

Residential Sales Price Distribution for the Suburbs, YTD September 2023

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
Bay Village	One Family	187	\$445,404	\$369,000	0	0	0	0	1	0.53	0	0	1	0.53	1	0.53	13
Bay Village	Condominium	8	\$469,125	\$494,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	2	\$462,500	\$462,500	0	0	0	0	0	0	0	0	0	0	1	50	0
Beachwood	One Family	88	\$499,772	\$450,000	0	0	0	0	0	0	0	0	0	0	0	0	3
Beachwood	Condominium	37	\$387,412	\$385,000	0	0	0	0	0	0	0	0	0	0	1	2.7	5
Beachwood	New Construction (inferred)	3	\$256,667	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	127	\$138,120	\$139,900	3	2.36	4	3.15	11	8.66	17	13.39	17	13.39	30	23.62	33
Bedford	Two Family	12	\$163,783	\$167,500	0	0	0	0	1	8.33	0	0	2	16.67	1	8.33	6
Bedford	Condominium	11	\$101,000	\$105,000	0	0	2	18.18	2	18.18	2	18.18	2	18.18	2	18.18	1
Bedford	New Construction (inferred)	7	\$154,371	\$199,900	0	0	2	28.57	0	0	0	0	0	0	0	0	4
Bedford Heights	One Family	83	\$156,487	\$165,000	0	0	1	1.2	7	8.43	10	12.05	8	9.64	11	13.25	31
Bedford Heights	Condominium	4	\$98,500	\$100,500	0	0	1	25	0	0	2	50	0	0	1	25	0
Bedford Heights	New Construction (inferred)	2	\$118,250	\$118,250	0	0	0	0	0	0	1	50	0	0	1	50	0
Bentleyville	One Family	10	\$909,442	\$893,955	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	205	\$227,575	\$216,800	0	0	0	0	1	0.49	4	1.95	9	4.39	14	6.83	55
Berea	Two Family	4	\$197,125	\$199,250	0	0	0	0	0	0	0	0	0	0	0	0	2
Berea	Condominium	16	\$108,544	\$115,000	3	18.75	2	12.5	1	6.25	2	12.5	0	0	4	25	3
Berea	New Construction (inferred)	3	\$88,333	\$70,000	0	0	0	0	2	66.67	0	0	1	33.33	0	0	0
Bratenahl	One Family	13	\$739,089	\$475,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bratenahl	Two Family	6	\$618,917	\$275,000	0	0	0	0	0	0	0	0	1	16.67	0	0	0
Bratenahl	Condominium	27	\$370,061	\$295,000	0	0	0	0	0	0	0	0	2	7.41	1	3.7	2
Bratenahl	New Construction (inferred)	2	\$167,500	\$167,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Brecksville	One Family	101	\$435,831	\$390,000	0	0	0	0	0	0	0	0	0	0	2	1.98	4
Brecksville	Two Family	1	\$174,000	\$174,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	Condominium	40	\$224,700	\$219,000	0	0	1	2.5	1	2.5	1	2.5	6	15	3	7.5	6
Brecksville	New Construction (inferred)	12	\$484,222	\$531,185	0	0	0	0	0	0	1	8.33	0	0	1	8.33	0
Broadview Heights	One Family	120	\$362,150	\$350,000	0	0	0	0	0	0	2	1.67	1	0.83	0	0	3
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0	0	0	0	0	1	100	0	0	0
Broadview Heights	Condominium	62	\$169,515	\$153,000	0	0	0	0	6	9.68	5	8.06	12	19.35	6	9.68	16
Broadview Heights	New Construction (inferred)	20	\$329,270	\$280,900	0	0	1	5	1	5	1	5	1	5	1	5	0
Brook Park	One Family	176	\$194,219	\$195,500	0	0	1	0.57	1	0.57	8	4.55	8	4.55	18	10.23	64
Brook Park	Condominium	15	\$133,254	\$140,000	0	0	1	6.67	1	6.67	0	0	1	6.67	10	66.67	2
Brook Park	New Construction (inferred)	1	\$291,500	\$291,500	0	0	0	0	0	0	0	0	0	0	0	0	0

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Brooklyn	One Family	101	\$165,663	\$165,000	2	1.98	3	2.97	3	2.97	3	2.97	9	8.91	17	16.83	40
Brooklyn	Two Family	2	\$100,000	\$100,000	0	0	0	0	0	0	2	100	0	0	0	0	0
Brooklyn	New Construction (inferred)	1	\$60,000	\$60,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Brooklyn Heights	One Family	11	\$216,616	\$207,000	0	0	0	0	0	0	0	0	1	9.09	1	9.09	3
Chagrin Falls	One Family	49	\$603,103	\$550,000	0	0	0	0	0	0	0	0	0	0	1	2.04	0
Chagrin Falls	Two Family	1	\$185,000	\$185,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls	Condominium	25	\$315,960	\$303,000	0	0	1	4	2	8	3	12	1	4	0	0	2
Chagrin Falls	New Construction (inferred)	2	\$209,000	\$209,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	2909	\$114,982	\$85,000	569	19.56	460	15.81	429	14.75	253	8.7	236	8.11	304	10.45	348
Cleveland	Two Family	1120	\$102,969	\$82,500	230	20.54	188	16.79	169	15.09	114	10.18	109	9.73	105	9.38	108
Cleveland	Condominium	280	\$164,418	\$89,100	119	42.5	15	5.36	5	1.79	8	2.86	12	4.29	14	5	26
Cleveland Heights	One Family	542	\$219,034	\$185,000	8	1.48	22	4.06	35	6.46	33	6.09	43	7.93	46	8.49	124
Cleveland Heights	Two Family	63	\$213,124	\$205,000	1	1.59	1	1.59	3	4.76	1	1.59	5	7.94	6	9.52	13
Cleveland Heights	Condominium	30	\$148,213	\$108,000	0	0	0	0	7	23.33	7	23.33	4	13.33	6	20	3
Cleveland Heights	New Construction (inferred)	1	\$171,000	\$171,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Cuyahoga Heights	One Family	7	\$201,343	\$210,000	0	0	0	0	0	0	0	0	0	0	0	0	3
East Cleveland	One Family	40	\$65,413	\$51,500	16	40	14	35	2	5	2	5	0	0	2	5	3
East Cleveland	Two Family	41	\$43,772	\$35,100	24	58.54	8	19.51	3	7.32	3	7.32	2	4.88	1	2.44	0
Euclid	One Family	566	\$124,569	\$120,000	19	3.36	51	9.01	73	12.9	83	14.66	80	14.13	86	15.19	145
Euclid	Two Family	30	\$148,458	\$150,000	1	3.33	1	3.33	0	0	1	3.33	2	6.67	12	40	10
Euclid	Condominium	47	\$59,352	\$52,000	17	36.17	14	29.79	10	21.28	3	6.38	1	2.13	1	2.13	1
Euclid	New Construction (inferred)	8	\$226,751	\$247,500	0	0	0	0	1	12.5	0	0	0	0	0	0	0
Fairview Park	One Family	165	\$281,535	\$258,000	0	0	2	1.21	1	0.61	1	0.61	3	1.82	5	3.03	26
Fairview Park	Two Family	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairview Park	Condominium	18	\$143,167	\$161,500	1	5.56	2	11.11	0	0	0	0	3	16.67	0	0	12
Fairview Park	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Garfield Heights	One Family	449	\$110,851	\$114,900	19	4.23	49	10.91	92	20.49	44	9.8	69	15.37	104	23.16	64
Garfield Heights	Two Family	45	\$132,664	\$135,000	0	0	2	4.44	3	6.67	3	6.67	6	13.33	21	46.67	10
Garfield Heights	Condominium	1	\$103,000	\$103,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Garfield Heights	New Construction (inferred)	3	\$144,000	\$165,000	0	0	0	0	0	0	1	33.33	0	0	0	0	2

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Gates Mills	One Family	32	\$833,173	\$769,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Gates Mills	New Construction (inferred)	1	\$950,000	\$950,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	4	\$365,475	\$408,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Glenwillow	New Construction (inferred)	3	\$108,333	\$110,000	0	0	0	0	0	0	1	33.33	2	66.67	0	0	0
Highland Heights	One Family	79	\$412,001	\$410,000	0	0	0	0	0	0	2	2.53	0	0	0	0	5
Highland Heights	Condominium	5	\$329,140	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	9	\$241,389	\$175,000	0	0	1	11.11	0	0	0	0	1	11.11	0	0	5
Highland Hills	One Family	4	\$98,000	\$104,000	1	25	0	0	0	0	1	25	1	25	1	25	0
Hunting Valley	One Family	3	\$3,283,333	\$2,250,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	Condominium	1	\$637,500	\$637,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	44	\$355,853	\$310,000	0	0	0	0	0	0	0	0	1	2.27	1	2.27	4
Independence	New Construction (inferred)	3	\$131,167	\$105,000	0	0	0	0	1	33.33	1	33.33	0	0	0	0	0
Lakewood	One Family	321	\$325,950	\$292,000	1	0.31	2	0.62	1	0.31	2	0.62	1	0.31	11	3.43	35
Lakewood	Two Family	102	\$295,485	\$280,000	0	0	0	0	0	0	1	0.98	1	0.98	1	0.98	6
Lakewood	Condominium	125	\$146,591	\$120,000	8	6.4	8	6.4	19	15.2	17	13.6	15	12	12	9.6	20
Lakewood	New Construction (inferred)	3	\$163,000	\$195,000	0	0	0	0	1	33.33	0	0	0	0	0	0	1
Linndale	Two Family	4	\$152,625	\$159,500	0	0	0	0	0	0	0	0	0	0	1	25	3
Lyndhurst	One Family	196	\$229,437	\$207,500	0	0	0	0	2	1.02	4	2.04	5	2.55	21	10.71	53
Lyndhurst	Two Family	1	\$120,000	\$120,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Lyndhurst	Condominium	18	\$286,211	\$155,000	2	11.11	0	0	1	5.56	2	11.11	2	11.11	2	11.11	2
Maple Heights	One Family	392	\$105,249	\$102,000	22	5.61	61	15.56	70	17.86	51	13.01	60	15.31	67	17.09	55
Maple Heights	Two Family	2	\$146,500	\$146,500	0	0	0	0	0	0	0	0	0	0	2	100	0
Maple Heights	Condominium	16	\$39,188	\$37,000	13	81.25	2	12.5	1	6.25	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	3	\$206,333	\$251,000	0	0	0	0	0	0	1	33.33	0	0	0	0	0
Mayfield	One Family	29	\$405,101	\$333,334	0	0	0	0	0	0	1	3.45	0	0	0	0	1
Mayfield	Condominium	5	\$206,400	\$208,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Mayfield	New Construction (inferred)	1	\$80,000	\$80,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Mayfield Heights	One Family	176	\$217,052	\$200,000	0	0	0	0	0	0	1	0.57	7	3.98	24	13.64	57
Mayfield Heights	Condominium	38	\$169,917	\$173,250	0	0	2	5.26	1	2.63	1	2.63	1	2.63	5	13.16	22
Mayfield Heights	New Construction (inferred)	3	\$460,745	\$472,334	0	0	0	0	0	0	1	33.33	0	0	0	0	0

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Middleburg Heights	One Family	111	\$256,827	\$265,000	0	0	0	0	0	0	1	0.9	0	0	6	5.41	28
Middleburg Heights	Two Family	3	\$230,533	\$245,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Middleburg Heights	Condominium	32	\$127,290	\$125,000	0	0	2	6.25	1	3.13	2	6.25	13	40.63	9	28.13	5
Middleburg Heights	New Construction (inferred)	2	\$210,675	\$210,675	0	0	0	0	0	0	1	50	0	0	0	0	0
Moreland Hills	One Family	29	\$861,672	\$685,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	1	\$345,000	\$345,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	6	\$296,783	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	15	\$95,493	\$80,000	3	20	3	20	2	13.33	1	6.67	0	0	3	20	3
Newburgh Heights	Two Family	5	\$129,020	\$127,200	0	0	0	0	0	0	1	20	1	20	2	40	1
North Olmsted	One Family	268	\$244,125	\$241,250	0	0	0	0	3	1.12	6	2.24	5	1.87	15	5.6	44
North Olmsted	Two Family	2	\$290,000	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
North Olmsted	Condominium	76	\$137,180	\$117,500	1	1.32	11	14.47	8	10.53	10	13.16	12	15.79	14	18.42	2
North Olmsted	New Construction (inferred)	6	\$157,300	\$120,000	0	0	0	0	2	33.33	1	16.67	0	0	1	16.67	1
North Randall	One Family	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1
North Royalton	One Family	182	\$328,067	\$315,225	0	0	1	0.55	2	1.1	1	0.55	3	1.65	9	4.95	12
North Royalton	Two Family	1	\$210,000	\$210,000	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Condominium	89	\$136,867	\$144,900	0	0	1	1.12	10	11.24	15	16.85	7	7.87	22	24.72	29
North Royalton	New Construction (inferred)	17	\$329,967	\$252,000	0	0	0	0	0	0	2	11.76	0	0	0	0	4
Oakwood	One Family	28	\$144,447	\$132,250	4	14.29	2	7.14	1	3.57	3	10.71	1	3.57	5	17.86	4
Oakwood	New Construction (inferred)	1	\$50,000	\$50,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Olmsted Falls	One Family	73	\$275,049	\$250,000	0	0	0	0	0	0	2	2.74	0	0	2	2.74	9
Olmsted Falls	Two Family	1	\$299,500	\$299,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Olmsted Falls	Condominium	39	\$151,738	\$145,000	0	0	0	0	2	5.13	3	7.69	6	15.38	10	25.64	10
Olmsted Falls	New Construction (inferred)	8	\$282,619	\$178,500	0	0	1	12.5	0	0	0	0	0	0	1	12.5	4
Olmsted Township	One Family	78	\$305,876	\$302,500	0	0	0	0	0	0	1	1.28	1	1.28	4	5.13	7
Olmsted Township	Condominium	6	\$122,217	\$117,700	0	0	0	0	0	0	0	0	4	66.67	2	33.33	0
Olmsted Township	New Construction (inferred)	12	\$396,440	\$499,453	0	0	1	8.33	2	16.67	0	0	0	0	0	0	1
Orange	One Family	29	\$635,483	\$608,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	Condominium	9	\$527,944	\$540,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	12	\$622,614	\$749,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Parma	One Family	911	\$186,275	\$183,000	3	0.33	9	0.99	17	1.87	39	4.28	52	5.71	96	10.54	373

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Parma	Two Family	33	\$202,145	\$191,300	0	0	0	0	0	0	1	3.03	1	3.03	4	12.12	12
Parma	Condominium	30	\$153,667	\$152,500	0	0	2	6.67	1	3.33	0	0	1	3.33	11	36.67	10
Parma	New Construction (inferred)	5	\$204,360	\$261,900	0	0	1	20	1	20	0	0	0	0	0	0	0
Parma Heights	One Family	169	\$187,194	\$187,500	0	0	2	1.18	3	1.78	3	1.78	6	3.55	19	11.24	72
Parma Heights	Two Family	3	\$218,333	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Parma Heights	Condominium	9	\$92,333	\$94,000	1	11.11	1	11.11	1	11.11	3	33.33	3	33.33	0	0	0
Parma Heights	New Construction (inferred)	2	\$242,400	\$242,400	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	65	\$657,651	\$550,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	3	\$898,936	\$899,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	95	\$225,155	\$215,000	0	0	1	1.05	0	0	1	1.05	1	1.05	8	8.42	29
Richmond Heights	Condominium	13	\$148,235	\$150,000	0	0	1	7.69	0	0	1	7.69	1	7.69	4	30.77	6
Richmond Heights	New Construction (inferred)	2	\$137,450	\$137,450	0	0	0	0	0	0	1	50	0	0	0	0	1
Rocky River	One Family	182	\$456,365	\$403,250	0	0	0	0	0	0	0	0	0	0	1	0.55	5
Rocky River	Two Family	10	\$337,500	\$340,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	91	\$200,257	\$135,000	1	1.1	4	4.4	8	8.79	10	10.99	9	9.89	26	28.57	8
Rocky River	New Construction (inferred)	3	\$245,700	\$92,100	0	0	0	0	0	0	2	66.67	0	0	0	0	0
Seven Hills	One Family	124	\$265,746	\$265,350	0	0	0	0	1	0.81	0	0	0	0	3	2.42	20
Seven Hills	New Construction (inferred)	2	\$312,450	\$312,450	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaker Heights	One Family	285	\$411,874	\$330,000	2	0.7	6	2.11	4	1.4	6	2.11	4	1.4	14	4.91	29
Shaker Heights	Two Family	40	\$269,030	\$224,750	0	0	0	0	1	2.5	0	0	2	5	2	5	10
Shaker Heights	Condominium	60	\$116,465	\$79,750	9	15	8	13.33	19	31.67	4	6.67	4	6.67	5	8.33	1
Shaker Heights	New Construction (inferred)	4	\$541,250	\$602,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	One Family	187	\$480,468	\$425,000	0	0	1	0.53	0	0	0	0	0	0	0	0	5
Solon	Condominium	7	\$158,071	\$180,000	0	0	1	14.29	0	0	0	0	2	28.57	0	0	2
Solon	New Construction (inferred)	5	\$566,956	\$758,728	0	0	0	0	1	20	0	0	0	0	0	0	1
South Euclid	One Family	313	\$158,155	\$150,000	3	0.96	9	2.88	19	6.07	25	7.99	33	10.54	68	21.73	90
South Euclid	Two Family	8	\$220,625	\$217,500	0	0	0	0	0	0	0	0	0	0	1	12.5	1
South Euclid	Condominium	16	\$82,856	\$65,500	0	0	8	50	4	25	0	0	0	0	2	12.5	2
South Euclid	New Construction (inferred)	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	One Family	413	\$334,190	\$309,000	0	0	2	0.48	1	0.24	0	0	3	0.73	0	0	27
Strongsville	Two Family	6	\$303,133	\$289,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	23	\$214,408	\$220,000	0	0	0	0	0	0	0	0	0	0	1	4.35	7
Strongsville	New Construction (inferred)	10	\$305,390	\$347,500	0	0	1	10	1	10	1	10	0	0	0	0	1

Residential Sales Price Distribution for the Suburbs, YTD September 2023

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
University Heights	One Family	193	\$272,068	\$265,000	0	0	1	0.52	2	1.04	2	1.04	1	0.52	10	5.18	26
University Heights	Two Family	7	\$217,214	\$220,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Valley View	One Family	16	\$318,831	\$292,000	0	0	0	0	0	0	0	0	0	0	2	12.5	2
Walton Hills	One Family	22	\$284,941	\$259,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Walton Hills	New Construction (inferred)	1	\$336,000	\$336,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Warrensville Heights	One Family	82	\$118,339	\$116,125	5	6.1	7	8.54	18	21.95	7	8.54	10	12.2	14	17.07	13
Warrensville Heights	Two Family	1	\$77,500	\$77,500	0	0	0	0	1	100	0	0	0	0	0	0	0
Warrensville Heights	Condominium	31	\$46,887	\$47,500	15	48.39	15	48.39	1	3.23	0	0	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$95,000	\$95,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Westlake	One Family	194	\$468,167	\$405,050	0	0	0	0	0	0	0	0	0	0	1	0.52	13
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	133	\$249,017	\$190,000	0	0	1	0.75	7	5.26	5	3.76	7	5.26	19	14.29	35
Westlake	New Construction (inferred)	53	\$486,896	\$463,000	0	0	0	0	1	1.89	0	0	0	0	0	0	2
Woodmere	One Family	2	\$379,950	\$379,950	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	2909	\$114,982	\$85,000	569	19.56	460	15.81	429	14.75	253	8.7	236	8.11	304	10.45	348
City of Cleveland	Two Family	1120	\$102,969	\$82,500	230	20.54	188	16.79	169	15.09	114	10.18	109	9.73	105	9.38	108
City of Cleveland	Condominium	280	\$164,418	\$89,100	119	42.5	15	5.36	5	1.79	8	2.86	12	4.29	14	5	26
Eastern Suburbs	One Family	4252	\$239,429	\$166,000	105	2.47	232	5.46	338	7.95	294	6.91	340	8	517	12.16	783
Eastern Suburbs	Two Family	262	\$178,211	\$153,000	26	9.92	12	4.58	12	4.58	9	3.44	22	8.4	48	18.32	54
Eastern Suburbs	Condominium	402	\$185,365	\$122,000	56	13.93	55	13.68	48	11.94	26	6.47	20	4.98	30	7.46	51
Eastern Suburbs	New Construction (inferred)	84	\$341,195	\$246,700	0	0	4	4.76	3	3.57	7	8.33	3	3.57	1	1.19	19
Western Suburbs	One Family	4136	\$285,596	\$247,500	6	0.15	22	0.53	35	0.85	73	1.76	104	2.51	226	5.46	857
Western Suburbs	Two Family	175	\$270,388	\$260,000	0	0	0	0	0	0	4	2.29	3	1.71	6	3.43	26
Western Suburbs	Condominium	812	\$176,026	\$145,000	15	1.85	36	4.43	66	8.13	73	8.99	99	12.19	149	18.35	165
Western Suburbs	New Construction (inferred)	166	\$365,307	\$312,450	0	0	6	3.61	12	7.23	11	6.63	2	1.2	5	3.01	14
Total: All Suburbs	One Family	8388	\$262,193	\$213,000	111	1.32	254	3.03	373	4.45	367	4.38	444	5.29	743	8.86	1640
Total: All Suburbs	Two Family	437	\$215,124	\$200,000	26	5.95	12	2.75	12	2.75	13	2.97	25	5.72	54	12.36	80
Total: All Suburbs	Condominium	1214	\$179,119	\$140,650	71	5.85	91	7.5	114	9.39	99	8.15	119	9.8	179	14.74	216
Total: All Suburbs	New Construction (inferred)	250	\$357,205	\$265,000	0	0	10	4	15	6	18	7.2	5	2	6	2.4	33
Total: Cuyahoga County	One Family	11297	\$224,286	\$176,000	680	6.02	714	6.32	802	7.1	620	5.49	680	6.02	1047	9.27	1988
Total: Cuyahoga County	Two Family	1557	\$134,447	\$108,000	256	16.44	200	12.85	181	11.62	127	8.16	134	8.61	159	10.21	188

Residential Sales Price Distribution for the Suburbs, YTD September 2023

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
Total: Cuyahoga County	Condominium	1494	\$176,364	\$139,550	190	12.72	106	7.1	119	7.97	107	7.16	131	8.77	193	12.92	242
Total: Cuyahoga County	New Construction (inferred)	250	\$357,205	\$265,000	0	0	10	4	15	6	18	7.2	5	2	6	2.4	33

Residential Sales Price Distribution for the Suburbs, YTD September 2023

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Administration

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	187	\$445,404	\$369,000	6.95	19	10.16	152	81.28
Bay Village	Condominium	8	\$469,125	\$494,000	0	0	0	8	100
Bay Village	New Construction (inferred)	2	\$462,500	\$462,500	0	0	0	1	50
Beachwood	One Family	88	\$499,772	\$450,000	3.41	6	6.82	79	89.77
Beachwood	Condominium	37	\$387,412	\$385,000	13.51	3	8.11	28	75.68
Beachwood	New Construction (inferred)	3	\$256,667	\$265,000	0	1	33.33	2	66.67
Bedford	One Family	127	\$138,120	\$139,900	25.98	10	7.87	2	1.57
Bedford	Two Family	12	\$163,783	\$167,500	50	1	8.33	1	8.33
Bedford	Condominium	11	\$101,000	\$105,000	9.09	0	0	0	0
Bedford	New Construction (inferred)	7	\$154,371	\$199,900	57.14	1	14.29	0	0
Bedford Heights	One Family	83	\$156,487	\$165,000	37.35	11	13.25	4	4.82
Bedford Heights	Condominium	4	\$98,500	\$100,500	0	0	0	0	0
Bedford Heights	New Construction (inferred)	2	\$118,250	\$118,250	0	0	0	0	0
Bentleyville	One Family	10	\$909,442	\$893,955	0	0	0	10	100
Berea	One Family	205	\$227,575	\$216,800	26.83	62	30.24	60	29.27
Berea	Two Family	4	\$197,125	\$199,250	50	2	50	0	0
Berea	Condominium	16	\$108,544	\$115,000	18.75	1	6.25	0	0
Berea	New Construction (inferred)	3	\$88,333	\$70,000	0	0	0	0	0
Bratenahl	One Family	13	\$739,089	\$475,000	7.69	0	0	12	92.31
Bratenahl	Two Family	6	\$618,917	\$275,000	0	0	0	5	83.33
Bratenahl	Condominium	27	\$370,061	\$295,000	7.41	2	7.41	20	74.07
Bratenahl	New Construction (inferred)	2	\$167,500	\$167,500	100	0	0	0	0
Brecksville	One Family	101	\$435,831	\$390,000	3.96	5	4.95	90	89.11
Brecksville	Two Family	1	\$174,000	\$174,000	100	0	0	0	0
Brecksville	Condominium	40	\$224,700	\$219,000	15	7	17.5	15	37.5
Brecksville	New Construction (inferred)	12	\$484,222	\$531,185	0	3	25	7	58.33
Broadview Heights	One Family	120	\$362,150	\$350,000	2.5	9	7.5	105	87.5
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0	0
Broadview Heights	Condominium	62	\$169,515	\$153,000	25.81	5	8.06	12	19.35
Broadview Heights	New Construction (inferred)	20	\$329,270	\$280,900	0	4	20	11	55
Brook Park	One Family	176	\$194,219	\$195,500	36.36	58	32.95	18	10.23
Brook Park	Condominium	15	\$133,254	\$140,000	13.33	0	0	0	0
Brook Park	New Construction (inferred)	1	\$291,500	\$291,500	0	0	0	1	100

Residential Sales Price Distribution for the Suburbs, YTD September 2023

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Brooklyn	One Family	101	\$165,663	\$165,000	39.6	20	19.8	4	3.96
Brooklyn	Two Family	2	\$100,000	\$100,000	0	0	0	0	0
Brooklyn	New Construction (inferred)	1	\$60,000	\$60,000	0	0	0	0	0
Brooklyn Heights	One Family	11	\$216,616	\$207,000	27.27	4	36.36	2	18.18
Chagrin Falls	One Family	49	\$603,103	\$550,000	0	3	6.12	45	91.84
Chagrin Falls	Two Family	1	\$185,000	\$185,000	100	0	0	0	0
Chagrin Falls	Condominium	25	\$315,960	\$303,000	8	2	8	14	56
Chagrin Falls	New Construction (inferred)	2	\$209,000	\$209,000	50	1	50	0	0
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	0	1	100
Cleveland	One Family	2909	\$114,982	\$85,000	11.96	119	4.09	191	6.57
Cleveland	Two Family	1120	\$102,969	\$82,500	9.64	40	3.57	57	5.09
Cleveland	Condominium	280	\$164,418	\$89,100	9.29	23	8.21	58	20.71
Cleveland Heights	One Family	542	\$219,034	\$185,000	22.88	75	13.84	156	28.78
Cleveland Heights	Two Family	63	\$213,124	\$205,000	20.63	14	22.22	19	30.16
Cleveland Heights	Condominium	30	\$148,213	\$108,000	10	1	3.33	2	6.67
Cleveland Heights	New Construction (inferred)	1	\$171,000	\$171,000	100	0	0	0	0
Cuyahoga Heights	One Family	7	\$201,343	\$210,000	42.86	4	57.14	0	0
East Cleveland	One Family	40	\$65,413	\$51,500	7.5	0	0	1	2.5
East Cleveland	Two Family	41	\$43,772	\$35,100	0	0	0	0	0
Euclid	One Family	566	\$124,569	\$120,000	25.62	19	3.36	10	1.77
Euclid	Two Family	30	\$148,458	\$150,000	33.33	3	10	0	0
Euclid	Condominium	47	\$59,352	\$52,000	2.13	0	0	0	0
Euclid	New Construction (inferred)	8	\$226,751	\$247,500	0	4	50	3	37.5
Fairview Park	One Family	165	\$281,535	\$258,000	15.76	41	24.85	86	52.12
Fairview Park	Two Family	1	\$275,000	\$275,000	0	0	0	1	100
Fairview Park	Condominium	18	\$143,167	\$161,500	66.67	0	0	0	0
Fairview Park	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0
Garfield Heights	One Family	449	\$110,851	\$114,900	14.25	7	1.56	1	0.22
Garfield Heights	Two Family	45	\$132,664	\$135,000	22.22	0	0	0	0
Garfield Heights	Condominium	1	\$103,000	\$103,000	0	0	0	0	0
Garfield Heights	New Construction (inferred)	3	\$144,000	\$165,000	66.67	0	0	0	0

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Gates Mills	One Family	32	\$833,173	\$769,000	3.13	0	0	31	96.88
Gates Mills	New Construction (inferred)	1	\$950,000	\$950,000	0	0	0	1	100
Glenwillow	One Family	4	\$365,475	\$408,500	25	0	0	3	75
Glenwillow	New Construction (inferred)	3	\$108,333	\$110,000	0	0	0	0	0
Highland Heights	One Family	79	\$412,001	\$410,000	6.33	9	11.39	63	79.75
Highland Heights	Condominium	5	\$329,140	\$300,000	0	1	20	4	80
Highland Heights	New Construction (inferred)	9	\$241,389	\$175,000	55.56	0	0	2	22.22
Highland Hills	One Family	4	\$98,000	\$104,000	0	0	0	0	0
Hunting Valley	One Family	3	\$3,283,333	\$2,250,000	0	0	0	3	100
Hunting Valley	Condominium	1	\$637,500	\$637,500	0	0	0	1	100
Independence	One Family	44	\$355,853	\$310,000	9.09	5	11.36	33	75
Independence	New Construction (inferred)	3	\$131,167	\$105,000	0	1	33.33	0	0
Lakewood	One Family	321	\$325,950	\$292,000	10.9	50	15.58	218	67.91
Lakewood	Two Family	102	\$295,485	\$280,000	5.88	23	22.55	70	68.63
Lakewood	Condominium	125	\$146,591	\$120,000	16	7	5.6	19	15.2
Lakewood	New Construction (inferred)	3	\$163,000	\$195,000	33.33	1	33.33	0	0
Linndale	Two Family	4	\$152,625	\$159,500	75	0	0	0	0
Lyndhurst	One Family	196	\$229,437	\$207,500	27.04	58	29.59	53	27.04
Lyndhurst	Two Family	1	\$120,000	\$120,000	0	0	0	0	0
Lyndhurst	Condominium	18	\$286,211	\$155,000	11.11	2	11.11	5	27.78
Maple Heights	One Family	392	\$105,249	\$102,000	14.03	4	1.02	2	0.51
Maple Heights	Two Family	2	\$146,500	\$146,500	0	0	0	0	0
Maple Heights	Condominium	16	\$39,188	\$37,000	0	0	0	0	0
Maple Heights	New Construction (inferred)	3	\$206,333	\$251,000	0	0	0	2	66.67
Mayfield	One Family	29	\$405,101	\$333,334	3.45	3	10.34	24	82.76
Mayfield	Condominium	5	\$206,400	\$208,000	40	3	60	0	0
Mayfield	New Construction (inferred)	1	\$80,000	\$80,000	0	0	0	0	0
Mayfield Heights	One Family	176	\$217,052	\$200,000	32.39	40	22.73	47	26.7
Mayfield Heights	Condominium	38	\$169,917	\$173,250	57.89	4	10.53	2	5.26
Mayfield Heights	New Construction (inferred)	3	\$460,745	\$472,334	0	0	0	2	66.67

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Middleburg Heights	One Family	111	\$256,827	\$265,000	25.23	14	12.61	62	55.86
Middleburg Heights	Two Family	3	\$230,533	\$245,000	33.33	1	33.33	1	33.33
Middleburg Heights	Condominium	32	\$127,290	\$125,000	15.63	0	0	0	0
Middleburg Heights	New Construction (inferred)	2	\$210,675	\$210,675	0	0	0	1	50
Moreland Hills	One Family	29	\$861,672	\$685,000	0	1	3.45	28	96.55
Moreland Hills	Condominium	1	\$345,000	\$345,000	0	0	0	1	100
Moreland Hills	New Construction (inferred)	6	\$296,783	\$300,000	0	1	16.67	5	83.33
Newburgh Heights	One Family	15	\$95,493	\$80,000	20	0	0	0	0
Newburgh Heights	Two Family	5	\$129,020	\$127,200	20	0	0	0	0
North Olmsted	One Family	268	\$244,125	\$241,250	16.42	80	29.85	115	42.91
North Olmsted	Two Family	2	\$290,000	\$290,000	0	1	50	1	50
North Olmsted	Condominium	76	\$137,180	\$117,500	2.63	12	15.79	6	7.89
North Olmsted	New Construction (inferred)	6	\$157,300	\$120,000	16.67	0	0	1	16.67
North Randall	One Family	1	\$170,000	\$170,000	100	0	0	0	0
North Royalton	One Family	182	\$328,067	\$315,225	6.59	30	16.48	124	68.13
North Royalton	Two Family	1	\$210,000	\$210,000	0	1	100	0	0
North Royalton	Condominium	89	\$136,867	\$144,900	32.58	5	5.62	0	0
North Royalton	New Construction (inferred)	17	\$329,967	\$252,000	23.53	2	11.76	9	52.94
Oakwood	One Family	28	\$144,447	\$132,250	14.29	5	17.86	3	10.71
Oakwood	New Construction (inferred)	1	\$50,000	\$50,000	0	0	0	0	0
Olmsted Falls	One Family	73	\$275,049	\$250,000	12.33	26	35.62	34	46.58
Olmsted Falls	Two Family	1	\$299,500	\$299,500	0	0	0	1	100
Olmsted Falls	Condominium	39	\$151,738	\$145,000	25.64	8	20.51	0	0
Olmsted Falls	New Construction (inferred)	8	\$282,619	\$178,500	50	0	0	2	25
Olmsted Township	One Family	78	\$305,876	\$302,500	8.97	14	17.95	51	65.38
Olmsted Township	Condominium	6	\$122,217	\$117,700	0	0	0	0	0
Olmsted Township	New Construction (inferred)	12	\$396,440	\$499,453	8.33	0	0	8	66.67
Orange	One Family	29	\$635,483	\$608,000	0	1	3.45	28	96.55
Orange	Condominium	9	\$527,944	\$540,000	0	0	0	9	100
Orange	New Construction (inferred)	12	\$622,614	\$749,500	8.33	0	0	11	91.67
Parma	One Family	911	\$186,275	\$183,000	40.94	214	23.49	108	11.86

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Parma	Two Family	33	\$202,145	\$191,300	36.36	8	24.24	7	21.21
Parma	Condominium	30	\$153,667	\$152,500	33.33	5	16.67	0	0
Parma	New Construction (inferred)	5	\$204,360	\$261,900	0	0	0	3	60
Parma Heights	One Family	169	\$187,194	\$187,500	42.6	50	29.59	14	8.28
Parma Heights	Two Family	3	\$218,333	\$235,000	33.33	1	33.33	1	33.33
Parma Heights	Condominium	9	\$92,333	\$94,000	0	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$242,400	\$242,400	0	1	50	1	50
Pepper Pike	One Family	65	\$657,651	\$550,000	0	1	1.54	64	98.46
Pepper Pike	New Construction (inferred)	3	\$898,936	\$899,000	0	0	0	3	100
Richmond Heights	One Family	95	\$225,155	\$215,000	30.53	24	25.26	31	32.63
Richmond Heights	Condominium	13	\$148,235	\$150,000	46.15	0	0	0	0
Richmond Heights	New Construction (inferred)	2	\$137,450	\$137,450	50	0	0	0	0
Rocky River	One Family	182	\$456,365	\$403,250	2.75	16	8.79	160	87.91
Rocky River	Two Family	10	\$337,500	\$340,000	0	1	10	9	90
Rocky River	Condominium	91	\$200,257	\$135,000	8.79	6	6.59	19	20.88
Rocky River	New Construction (inferred)	3	\$245,700	\$92,100	0	0	0	1	33.33
Seven Hills	One Family	124	\$265,746	\$265,350	16.13	26	20.97	74	59.68
Seven Hills	New Construction (inferred)	2	\$312,450	\$312,450	0	0	0	2	100
Shaker Heights	One Family	285	\$411,874	\$330,000	10.18	23	8.07	197	69.12
Shaker Heights	Two Family	40	\$269,030	\$224,750	25	10	25	15	37.5
Shaker Heights	Condominium	60	\$116,465	\$79,750	1.67	5	8.33	5	8.33
Shaker Heights	New Construction (inferred)	4	\$541,250	\$602,000	0	0	0	4	100
Solon	One Family	187	\$480,468	\$425,000	2.67	14	7.49	167	89.3
Solon	Condominium	7	\$158,071	\$180,000	28.57	2	28.57	0	0
Solon	New Construction (inferred)	5	\$566,956	\$758,728	20	0	0	3	60
South Euclid	One Family	313	\$158,155	\$150,000	28.75	43	13.74	23	7.35
South Euclid	Two Family	8	\$220,625	\$217,500	12.5	4	50	2	25
South Euclid	Condominium	16	\$82,856	\$65,500	12.5	0	0	0	0
South Euclid	New Construction (inferred)	1	\$170,000	\$170,000	100	0	0	0	0
Strongsville	One Family	413	\$334,190	\$309,000	6.54	72	17.43	308	74.58
Strongsville	Two Family	6	\$303,133	\$289,500	0	1	16.67	5	83.33
Strongsville	Condominium	23	\$214,408	\$220,000	30.43	12	52.17	3	13.04
Strongsville	New Construction (inferred)	10	\$305,390	\$347,500	10	0	0	6	60

Residential Sales Price Distribution for the Suburbs, YTD September 2023

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
University Heights	One Family	193	\$272,068	\$265,000	13.47	50	25.91	101	52.33
University Heights	Two Family	7	\$217,214	\$220,000	28.57	5	71.43	0	0
Valley View	One Family	16	\$318,831	\$292,000	12.5	2	12.5	10	62.5
Walton Hills	One Family	22	\$284,941	\$259,500	4.55	6	27.27	15	68.18
Walton Hills	New Construction (inferred)	1	\$336,000	\$336,000	0	0	0	1	100
Warrensville Heights	One Family	82	\$118,339	\$116,125	15.85	7	8.54	1	1.22
Warrensville Heights	Two Family	1	\$77,500	\$77,500	0	0	0	0	0
Warrensville Heights	Condominium	31	\$46,887	\$47,500	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$95,000	\$95,000	0	0	0	0	0
Westlake	One Family	194	\$468,167	\$405,050	6.7	20	10.31	160	82.47
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	1	100
Westlake	Condominium	133	\$249,017	\$190,000	26.32	11	8.27	48	36.09
Westlake	New Construction (inferred)	53	\$486,896	\$463,000	3.77	4	7.55	46	86.79
Woodmere	One Family	2	\$379,950	\$379,950	0	1	50	1	50
City of Cleveland	One Family	2909	\$114,982	\$85,000	11.96	119	4.09	191	6.57
City of Cleveland	Two Family	1120	\$102,969	\$82,500	9.64	40	3.57	57	5.09
City of Cleveland	Condominium	280	\$164,418	\$89,100	9.29	23	8.21	58	20.71
Eastern Suburbs	One Family	4252	\$239,429	\$166,000	18.41	427	10.04	1216	28.6
Eastern Suburbs	Two Family	262	\$178,211	\$153,000	20.61	37	14.12	42	16.03
Eastern Suburbs	Condominium	402	\$185,365	\$122,000	12.69	25	6.22	91	22.64
Eastern Suburbs	New Construction (inferred)	84	\$341,195	\$246,700	22.62	8	9.52	39	46.43
Western Suburbs	One Family	4136	\$285,596	\$247,500	20.72	835	20.19	1978	47.82
Western Suburbs	Two Family	175	\$270,388	\$260,000	14.86	39	22.29	97	55.43
Western Suburbs	Condominium	812	\$176,026	\$145,000	20.32	79	9.73	130	16.01
Western Suburbs	New Construction (inferred)	166	\$365,307	\$312,450	8.43	16	9.64	100	60.24
Total: All Suburbs	One Family	8388	\$262,193	\$213,000	19.55	1262	15.05	3194	38.08
Total: All Suburbs	Two Family	437	\$215,124	\$200,000	18.31	76	17.39	139	31.81
Total: All Suburbs	Condominium	1214	\$179,119	\$140,650	17.79	104	8.57	221	18.2
Total: All Suburbs	New Construction (inferred)	250	\$357,205	\$265,000	13.2	24	9.6	139	55.6
Total: Cuyahoga County	One Family	11297	\$224,286	\$176,000	17.6	1381	12.22	3385	29.96
Total: Cuyahoga County	Two Family	1557	\$134,447	\$108,000	12.07	116	7.45	196	12.59

Residential Sales Price Distribution for the Suburbs, YTD September 2023

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Total: Cuyahoga County	Condominium	1494	\$176,364	\$139,550	16.2	127	8.5	279	18.67
Total: Cuyahoga County	New Construction (inferred)	250	\$357,205	\$265,000	13.2	24	9.6	139	55.6