\$143,726	\$145,450	1	2.78	1	2.78	2	5.56	2	5.56	6	16.67	10	27.78	11
Olmsted Falls	New Construction (inferred)	19	\$387,251	\$425,815	0	0	0	0	1	5.26	1	5.26	0	0	0	0	1
Olmsted Township	One Family	53	\$284,994	\$269,000	0	0	0	0	1	1.89	1	1.89	1	1.89	3	5.66	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	3	\$90,700	\$90,000	0	0	0	0	1	33.33	1	33.33	1	33.33	0	0	0
Olmsted Township	New Construction (inferred)	16	\$228,112	\$248,740	0	0	0	0	1	6.25	0	0	2	12.5	0	0	0
Orange	One Family	34	\$487,595	\$475,000	0	0	0	0	0	0	0	0	0	0	1	2.94	2
Orange	Condominium	5	\$456,800	\$433,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	10	\$711,089	\$712,560	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	689	\$172,440	\$169,000	1	0.15	8	1.16	17	2.47	33	4.79	66	9.58	123	17.85	262
Parma	Two Family	25	\$185,755	\$178,600	0	0	0	0	1	4	0	0	0	0	6	24	8
Parma	Condominium	23	\$150,622	\$145,000	0	0	0	0	1	4.35	2	8.7	3	13.04	6	26.09	8
Parma Heights	One Family	185	\$181,109	\$180,000	0	0	1	0.54	2	1.08	3	1.62	18	9.73	21	11.35	88
Parma Heights	Two Family	1	\$235,000	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	13	\$86,985	\$70,000	0	0	4	30.77	4	30.77	2	15.38	2	15.38	0	0	1
Parma Heights	New Construction (inferred)	3	\$242,800	\$259,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	One Family	70	\$622,254	\$615,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	New Construction (inferred)	3	\$748,200	\$719,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	74	\$203,875	\$200,000	0	0	0	0	1	1.35	1	1.35	7	9.46	4	5.41	25
Richmond Heights	Condominium	6	\$155,817	\$159,450	0	0	0	0	0	0	0	0	1	16.67	1	16.67	4

**Residential Sales Price Distribution for the Suburbs, YTD June 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 Olmsted	One Family	180	\$237,450	17.78	49	27.22	75	41.67
North Olmsted	Two Family	2	\$226,750	50	0	0	1	50
North Olmsted	Condominium	49	\$93,322	2.04	3	6.12	0	0
North Olmsted	New Construction (inferred)	1	\$68,000	0	0	0	0	0
North Randall	One Family	2	\$85,000	0	0	0	0	0
North Royalton	One Family	133	\$338,094	7.52	18	13.53	99	74.44
North Royalton	Condominium	59	\$121,747	11.86	0	0	3	5.08
North Royalton	New Construction (inferred)	17	\$265,075	35.29	0	0	5	29.41
Oakwood	One Family	17	\$176,750	17.65	3	17.65	3	17.65
Oakwood	Two Family	1	\$62,000	0	0	0	0	0
Olmsted Falls	One Family	54	\$245,043	14.81	18	33.33	23	42.59
Olmsted Falls	Two Family	1	\$250,000	0	1	100	0	0
Olmsted Falls	Condominium	36	\$143,726	30.56	3	8.33	0	0
Olmsted Falls	New Construction (inferred)	19	\$387,251	5.26	0	0	16	84.21
Olmsted Township	One Family	53	\$284,994	7.55	15	28.3	28	52.83
Olmsted Township	Two Family	2	\$212,500	0	0	0	1	50
Olmsted Township	Condominium	3	\$90,700	0	0	0	0	0
Olmsted Township	New Construction (inferred)	16	\$228,112	0	7	43.75	6	37.5
Orange	One Family	34	\$487,595	5.88	5	14.71	26	76.47
Orange	Condominium	5	\$456,800	0	0	0	5	100
Orange	New Construction (inferred)	10	\$711,089	0	0	0	10	100
Parma	One Family	689	\$172,440	38.03	129	18.72	50	7.26
Parma	Two Family	25	\$185,755	32	8	32	2	8
Parma	Condominium	23	\$150,622	34.78	3	13.04	0	0
Parma Heights	One Family	185	\$181,109	47.57	42	22.7	10	5.41
Parma Heights	Two Family	1	\$235,000	0	1	100	0	0
Parma Heights	Condominium	13	\$86,985	7.69	0	0	0	0
Parma Heights	New Construction (inferred)	3	\$242,800	33.33	0	0	2	66.67
Pepper Pike	One Family	70	\$622,254	1.43	0	0	69	98.57
Pepper Pike	New Construction (inferred)	3	\$748,200	0	0	0	3	100
Richmond Heights	One Family	74	\$203,875	33.78	21	28.38	15	20.27
Richmond Heights	Condominium	6	\$155,817	66.67	0	0	0	0



Residential Sales Price Distribution for the Suburbs, YTD June 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
Rocky River	One Family	133	\$487,704	\$380,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Rocky River	Two Family	3	\$325,833	\$330,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	71	\$155,681	\$115,000	0	0	5	7.04	12	16.9	12	16.9	13	18.31	4	5.63	9
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	98	\$262,720	\$260,000	0	0	0	0	0	0	0	0	0	0	9	9.18	13
Seven Hills	Two Family	2	\$317,500	\$317,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	Condominium	3	\$200,667	\$208,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Seven Hills	New Construction (inferred)	2	\$257,500	\$257,500	0	0	0	0	1	50	0	0	0	0	0	0	0
Shaker Heights	One Family	209	\$383,904	\$315,000	2	0.96	2	0.96	4	1.91	5	2.39	6	2.87	9	4.31	23
Shaker Heights	Two Family	43	\$223,177	\$205,000	0	0	0	0	1	2.33	3	6.98	2	4.65	3	6.98	9
Shaker Heights	Condominium	39	\$130,926	\$95,000	4	10.26	12	30.77	2	5.13	2	5.13	3	7.69	3	7.69	6
Solon	One Family	147	\$451,179	\$400,000	0	0	0	0	0	0	0	0	0	0	1	0.68	8
Solon	Condominium	14	\$149,757	\$102,000	0	0	2	14.29	3	21.43	2	14.29	1	7.14	0	0	2
Solon	New Construction (inferred)	9	\$214,849	\$129,900	0	0	0	0	3	33.33	1	11.11	0	0	3	33.33	0
South Euclid	One Family	286	\$155,382	\$151,500	1	0.35	5	1.75	11	3.85	38	13.29	34	11.89	54	18.88	95
South Euclid	Two Family	5	\$134,800	\$149,000	0	0	0	0	2	40	0	0	0	0	1	20	1
South Euclid	Condominium	14	\$93,821	\$67,000	1	7.14	5	35.71	3	21.43	1	7.14	0	0	2	14.29	1
Strongsville	One Family	297	\$313,690	\$300,000	0	0	1	0.34	1	0.34	1	0.34	5	1.68	7	2.36	18
Strongsville	Two Family	6	\$250,500	\$252,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	20	\$187,975	\$193,000	0	0	0	0	1	5	0	0	0	0	2	10	9
Strongsville	New Construction (inferred)	11	\$267,917	\$124,000	0	0	2	18.18	0	0	0	0	4	36.36	0	0	0
University Heights	One Family	150	\$228,562	\$222,500	0	0	0	0	2	1.33	6	4	5	3.33	9	6	40
University Heights	Two Family	23	\$231,601	\$262,000	0	0	0	0	0	0	0	0	1	4.35	1	4.35	5
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	5	\$231,400	\$215,000	0	0	0	0	0	0	1	20	1	20	0	0	0
Valley View	New Construction (inferred)	2	\$139,950	\$139,950	0	0	0	0	0	0	0	0	0	0	2	100	0
Walton Hills	One Family	16	\$264,900	\$257,500	0	0	0	0	0	0	1	6.25	0	0	0	0	1
Walton Hills	New Construction (inferred)	3	\$402,982	\$375,000	0	0	0	0	0	0	0	0	1	33.33	0	0	0
Warrensville Heights	One Family	63	\$123,383	\$110,000	3	4.76	11	17.46	9	14.29	6	9.52	7	11.11	12	19.05	9
Warrensville Heights	Condominium	17	\$38,641	\$39,000	13	76.47	4	23.53	0	0	0	0	0	0	0	0	0
Westlake	One Family	146	\$477,564	\$430,000	0	0	1	0.68	0	0	0	0	1	0.68	1	0.68	16

**Residential Sales Price Distribution for the Suburbs, YTD June 2022**

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Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$250K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Rocky River	One Family	133	\$487,704	1.5	6	4.51	125	93.98
Rocky River	Two Family	3	\$325,833	0	0	0	3	100
Rocky River	Condominium	71	\$155,681	12.68	3	4.23	13	18.31
Rocky River	New Construction (inferred)	1	\$100,000	0	0	0	0	0
Seven Hills	One Family	98	\$262,720	13.27	22	22.45	54	55.1
Seven Hills	Two Family	2	\$317,500	0	0	0	2	100
Seven Hills	Condominium	3	\$200,667	33.33	2	66.67	0	0
Seven Hills	New Construction (inferred)	2	\$257,500	0	0	0	1	50
Shaker Heights	One Family	209	\$383,904	11	20	9.57	138	66.03
Shaker Heights	Two Family	43	\$223,177	20.93	14	32.56	11	25.58
Shaker Heights	Condominium	39	\$130,926	15.38	3	7.69	4	10.26
Solon	One Family	147	\$451,179	5.44	14	9.52	124	84.35
Solon	Condominium	14	\$149,757	14.29	2	14.29	2	14.29
Solon	New Construction (inferred)	9	\$214,849	0	1	11.11	1	11.11
South Euclid	One Family	286	\$155,382	33.22	32	11.19	16	5.59
South Euclid	Two Family	5	\$134,800	20	1	20	0	0
South Euclid	Condominium	14	\$93,821	7.14	1	7.14	0	0
Strongsville	One Family	297	\$313,690	6.06	55	18.52	209	70.37
Strongsville	Two Family	6	\$250,500	16.67	2	33.33	3	50
Strongsville	Condominium	20	\$187,975	45	8	40	0	0
Strongsville	New Construction (inferred)	11	\$267,917	0	0	0	5	45.45
University Heights	One Family	150	\$228,562	26.67	39	26	49	32.67
University Heights	Two Family	23	\$231,601	21.74	4	17.39	12	52.17
University Heights	New Construction (inferred)	1	\$625,000	0	0	0	1	100
Valley View	One Family	5	\$231,400	0	1	20	2	40
Valley View	New Construction (inferred)	2	\$139,950	0	0	0	0	0
Walton Hills	One Family	16	\$264,900	6.25	5	31.25	9	56.25
Walton Hills	New Construction (inferred)	3	\$402,982	0	0	0	2	66.67
Warrensville Heights	One Family	63	\$123,383	14.29	3	4.76	3	4.76
Warrensville Heights	Condominium	17	\$38,641	0	0	0	0	0
Westlake	One Family	146	\$477,564	10.96	13	8.9	114	78.08

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Westlake	Condominium	124	\$243,652	\$170,000	0	0	2	1.61	5	4.03	9	7.26	8	6.45	16	12.9	35
Westlake	New Construction (inferred)	51	\$403,380	\$385,100	0	0	0	0	0	0	0	0	0	0	1	1.96	11
Woodmere	One Family	1	\$290,000	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodmere	New Construction (inferred)	2	\$585,325	\$585,325	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	2243	\$113,915	\$90,000	415	18.5	353	15.74	291	12.97	221	9.85	204	9.09	257	11.46	250
City of Cleveland	Two Family	888	\$97,896	\$80,000	169	19.03	144	16.22	171	19.26	103	11.6	115	12.95	58	6.53	55
City of Cleveland	Condominium	141	\$211,755	\$170,000	15	10.64	7	4.96	2	1.42	12	8.51	1	0.71	15	10.64	35
Eastern Suburbs	One Family	3461	\$227,048	\$160,000	76	2.2	155	4.48	259	7.48	311	8.99	339	9.79	446	12.89	623
Eastern Suburbs	Two Family	221	\$177,739	\$160,000	18	8.14	7	3.17	21	9.5	15	6.79	17	7.69	27	12.22	42
Eastern Suburbs	Condominium	270	\$160,192	\$121,500	26	9.63	52	19.26	24	8.89	17	6.3	21	7.78	25	9.26	34
Eastern Suburbs	New Construction (inferred)	57	\$402,817	\$240,500	0	0	2	3.51	7	12.28	2	3.51	1	1.75	8	14.04	2
Western Suburbs	One Family	3205	\$274,689	\$230,000	4	0.12	18	0.56	37	1.15	56	1.75	146	4.56	260	8.11	715
Western Suburbs	Two Family	168	\$259,204	\$260,000	0	0	0	0	3	1.79	0	0	1	0.6	13	7.74	23
Western Suburbs	Condominium	628	\$165,302	\$135,750	19	3.03	41	6.53	66	10.51	58	9.24	85	13.54	102	16.24	120
Western Suburbs	New Construction (inferred)	172	\$352,863	\$315,775	0	0	4	2.33	6	3.49	4	2.33	9	5.23	7	4.07	25
Total: All Suburbs	One Family	6666	\$249,954	\$197,250	80	1.2	173	2.6	296	4.44	367	5.51	485	7.28	706	10.59	1338
Total: All Suburbs	Two Family	389	\$212,922	\$205,000	18	4.63	7	1.8	24	6.17	15	3.86	18	4.63	40	10.28	65
Total: All Suburbs	Condominium	898	\$163,765	\$134,450	45	5.01	93	10.36	90	10.02	75	8.35	106	11.8	127	14.14	154
Total: All Suburbs	New Construction (inferred)	229	\$365,297	\$312,800	0	0	6	2.62	13	5.68	6	2.62	10	4.37	15	6.55	27
Total: Cuyahoga County	One Family	8909	\$215,703	\$169,000	495	5.56	526	5.9	587	6.59	588	6.6	689	7.73	963	10.81	1588
Total: Cuyahoga County	Two Family	1277	\$132,935	\$104,200	187	14.64	151	11.82	195	15.27	118	9.24	133	10.42	98	7.67	120
Total: Cuyahoga County	Condominium	1039	\$170,278	\$137,500	60	5.77	100	9.62	92	8.85	87	8.37	107	10.3	142	13.67	189
Total: Cuyahoga County	New Construction (inferred)	229	\$365,297	\$312,800	0	0	6	2.62	13	5.68	6	2.62	10	4.37	15	6.55	27

**Residential Sales Price Distribution for the Suburbs, YTD June 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
Westlake	Condominium	124	\$243,652	28.23	12	9.68	37	29.84
Westlake	New Construction (inferred)	51	\$403,380	21.57	9	17.65	30	58.82
Woodmere	One Family	1	\$290,000	0	0	0	1	100
Woodmere	New Construction (inferred)	2	\$585,325	0	0	0	2	100
City of Cleveland	One Family	2243	\$113,915	11.15	125	5.57	127	5.66
City of Cleveland	Two Family	888	\$97,896	6.19	36	4.05	37	4.17
City of Cleveland	Condominium	141	\$211,755	24.82	15	10.64	39	27.66
Eastern Suburbs	One Family	3461	\$227,048	18	346	10	906	26.18
Eastern Suburbs	Two Family	221	\$177,739	19	29	13.12	45	20.36
Eastern Suburbs	Condominium	270	\$160,192	12.59	21	7.78	50	18.52
Eastern Suburbs	New Construction (inferred)	57	\$402,817	3.51	7	12.28	28	49.12
Western Suburbs	One Family	3205	\$274,689	22.31	598	18.66	1371	42.78
Western Suburbs	Two Family	168	\$259,204	13.69	35	20.83	93	55.36
Western Suburbs	Condominium	628	\$165,302	19.11	51	8.12	86	13.69
Western Suburbs	New Construction (inferred)	172	\$352,863	14.53	20	11.63	97	56.4
Total: All Suburbs	One Family	6666	\$249,954	20.07	944	14.16	2277	34.16
Total: All Suburbs	Two Family	389	\$212,922	16.71	64	16.45	138	35.48
Total: All Suburbs	Condominium	898	\$163,765	17.15	72	8.02	136	15.14
Total: All Suburbs	New Construction (inferred)	229	\$365,297	11.79	27	11.79	125	54.59
Total: Cuyahoga County	One Family	8909	\$215,703	17.82	1069	12	2404	26.98
Total: Cuyahoga County	Two Family	1277	\$132,935	9.4	100	7.83	175	13.7
Total: Cuyahoga County	Condominium	1039	\$170,278	18.19	87	8.37	175	16.84
Total: Cuyahoga County	New Construction (inferred)	229	\$365,297	11.79	27	11.79	125	54.59