

Residential Sales Price Distribution for the Suburbs, YTD July 2021

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	135	\$332,449	\$280,000	0	0	0	0	0	0	1	0.74	2	1.48	2	1.48	16
Bay Village	Condominium	5	\$367,000	\$388,000	0	0	0	0	0	0	0	0	0	0	1	20	0
Bay Village	New Construction (inferred)	3	\$290,000	\$80,000	0	0	0	0	2	66.67	0	0	0	0	0	0	0
Beachwood	One Family	113	\$427,148	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	4
Beachwood	Condominium	22	\$313,491	\$278,500	0	0	0	0	0	0	1	4.55	0	0	1	4.55	2
Beachwood	New Construction (inferred)	1	\$475,000	\$475,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	116	\$117,378	\$105,000	1	0.86	15	12.93	19	16.38	24	20.69	17	14.66	11	9.48	22
Bedford	Two Family	6	\$121,542	\$126,500	0	0	0	0	1	16.67	1	16.67	1	16.67	2	33.33	1
Bedford	Condominium	10	\$66,900	\$63,250	3	30	2	20	1	10	3	30	1	10	0	0	0
Bedford Heights	One Family	50	\$148,583	\$150,500	0	0	2	4	4	8	6	12	8	16	5	10	17
Bedford Heights	Condominium	1	\$114,500	\$114,500	0	0	0	0	0	0	0	0	1	100	0	0	0
Bentleyville	One Family	14	\$798,544	\$682,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	Two Family	1	\$410,000	\$410,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	New Construction (inferred)	2	\$359,500	\$359,500	0	0	0	0	0	0	0	0	0	0	1	50	0
Berea	One Family	143	\$185,758	\$179,000	1	0.7	1	0.7	5	3.5	5	3.5	12	8.39	18	12.59	52
Berea	Two Family	6	\$172,475	\$172,500	0	0	0	0	0	0	1	16.67	0	0	1	16.67	3
Berea	Condominium	9	\$79,004	\$76,532	0	0	3	33.33	3	33.33	2	22.22	0	0	1	11.11	0
Berea	New Construction (inferred)	1	\$60,000	\$60,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Bratenahl	One Family	19	\$650,850	\$363,000	0	0	0	0	0	0	1	5.26	0	0	1	5.26	1
Bratenahl	Two Family	1	\$185,000	\$185,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bratenahl	Condominium	9	\$307,944	\$345,000	0	0	0	0	0	0	0	0	0	0	2	22.22	2
Bratenahl	New Construction (inferred)	2	\$207,500	\$207,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	One Family	102	\$427,393	\$400,250	0	0	0	0	0	0	0	0	0	0	4	3.92	4
Brecksville	Condominium	27	\$172,389	\$135,500	0	0	5	18.52	3	11.11	3	11.11	1	3.7	2	7.41	2
Brecksville	New Construction (inferred)	13	\$285,294	\$235,000	0	0	0	0	0	0	0	0	1	7.69	2	15.38	0
Broadview Heights	One Family	119	\$329,659	\$312,500	0	0	1	0.84	0	0	1	0.84	0	0	0	0	11
Broadview Heights	Condominium	57	\$132,613	\$137,000	1	1.75	6	10.53	4	7.02	4	7.02	8	14.04	23	40.35	4
Broadview Heights	New Construction (inferred)	16	\$272,466	\$167,500	0	0	0	0	1	6.25	1	6.25	0	0	2	12.5	7
Brook Park	One Family	161	\$154,698	\$160,000	0	0	2	1.24	4	2.48	11	6.83	21	13.04	28	17.39	81
Brook Park	Condominium	12	\$114,367	\$115,000	0	0	0	0	2	16.67	0	0	8	66.67	1	8.33	1
Brook Park	New Construction (inferred)	1	\$284,500	\$284,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn	One Family	87	\$142,415	\$144,000	0	0	2	2.3	3	3.45	11	12.64	10	11.49	25	28.74	33

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Area	Type of Property	Number of Sales	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	135	11.85	30	22.22	84	62.22
Bay Village	Condominium	5	0	0	0	4	80
Bay Village	New Construction (inferred)	3	0	0	0	1	33.33
Beachwood	One Family	113	3.54	15	13.27	94	83.19
Beachwood	Condominium	22	9.09	1	4.55	17	77.27
Beachwood	New Construction (inferred)	1	0	0	0	1	100
Bedford	One Family	116	18.97	6	5.17	1	0.86
Bedford	Two Family	6	16.67	0	0	0	0
Bedford	Condominium	10	0	0	0	0	0
Bedford Heights	One Family	50	34	6	12	2	4
Bedford Heights	Condominium	1	0	0	0	0	0
Bentleyville	One Family	14	0	0	0	14	100
Bentleyville	Two Family	1	0	0	0	1	100
Bentleyville	New Construction (inferred)	2	0	0	0	1	50
Berea	One Family	143	36.36	29	20.28	20	13.99
Berea	Two Family	6	50	0	0	1	16.67
Berea	Condominium	9	0	0	0	0	0
Berea	New Construction (inferred)	1	0	0	0	0	0
Bratenahl	One Family	19	5.26	1	5.26	15	78.95
Bratenahl	Two Family	1	100	0	0	0	0
Bratenahl	Condominium	9	22.22	0	0	5	55.56
Bratenahl	New Construction (inferred)	2	50	1	50	0	0
Brecksville	One Family	102	3.92	14	13.73	80	78.43
Brecksville	Condominium	27	7.41	5	18.52	6	22.22
Brecksville	New Construction (inferred)	13	0	5	38.46	5	38.46
Broadview Heights	One Family	119	9.24	24	20.17	82	68.91
Broadview Heights	Condominium	57	7.02	5	8.77	2	3.51
Broadview Heights	New Construction (inferred)	16	43.75	1	6.25	4	25
Brook Park	One Family	161	50.31	12	7.45	2	1.24
Brook Park	Condominium	12	8.33	0	0	0	0
Brook Park	New Construction (inferred)	1	0	0	0	1	100
Brooklyn	One Family	87	37.93	3	3.45	0	0

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Brooklyn	Two Family	2	\$193,050	\$193,050	0	0	0	0	0	0	0	0	0	0	0	0	1
Brooklyn Heights	One Family	12	\$211,462	\$213,750	0	0	0	0	0	0	0	0	1	8.33	3	25	1
Chagrin Falls	One Family	50	\$485,738	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls	Condominium	11	\$313,645	\$189,000	1	9.09	2	18.18	1	9.09	1	9.09	0	0	0	0	1
Chagrin Falls	New Construction (inferred)	1	\$180,000	\$180,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls Township	One Family	2	\$962,500	\$962,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	1985	\$108,963	\$85,350	410	20.65	323	16.27	259	13.05	165	8.31	195	9.82	239	12.04	180
Cleveland	Two Family	795	\$87,987	\$70,000	217	27.3	142	17.86	141	17.74	91	11.45	52	6.54	53	6.67	46
Cleveland	Condominium	135	\$252,359	\$204,000	1	0.74	2	1.48	6	4.44	6	4.44	8	5.93	29	21.48	15
Cleveland Heights	One Family	454	\$187,286	\$160,000	4	0.88	21	4.63	31	6.83	39	8.59	49	10.79	58	12.78	106
Cleveland Heights	Two Family	66	\$199,747	\$184,000	0	0	0	0	2	3.03	6	9.09	6	9.09	7	10.61	18
Cleveland Heights	Condominium	34	\$179,996	\$143,250	1	2.94	0	0	3	8.82	1	2.94	8	23.53	5	14.71	7
Cleveland Heights	New Construction (inferred)	2	\$244,000	\$244,000	0	0	0	0	0	0	0	0	1	50	0	0	0
Cuyahoga Heights	One Family	2	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	50	1
Cuyahoga Heights	Two Family	2	\$155,000	\$155,000	0	0	0	0	0	0	1	50	0	0	0	0	0
East Cleveland	One Family	36	\$83,144	\$61,500	16	44.44	2	5.56	5	13.89	1	2.78	2	5.56	2	5.56	5
East Cleveland	Two Family	25	\$45,216	\$38,000	18	72	3	12	1	4	1	4	1	4	0	0	1
Euclid	One Family	404	\$111,970	\$114,500	22	5.45	45	11.14	54	13.37	65	16.09	62	15.35	90	22.28	57
Euclid	Two Family	24	\$117,408	\$125,000	1	4.17	2	8.33	1	4.17	3	12.5	6	25	10	41.67	1
Euclid	Condominium	38	\$47,962	\$41,750	23	60.53	9	23.68	4	10.53	0	0	1	2.63	1	2.63	0
Euclid	New Construction (inferred)	1	\$228,900	\$228,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairview Park	One Family	147	\$236,423	\$230,000	0	0	0	0	1	0.68	2	1.36	1	0.68	7	4.76	38
Fairview Park	Two Family	3	\$232,667	\$248,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Fairview Park	Condominium	10	\$112,340	\$113,250	0	0	1	10	1	10	1	10	4	40	3	30	0
Garfield Heights	One Family	304	\$98,933	\$96,250	21	6.91	52	17.11	44	14.47	53	17.43	55	18.09	61	20.07	17
Garfield Heights	Two Family	32	\$102,690	\$97,500	0	0	1	3.13	9	28.13	8	25	8	25	5	15.63	1
Gates Mills	One Family	28	\$673,298	\$600,625	0	0	0	0	0	0	0	0	0	0	0	0	1
Gates Mills	Two Family	1	\$425,000	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Gates Mills	New Construction (inferred)	1	\$805,000	\$805,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	1	\$110,000	\$110,000	0	0	0	0	0	0	0	0	1	100	0	0	0

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Brooklyn	Two Family	2	50	1	50	0	0
Brooklyn Heights	One Family	12	8.33	3	25	4	33.33
Chagrin Falls	One Family	50	2	6	12	43	86
Chagrin Falls	Condominium	11	9.09	0	0	5	45.45
Chagrin Falls	New Construction (inferred)	1	100	0	0	0	0
Chagrin Falls Township	One Family	2	0	0	0	2	100
Cleveland	One Family	1985	9.07	88	4.43	126	6.35
Cleveland	Two Family	795	5.79	23	2.89	30	3.77
Cleveland	Condominium	135	11.11	17	12.59	51	37.78
Cleveland Heights	One Family	454	23.35	56	12.33	90	19.82
Cleveland Heights	Two Family	66	27.27	16	24.24	11	16.67
Cleveland Heights	Condominium	34	20.59	4	11.76	5	14.71
Cleveland Heights	New Construction (inferred)	2	0	0	0	1	50
Cuyahoga Heights	One Family	2	50	0	0	0	0
Cuyahoga Heights	Two Family	2	0	1	50	0	0
East Cleveland	One Family	36	13.89	3	8.33	0	0
East Cleveland	Two Family	25	4	0	0	0	0
Euclid	One Family	404	14.11	5	1.24	4	0.99
Euclid	Two Family	24	4.17	0	0	0	0
Euclid	Condominium	38	0	0	0	0	0
Euclid	New Construction (inferred)	1	0	1	100	0	0
Fairview Park	One Family	147	25.85	46	31.29	52	35.37
Fairview Park	Two Family	3	33.33	1	33.33	1	33.33
Fairview Park	Condominium	10	0	0	0	0	0
Garfield Heights	One Family	304	5.59	1	0.33	0	0
Garfield Heights	Two Family	32	3.13	0	0	0	0
Gates Mills	One Family	28	3.57	0	0	27	96.43
Gates Mills	Two Family	1	0	0	0	1	100
Gates Mills	New Construction (inferred)	1	0	0	0	1	100
Glenwillow	One Family	1	0	0	0	0	0

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Highland Heights	One Family	75	\$347,429	\$350,000	0	0	0	0	0	0	0	0	2	2.67	6	8	9
Highland Heights	Condominium	2	\$315,000	\$315,000	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	\$71,500	\$71,500	0	0	1	50	1	50	0	0	0	0	0	0	0
Hunting Valley	One Family	3	\$1,878,867	\$1,536,600	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	New Construction (inferred)	1	\$800,000	\$800,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	41	\$376,480	\$297,000	0	0	0	0	0	0	0	0	0	0	1	2.44	5
Independence	New Construction (inferred)	7	\$585,425	\$578,345	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	256	\$278,562	\$265,000	0	0	3	1.17	1	0.39	6	2.34	10	3.91	11	4.3	36
Lakewood	Two Family	121	\$253,475	\$250,000	0	0	0	0	0	0	2	1.65	0	0	4	3.31	16
Lakewood	Condominium	101	\$128,500	\$115,000	9	8.91	17	16.83	14	13.86	7	6.93	12	11.88	12	11.88	15
Lakewood	New Construction (inferred)	2	\$185,500	\$185,500	0	0	0	0	0	0	1	50	0	0	0	0	0
Lyndhurst	One Family	208	\$199,933	\$185,500	0	0	1	0.48	4	1.92	4	1.92	9	4.33	24	11.54	83
Lyndhurst	Two Family	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Lyndhurst	Condominium	20	\$186,155	\$132,250	0	0	3	15	1	5	4	20	1	5	4	20	1
Maple Heights	One Family	249	\$88,375	\$87,000	19	7.63	50	20.08	51	20.48	49	19.68	47	18.88	28	11.24	5
Maple Heights	Two Family	4	\$118,225	\$105,450	0	0	0	0	2	50	0	0	0	0	1	25	1
Maple Heights	Condominium	4	\$35,100	\$35,250	4	100	0	0	0	0	0	0	0	0	0	0	0
Mayfield	One Family	38	\$303,171	\$277,500	0	0	0	0	0	0	1	2.63	1	2.63	1	2.63	2
Mayfield	New Construction (inferred)	3	\$90,000	\$80,000	0	0	0	0	2	66.67	0	0	1	33.33	0	0	0
Mayfield Heights	One Family	176	\$189,092	\$173,500	0	0	2	1.14	1	0.57	7	3.98	17	9.66	32	18.18	61
Mayfield Heights	Condominium	39	\$163,431	\$146,000	0	0	1	2.56	0	0	4	10.26	7	17.95	11	28.21	7
Mayfield Heights	New Construction (inferred)	1	\$790,000	\$790,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Middleburg Heights	One Family	117	\$216,134	\$212,000	0	0	0	0	0	0	1	0.85	2	1.71	16	13.68	28
Middleburg Heights	Condominium	25	\$102,772	\$94,000	0	0	3	12	8	32	4	16	2	8	6	24	2
Middleburg Heights	New Construction (inferred)	8	\$265,206	\$295,000	0	0	0	0	1	12.5	0	0	0	0	0	0	1
Moreland Hills	One Family	34	\$658,458	\$652,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Two Family	1	\$625,000	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	2	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Moreland Hills	New Construction (inferred)	1	\$300,600	\$300,600	0	0	0	0	0	0	0	0	0	0	0	0	0

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Highland Heights	One Family	75	12	3	4	55	73.33
Highland Heights	Condominium	2	0	0	0	2	100
Highland Heights	New Construction (inferred)	1	0	0	0	0	0
Highland Hills	One Family	2	0	0	0	0	0
Hunting Valley	One Family	3	0	0	0	3	100
Hunting Valley	New Construction (inferred)	1	0	0	0	1	100
Independence	One Family	41	12.2	8	19.51	27	65.85
Independence	New Construction (inferred)	7	0	0	0	7	100
Lakewood	One Family	256	14.06	45	17.58	144	56.25
Lakewood	Two Family	121	13.22	41	33.88	58	47.93
Lakewood	Condominium	101	14.85	4	3.96	11	10.89
Lakewood	New Construction (inferred)	2	0	0	0	1	50
Lyndhurst	One Family	208	39.9	48	23.08	35	16.83
Lyndhurst	Two Family	1	100	0	0	0	0
Lyndhurst	Condominium	20	5	0	0	6	30
Maple Heights	One Family	249	2.01	0	0	0	0
Maple Heights	Two Family	4	25	0	0	0	0
Maple Heights	Condominium	4	0	0	0	0	0
Mayfield	One Family	38	5.26	6	15.79	27	71.05
Mayfield	New Construction (inferred)	3	0	0	0	0	0
Mayfield Heights	One Family	176	34.66	30	17.05	26	14.77
Mayfield Heights	Condominium	39	17.95	3	7.69	6	15.38
Mayfield Heights	New Construction (inferred)	1	0	0	0	1	100
Middleburg Heights	One Family	117	23.93	37	31.62	33	28.21
Middleburg Heights	Condominium	25	8	0	0	0	0
Middleburg Heights	New Construction (inferred)	8	12.5	0	0	6	75
Moreland Hills	One Family	34	0	0	0	34	100
Moreland Hills	Two Family	1	0	0	0	1	100
Moreland Hills	Condominium	2	100	0	0	0	0
Moreland Hills	New Construction (inferred)	1	0	0	0	1	100

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Newburgh Heights	One Family	18	\$77,947	\$68,250	2	11.11	7	38.89	1	5.56	3	16.67	5	27.78	0	0	0
Newburgh Heights	Two Family	8	\$69,188	\$72,000	2	25	2	25	0	0	4	50	0	0	0	0	0
Newburgh Heights	New Construction (inferred)	1	\$72,000	\$72,000	0	0	0	0	1	100	0	0	0	0	0	0	0
North Olmsted	One Family	234	\$217,870	\$215,750	0	0	1	0.43	0	0	8	3.42	2	0.85	25	10.68	62
North Olmsted	Condominium	67	\$97,207	\$75,000	9	13.43	14	20.9	18	26.87	4	5.97	9	13.43	3	4.48	2
North Randall	One Family	2	\$117,500	\$117,500	0	0	0	0	1	50	0	0	0	0	0	0	1
North Royalton	One Family	146	\$290,867	\$275,500	0	0	2	1.37	0	0	3	2.05	1	0.68	3	2.05	23
North Royalton	Two Family	2	\$266,750	\$266,750	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Condominium	69	\$105,227	\$102,990	3	4.35	8	11.59	13	18.84	14	20.29	13	18.84	10	14.49	7
North Royalton	New Construction (inferred)	26	\$351,677	\$458,740	0	0	2	7.69	2	7.69	1	3.85	2	7.69	1	3.85	2
Oakwood	One Family	18	\$153,147	\$155,000	0	0	1	5.56	2	11.11	1	5.56	2	11.11	3	16.67	6
Olmsted Falls	One Family	67	\$239,367	\$225,000	0	0	1	1.49	0	0	2	2.99	0	0	0	0	15
Olmsted Falls	Condominium	29	\$137,145	\$130,000	0	0	1	3.45	0	0	4	13.79	6	20.69	8	27.59	8
Olmsted Falls	New Construction (inferred)	10	\$256,983	\$326,548	0	0	2	20	0	0	1	10	0	0	0	0	0
Olmsted Township	One Family	81	\$258,318	\$251,500	1	1.23	0	0	1	1.23	3	3.7	1	1.23	2	2.47	12
Olmsted Township	Condominium	1	\$94,000	\$94,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Olmsted Township	New Construction (inferred)	10	\$203,741	\$222,627	0	0	2	20	0	0	0	0	0	0	1	10	0
Orange	One Family	19	\$473,295	\$435,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Orange	Condominium	10	\$471,674	\$455,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	12	\$603,274	\$605,428	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	735	\$159,555	\$155,000	2	0.27	8	1.09	28	3.81	54	7.35	64	8.71	181	24.63	285
Parma	Two Family	30	\$177,970	\$185,750	0	0	0	0	0	0	1	3.33	1	3.33	4	13.33	18
Parma	Condominium	29	\$106,466	\$112,000	0	0	6	20.69	5	17.24	2	6.9	8	27.59	4	13.79	3
Parma	New Construction (inferred)	4	\$185,988	\$185,000	0	0	0	0	2	50	0	0	0	0	0	0	0
Parma Heights	One Family	167	\$163,423	\$165,000	0	0	1	0.6	10	5.99	6	3.59	13	7.78	22	13.17	92
Parma Heights	Two Family	3	\$225,000	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Parma Heights	Condominium	10	\$76,450	\$66,500	0	0	5	50	2	20	2	20	1	10	0	0	0
Parma Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	76	\$550,103	\$504,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	6	\$673,317	\$675,950	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	71	\$185,158	\$184,500	0	0	0	0	2	2.82	3	4.23	3	4.23	14	19.72	22

Residential Sales Price Distribution for the Suburbs, YTD July 2021

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Newburgh Heights	One Family	18	0	0	0	0	0
Newburgh Heights	Two Family	8	0	0	0	0	0
Newburgh Heights	New Construction (inferred)	1	0	0	0	0	0
North Olmsted	One Family	234	26.5	61	26.07	75	32.05
North Olmsted	Condominium	67	2.99	8	11.94	0	0
North Randall	One Family	2	50	0	0	0	0
North Royalton	One Family	146	15.75	31	21.23	83	56.85
North Royalton	Two Family	2	0	0	0	2	100
North Royalton	Condominium	69	10.14	0	0	1	1.45
North Royalton	New Construction (inferred)	26	7.69	0	0	16	61.54
Oakwood	One Family	18	33.33	2	11.11	1	5.56
Olmsted Falls	One Family	67	22.39	22	32.84	27	40.3
Olmsted Falls	Condominium	29	27.59	2	6.9	0	0
Olmsted Falls	New Construction (inferred)	10	0	0	0	7	70
Olmsted Township	One Family	81	14.81	20	24.69	41	50.62
Olmsted Township	Condominium	1	0	0	0	0	0
Olmsted Township	New Construction (inferred)	10	0	5	50	2	20
Orange	One Family	19	10.53	1	5.26	16	84.21
Orange	Condominium	10	0	0	0	10	100
Orange	New Construction (inferred)	12	0	0	0	12	100
Parma	One Family	735	38.78	81	11.02	32	4.35
Parma	Two Family	30	60	6	20	0	0
Parma	Condominium	29	10.34	1	3.45	0	0
Parma	New Construction (inferred)	4	0	0	0	2	50
Parma Heights	One Family	167	55.09	17	10.18	6	3.59
Parma Heights	Two Family	3	33.33	2	66.67	0	0
Parma Heights	Condominium	10	0	0	0	0	0
Parma Heights	New Construction (inferred)	1	0	0	0	0	0
Pepper Pike	One Family	76	0	2	2.63	74	97.37
Pepper Pike	New Construction (inferred)	6	0	0	0	6	100
Richmond Heights	One Family	71	30.99	18	25.35	9	12.68

Residential Sales Price Distribution for the Suburbs, YTD July 2021

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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
Richmond Heights	Condominium	13	\$124,777	\$135,000	0	0	2	15.38	0	0	2	15.38	1	7.69	6	46.15	2
Rocky River	One Family	142	\$451,070	\$379,950	0	0	0	0	1	0.7	0	0	0	0	0	0	10
Rocky River	Two Family	1	\$249,900	\$249,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	73	\$169,121	\$105,000	3	4.11	14	19.18	12	16.44	8	10.96	2	2.74	4	5.48	5
Seven Hills	One Family	91	\$229,943	\$230,000	0	0	1	1.1	2	2.2	1	1.1	2	2.2	6	6.59	18
Seven Hills	Condominium	1	\$200,700	\$200,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaker Heights	One Family	264	\$354,826	\$319,000	1	0.38	1	0.38	6	2.27	4	1.52	2	0.76	13	4.92	26
Shaker Heights	Two Family	36	\$177,571	\$181,250	0	0	1	2.78	1	2.78	1	2.78	1	2.78	4	11.11	15
Shaker Heights	Condominium	41	\$103,046	\$80,000	11	26.83	5	12.2	5	12.2	4	9.76	2	4.88	3	7.32	7
Shaker Heights	New Construction (inferred)	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Solon	One Family	198	\$404,028	\$348,950	0	0	0	0	0	0	0	0	1	0.51	2	1.01	7
Solon	Two Family	1	\$125,000	\$125,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Solon	Condominium	4	\$214,250	\$195,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Solon	New Construction (inferred)	19	\$163,658	\$165,000	0	0	1	5.26	2	10.53	2	10.53	2	10.53	2	10.53	4
South Euclid	One Family	273	\$145,146	\$136,000	4	1.47	5	1.83	21	7.69	39	14.29	43	15.75	54	19.78	71
South Euclid	Two Family	8	\$161,787	\$155,500	0	0	0	0	0	0	0	0	1	12.5	2	25	3
South Euclid	Condominium	23	\$78,165	\$59,000	7	30.43	9	39.13	2	8.7	2	8.7	0	0	0	0	0
Strongsville	One Family	334	\$304,072	\$285,050	0	0	0	0	0	0	2	0.6	2	0.6	9	2.69	39
Strongsville	Two Family	2	\$192,000	\$192,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	30	\$168,330	\$172,150	0	0	0	0	1	3.33	0	0	2	6.67	7	23.33	15
Strongsville	New Construction (inferred)	22	\$358,706	\$408,361	0	0	0	0	2	9.09	2	9.09	0	0	1	4.55	0
University Heights	One Family	183	\$213,864	\$210,000	0	0	0	0	1	0.55	6	3.28	7	3.83	16	8.74	56
University Heights	Two Family	19	\$178,147	\$170,000	0	0	0	0	0	0	1	5.26	0	0	2	10.53	12
University Heights	Condominium	2	\$160,000	\$160,000	0	0	0	0	0	0	0	0	0	0	0	0	2
University Heights	New Construction (inferred)	1	\$300,238	\$300,238	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	6	\$309,500	\$348,000	0	0	0	0	0	0	0	0	0	0	1	16.67	0
Valley View	Two Family	1	\$149,000	\$149,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Walton Hills	One Family	10	\$264,200	\$252,750	0	0	0	0	0	0	0	0	0	0	0	0	0
Walton Hills	New Construction (inferred)	4	\$88,600	\$74,700	0	0	1	25	2	50	0	0	0	0	1	25	0
Warrensville Heights	One Family	62	\$102,910	\$93,700	4	6.45	7	11.29	18	29.03	9	14.52	9	14.52	9	14.52	2
Warrensville Heights	Two Family	1	\$58,000	\$58,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Warrensville Heights	Condominium	38	\$36,145	\$32,500	31	81.58	7	18.42	0	0	0	0	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD July 2021

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

Area	Type of Property	Number of Sales	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Richmond Heights	Condominium	13	15.38	0	0	0	0
Rocky River	One Family	142	7.04	7	4.93	124	87.32
Rocky River	Two Family	1	0	1	100	0	0
Rocky River	Condominium	73	6.85	8	10.96	17	23.29
Seven Hills	One Family	91	19.78	31	34.07	30	32.97
Seven Hills	Condominium	1	0	1	100	0	0
Shaker Heights	One Family	264	9.85	32	12.12	179	67.8
Shaker Heights	Two Family	36	41.67	13	36.11	0	0
Shaker Heights	Condominium	41	17.07	3	7.32	1	2.44
Shaker Heights	New Construction (inferred)	1	0	0	0	0	0
Solon	One Family	198	3.54	28	14.14	160	80.81
Solon	Two Family	1	0	0	0	0	0
Solon	Condominium	4	50	1	25	1	25
Solon	New Construction (inferred)	19	21.05	5	26.32	1	5.26
South Euclid	One Family	273	26.01	21	7.69	15	5.49
South Euclid	Two Family	8	37.5	2	25	0	0
South Euclid	Condominium	23	0	3	13.04	0	0
Strongsville	One Family	334	11.68	64	19.16	218	65.27
Strongsville	Two Family	2	50	1	50	0	0
Strongsville	Condominium	30	50	5	16.67	0	0
Strongsville	New Construction (inferred)	22	0	1	4.55	16	72.73
University Heights	One Family	183	30.6	46	25.14	51	27.87
University Heights	Two Family	19	63.16	4	21.05	0	0
University Heights	Condominium	2	100	0	0	0	0
University Heights	New Construction (inferred)	1	0	0	0	1	100
Valley View	One Family	6	0	0	0	5	83.33
Valley View	Two Family	1	0	0	0	0	0
Walton Hills	One Family	10	0	5	50	5	50
Walton Hills	New Construction (inferred)	4	0	0	0	0	0
Warrensville Heights	One Family	62	3.23	4	6.45	0	0
Warrensville Heights	Two Family	1	0	0	0	0	0
Warrensville Heights	Condominium	38	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD July 2021

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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
Westlake	One Family	183	\$425,790	\$376,000	0	0	0	0	0	0	1	0.55	1	0.55	5	2.73	15
Westlake	Condominium	101	\$233,212	\$175,000	0	0	4	3.96	4	3.96	6	5.94	15	14.85	16	15.84	15
Westlake	New Construction (inferred)	22	\$343,715	\$327,220	0	0	0	0	0	0	0	0	1	4.55	0	0	6
Woodmere	One Family	3	\$237,833	\$230,000	0	0	0	0	0	0	0	0	0	0	0	0	1
City of Cleveland	One Family	1985	\$108,963	\$85,350	410	20.65	323	16.27	259	13.05	165	8.31	195	9.82	239	12.04	180
City of Cleveland	Two Family	795	\$87,987	\$70,000	217	27.3	142	17.86	141	17.74	91	11.45	52	6.54	53	6.67	46
City of Cleveland	Condominium	135	\$252,359	\$204,000	1	0.74	2	1.48	6	4.44	6	4.44	8	5.93	29	21.48	15
Eastern Suburbs	One Family	3581	\$222,466	\$161,000	94	2.62	212	5.92	266	7.43	315	8.8	342	9.55	432	12.06	586
Eastern Suburbs	Two Family	238	\$150,008	\$142,850	21	8.82	10	4.2	17	7.14	26	10.92	25	10.5	34	14.29	55
Eastern Suburbs	Condominium	323	\$148,494	\$109,900	81	25.08	40	12.38	17	5.26	22	6.81	22	6.81	33	10.22	35
Eastern Suburbs	New Construction (inferred)	61	\$342,407	\$225,000	0	0	2	3.28	7	11.48	2	3.28	4	6.56	6	9.84	6
Western Suburbs	One Family	3500	\$251,521	\$213,400	4	0.11	23	0.66	56	1.6	118	3.37	145	4.14	368	10.51	876
Western Suburbs	Two Family	170	\$235,123	\$230,579	0	0	0	0	0	0	4	2.35	1	0.59	9	5.29	41
Western Suburbs	Condominium	656	\$145,809	\$120,000	25	3.81	87	13.26	90	13.72	62	9.45	91	13.87	101	15.4	79
Western Suburbs	New Construction (inferred)	146	\$314,243	\$301,975	0	0	8	5.48	10	6.85	6	4.11	4	2.74	7	4.79	16
Total: All Suburbs	One Family	7081	\$236,827	\$190,000	98	1.38	235	3.32	322	4.55	433	6.11	487	6.88	800	11.3	1462
Total: All Suburbs	Two Family	408	\$185,473	\$185,000	21	5.15	10	2.45	17	4.17	30	7.35	26	6.37	43	10.54	96
Total: All Suburbs	Condominium	979	\$146,695	\$119,900	106	10.83	127	12.97	107	10.93	84	8.58	113	11.54	134	13.69	114
Total: All Suburbs	New Construction (inferred)	207	\$322,543	\$281,000	0	0	10	4.83	17	8.21	8	3.86	8	3.86	13	6.28	22
Total: Cuyahoga County	One Family	9066	\$208,831	\$167,000	508	5.6	558	6.15	581	6.41	598	6.6	682	7.52	1039	11.46	1642
Total: Cuyahoga County	Two Family	1203	\$121,049	\$94,600	238	19.78	152	12.64	158	13.13	121	10.06	78	6.48	96	7.98	142
Total: Cuyahoga County	Condominium	1114	\$159,500	\$125,000	107	9.61	129	11.58	113	10.14	90	8.08	121	10.86	163	14.63	129
Total: Cuyahoga County	New Construction (inferred)	207	\$322,543	\$281,000	0	0	10	4.83	17	8.21	8	3.86	8	3.86	13	6.28	22

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Area	Type of Property	Number of Sales	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Westlake	One Family	183	8.2	22	12.02	139	75.96
Westlake	Condominium	101	14.85	6	5.94	35	34.65
Westlake	New Construction (inferred)	22	27.27	2	9.09	13	59.09
Woodmere	One Family	3	33.33	1	33.33	1	33.33
City of Cleveland	One Family	1985	9.07	88	4.43	126	6.35
City of Cleveland	Two Family	795	5.79	23	2.89	30	3.77
City of Cleveland	Condominium	135	11.11	17	12.59	51	37.78
Eastern Suburbs	One Family	3581	16.36	346	9.66	988	27.59
Eastern Suburbs	Two Family	238	23.11	36	15.13	14	5.88
Eastern Suburbs	Condominium	323	10.84	15	4.64	58	17.96
Eastern Suburbs	New Construction (inferred)	61	9.84	7	11.48	27	44.26
Western Suburbs	One Family	3500	25.03	607	17.34	1303	37.23
Western Suburbs	Two Family	170	24.12	53	31.18	62	36.47
Western Suburbs	Condominium	656	12.04	45	6.86	76	11.59
Western Suburbs	New Construction (inferred)	146	10.96	14	9.59	81	55.48
Total: All Suburbs	One Family	7081	20.65	953	13.46	2291	32.35
Total: All Suburbs	Two Family	408	23.53	89	21.81	76	18.63
Total: All Suburbs	Condominium	979	11.64	60	6.13	134	13.69
Total: All Suburbs	New Construction (inferred)	207	10.63	21	10.14	108	52.17
Total: Cuyahoga County	One Family	9066	18.11	1041	11.48	2417	26.66
Total: Cuyahoga County	Two Family	1203	11.8	112	9.31	106	8.81
Total: Cuyahoga County	Condominium	1114	11.58	77	6.91	185	16.61
Total: Cuyahoga County	New Construction (inferred)	207	10.63	21	10.14	108	52.17