

Residential Sales Price Distribution for the Suburbs, YTD October 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), School 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	226	\$392,223	\$330,250	0	0	0	0	0	0	1	0.44	3	1.33	3	1.33	24
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)	6	\$591,733	\$620,750	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	137	\$461,100	\$393,000	0	0	0	0	0	0	0	0	0	0	1	0.73	2
Beachwood	Condominium	30	\$403,838	\$421,250	0	0	0	0	0	0	0	0	0	0	4	13.33	1
Beachwood	New Construction (inferred)	2	\$592,500	\$592,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	186	\$132,214	\$131,500	4	2.15	10	5.38	16	8.6	22	11.83	29	15.59	47	25.27	45
Bedford	Two Family	16	\$129,791	\$138,000	2	12.5	1	6.25	1	6.25	2	12.5	1	6.25	3	18.75	5
Bedford	Condominium	17	\$67,806	\$53,000	3	17.65	8	47.06	3	17.65	0	0	0	0	3	17.65	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	124	\$166,244	\$167,000	1	0.81	3	2.42	5	4.03	9	7.26	6	4.84	21	16.94	54
Bedford Heights	Condominium	6	\$99,350	\$99,500	0	0	0	0	1	16.67	3	50	2	33.33	0	0	0
Bentleyville	One Family	16	\$889,163	\$794,300	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	239	\$194,204	\$185,000	0	0	2	0.84	6	2.51	5	2.09	16	6.69	33	13.81	87
Berea	Two Family	6	\$207,117	\$217,600	0	0	0	0	0	0	1	16.67	0	0	0	0	1
Berea	Condominium	13	\$103,538	\$95,000	1	7.69	2	15.38	2	15.38	3	23.08	1	7.69	2	15.38	1
Bratenahl	One Family	23	\$532,057	\$400,000	0	0	0	0	0	0	0	0	1	4.35	0	0	0
Bratenahl	Two Family	2	\$390,000	\$390,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	8	\$224,888	\$208,500	0	0	1	12.5	0	0	0	0	1	12.5	0	0	2
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	139	\$468,386	\$400,000	0	0	0	0	0	0	0	0	1	0.72	0	0	6
Brecksville	Two Family	2	\$225,000	\$225,000	0	0	0	0	0	0	0	0	0	0	1	50	0
Brecksville	Condominium	64	\$192,542	\$160,000	0	0	1	1.56	4	6.25	5	7.81	11	17.19	7	10.94	8
Brecksville	New Construction (inferred)	16	\$442,050	\$486,454	0	0	0	0	1	6.25	0	0	1	6.25	0	0	0
Broadview Heights	One Family	166	\$379,487	\$337,875	0	0	0	0	0	0	1	0.6	1	0.6	2	1.2	7
Broadview Heights	Condominium	94	\$160,095	\$156,500	0	0	5	5.32	9	9.57	8	8.51	6	6.38	13	13.83	35
Broadview Heights	New Construction (inferred)	39	\$369,057	\$363,280	0	0	0	0	0	0	1	2.56	1	2.56	3	7.69	5
Brook Park	One Family	264	\$175,576	\$180,000	2	0.76	2	0.76	5	1.89	7	2.65	15	5.68	31	11.74	137
Brook Park	Condominium	24	\$118,935	\$122,250	0	0	0	0	2	8.33	3	12.5	10	41.67	9	37.5	0
Brooklyn	One Family	123	\$160,341	\$165,000	0	0	2	1.63	7	5.69	4	3.25	21	17.07	17	13.82	50

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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	226	\$392,223	10.62	29	12.83	166	73.45
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)	6	\$591,733	0	1	16.67	5	83.33
Beachwood	One Family	137	\$461,100	1.46	7	5.11	127	92.7
Beachwood	Condominium	30	\$403,838	3.33	3	10	22	73.33
Beachwood	New Construction (inferred)	2	\$592,500	0	1	50	1	50
Bedford	One Family	186	\$132,214	24.19	12	6.45	1	0.54
Bedford	Two Family	16	\$129,791	31.25	0	0	1	6.25
Bedford	Condominium	17	\$67,806	0	0	0	0	0
Bedford	New Construction (inferred)	1	\$60,000	0	0	0	0	0
Bedford Heights	One Family	124	\$166,244	43.55	22	17.74	3	2.42
Bedford Heights	Condominium	6	\$99,350	0	0	0	0	0
Bentleyville	One Family	16	\$889,163	0	0	0	16	100
Bentleyville	New Construction (inferred)	1	\$325,000	0	0	0	1	100
Berea	One Family	239	\$194,204	36.4	49	20.5	41	17.15
Berea	Two Family	6	\$207,117	16.67	3	50	1	16.67
Berea	Condominium	13	\$103,538	7.69	1	7.69	0	0
Bratenahl	One Family	23	\$532,057	0	5	21.74	17	73.91
Bratenahl	Two Family	2	\$390,000	0	0	0	2	100
Bratenahl	Condominium	8	\$224,888	25	2	25	2	25
Bratenahl	New Construction (inferred)	1	\$61,850	0	0	0	0	0
Brecksville	One Family	139	\$468,386	4.32	11	7.91	121	87.05
Brecksville	Two Family	2	\$225,000	0	0	0	1	50
Brecksville	Condominium	64	\$192,542	12.5	13	20.31	15	23.44
Brecksville	New Construction (inferred)	16	\$442,050	0	2	12.5	12	75
Broadview Heights	One Family	166	\$379,487	4.22	32	19.28	123	74.1
Broadview Heights	Condominium	94	\$160,095	37.23	6	6.38	12	12.77
Broadview Heights	New Construction (inferred)	39	\$369,057	12.82	6	15.38	23	58.97
Brook Park	One Family	264	\$175,576	51.89	60	22.73	5	1.89
Brook Park	Condominium	24	\$118,935	0	0	0	0	0
Brooklyn	One Family	123	\$160,341	40.65	19	15.45	3	2.44

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Brooklyn	Two Family	4	\$228,688	\$249,250	0	0	0	0	0	0	0	0	0	0	1	25	0
Brooklyn Heights	One Family	11	\$205,045	\$205,000	1	9.09	1	9.09	0	0	0	0	0	0	1	9.09	2
Chagrin Falls	One Family	70	\$535,196	\$447,500	0	0	0	0	0	0	0	0	0	0	0	0	2
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	23	\$300,068	\$312,500	0	0	1	4.35	3	13.04	1	4.35	2	8.7	0	0	1
Chagrin Falls	New Construction (inferred)	3	\$738,919	\$937,081	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	3618	\$118,519	\$95,000	656	18.13	512	14.15	481	13.29	348	9.62	311	8.6	435	12.02	439
Cleveland	Two Family	1398	\$102,551	\$84,000	270	19.31	212	15.16	244	17.45	155	11.09	166	11.87	112	8.01	107
Cleveland	Condominium	219	\$212,292	\$169,900	16	7.31	19	8.68	4	1.83	14	6.39	3	1.37	31	14.16	48
Cleveland Heights	One Family	701	\$216,988	\$180,000	8	1.14	17	2.43	37	5.28	46	6.56	56	7.99	99	14.12	147
Cleveland Heights	Two Family	87	\$238,296	\$215,500	1	1.15	2	2.3	2	2.3	3	3.45	7	8.05	5	5.75	19
Cleveland Heights	Condominium	45	\$144,542	\$137,500	0	0	1	2.22	7	15.56	6	13.33	4	8.89	7	15.56	15
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	3	\$115,000	\$110,000	0	0	0	0	0	0	1	33.33	1	33.33	1	33.33	0
Cuyahoga Heights	Two Family	1	\$236,000	\$236,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Cuyahoga Heights	New Construction (inferred)	1	\$125,000	\$125,000	0	0	0	0	0	0	0	0	1	100	0	0	0
East Cleveland	One Family	61	\$65,583	\$36,300	33	54.1	9	14.75	3	4.92	0	0	3	4.92	5	8.2	5
East Cleveland	Two Family	26	\$47,624	\$42,500	14	53.85	6	23.08	2	7.69	3	11.54	0	0	1	3.85	0
Euclid	One Family	777	\$121,282	\$120,000	31	3.99	60	7.72	98	12.61	134	17.25	108	13.9	166	21.36	141
Euclid	Two Family	45	\$140,131	\$142,500	1	2.22	0	0	3	6.67	6	13.33	5	11.11	11	24.44	18
Euclid	Condominium	62	\$67,861	\$58,250	15	24.19	23	37.1	12	19.35	6	9.68	0	0	3	4.84	3
Euclid	New Construction (inferred)	6	\$222,400	\$237,450	0	0	0	0	0	0	0	0	0	0	1	16.67	1
Fairview Park	One Family	254	\$264,235	\$249,950	0	0	0	0	1	0.39	4	1.57	4	1.57	9	3.54	42
Fairview Park	Condominium	20	\$137,055	\$141,000	0	0	1	5	1	5	0	0	3	15	8	40	7
Garfield Heights	One Family	593	\$111,523	\$115,000	22	3.71	57	9.61	96	16.19	78	13.15	115	19.39	140	23.61	79
Garfield Heights	Two Family	45	\$117,400	\$122,500	2	4.44	1	2.22	10	22.22	3	6.67	9	20	14	31.11	4
Gates Mills	One Family	23	\$756,145	\$455,000	0	0	0	0	0	0	0	0	0	0	1	4.35	0
Gates Mills	Two Family	1	\$625,000	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Gates Mills	New Construction (inferred)	1	\$385,000	\$385,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	11	\$392,373	\$412,000	0	0	0	0	0	0	0	0	0	0	0	0	1

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Brooklyn	Two Family	4	\$228,688	0	1	25	2	50
Brooklyn Heights	One Family	11	\$205,045	18.18	3	27.27	3	27.27
Chagrin Falls	One Family	70	\$535,196	2.86	2	2.86	66	94.29
Chagrin Falls	Two Family	1	\$199,000	100	0	0	0	0
Chagrin Falls	Condominium	23	\$300,068	4.35	1	4.35	14	60.87
Chagrin Falls	New Construction (inferred)	3	\$738,919	0	0	0	3	100
Cleveland	One Family	3618	\$118,519	12.13	198	5.47	238	6.58
Cleveland	Two Family	1398	\$102,551	7.65	65	4.65	67	4.79
Cleveland	Condominium	219	\$212,292	21.92	23	10.5	61	27.85
Cleveland Heights	One Family	701	\$216,988	20.97	107	15.26	184	26.25
Cleveland Heights	Two Family	87	\$238,296	21.84	16	18.39	32	36.78
Cleveland Heights	Condominium	45	\$144,542	33.33	3	6.67	2	4.44
Cleveland Heights	New Construction (inferred)	3	\$504,360	0	1	33.33	2	66.67
Cuyahoga Heights	One Family	3	\$115,000	0	0	0	0	0
Cuyahoga Heights	Two Family	1	\$236,000	0	1	100	0	0
Cuyahoga Heights	New Construction (inferred)	1	\$125,000	0	0	0	0	0
East Cleveland	One Family	61	\$65,583	8.2	3	4.92	0	0
East Cleveland	Two Family	26	\$47,624	0	0	0	0	0
Euclid	One Family	777	\$121,282	18.15	27	3.47	12	1.54
Euclid	Two Family	45	\$140,131	40	1	2.22	0	0
Euclid	Condominium	62	\$67,861	4.84	0	0	0	0
Euclid	New Construction (inferred)	6	\$222,400	16.67	3	50	1	16.67
Fairview Park	One Family	254	\$264,235	16.54	68	26.77	126	49.61
Fairview Park	Condominium	20	\$137,055	35	0	0	0	0
Garfield Heights	One Family	593	\$111,523	13.32	6	1.01	0	0
Garfield Heights	Two Family	45	\$117,400	8.89	2	4.44	0	0
Gates Mills	One Family	23	\$756,145	0	1	4.35	21	91.3
Gates Mills	Two Family	1	\$625,000	0	0	0	1	100
Gates Mills	New Construction (inferred)	1	\$385,000	0	0	0	1	100
Glenwillow	One Family	11	\$392,373	9.09	0	0	10	90.91

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Highland Heights	One Family	101	\$398,625	\$386,000	0	0	0	0	0	0	0	0	2	1.98	1	0.99	5
Highland Heights	Condominium	14	\$329,557	\$335,400	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	2	\$137,500	\$137,500	0	0	0	0	0	0	0	0	1	50	1	50	0
Highland Hills	One Family	7	\$109,151	\$115,000	0	0	0	0	1	14.29	1	14.29	5	71.43	0	0	0
Hunting Valley	One Family	7	\$1,439,898	\$1,325,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	Condominium	1	\$1,146,860	\$1,146,860	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	New Construction (inferred)	3	\$798,571	\$930,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	88	\$354,939	\$289,500	0	0	0	0	1	1.14	1	1.14	0	0	5	5.68	5
Independence	New Construction (inferred)	5	\$483,771	\$643,857	0	0	0	0	0	0	0	0	0	0	1	20	0
Lakewood	One Family	486	\$322,029	\$285,000	0	0	2	0.41	4	0.82	3	0.62	5	1.03	10	2.06	51
Lakewood	Two Family	189	\$275,327	\$275,000	0	0	0	0	1	0.53	0	0	1	0.53	6	3.17	20
Lakewood	Condominium	155	\$146,883	\$121,000	14	9.03	21	13.55	23	14.84	9	5.81	15	9.68	21	13.55	20
Lakewood	New Construction (inferred)	4	\$307,475	\$284,950	0	0	1	25	0	0	0	0	0	0	0	0	1
Linndale	One Family	1	\$80,000	\$80,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Linndale	Two Family	3	\$78,667	\$76,000	0	0	0	0	3	100	0	0	0	0	0	0	0
Lyndhurst	One Family	278	\$223,056	\$201,050	1	0.36	1	0.36	3	1.08	3	1.08	12	4.32	26	9.35	91
Lyndhurst	Condominium	32	\$170,328	\$135,000	0	0	0	0	5	15.63	4	12.5	4	12.5	11	34.38	2
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	483	\$103,775	\$105,000	25	5.18	64	13.25	88	18.22	68	14.08	94	19.46	93	19.25	49
Maple Heights	Two Family	7	\$130,531	\$135,715	0	0	0	0	0	0	0	0	3	42.86	3	42.86	1
Maple Heights	Condominium	16	\$44,813	\$44,000	9	56.25	6	37.5	1	6.25	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	2	\$238,500	\$238,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	One Family	31	\$341,642	\$330,000	0	0	0	0	0	0	0	0	0	0	1	3.23	5
Mayfield	Condominium	2	\$206,250	\$206,250	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	New Construction (inferred)	8	\$199,750	\$80,000	0	0	0	0	6	75	0	0	0	0	0	0	0
Mayfield Heights	One Family	267	\$212,854	\$192,500	1	0.37	1	0.37	4	1.5	6	2.25	12	4.49	29	10.86	92
Mayfield Heights	Two Family	1	\$270,000	\$270,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield Heights	Condominium	52	\$175,858	\$172,000	1	1.92	0	0	1	1.92	2	3.85	7	13.46	11	21.15	14
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	187	\$249,863	\$250,000	0	0	1	0.53	0	0	0	0	3	1.6	7	3.74	35
Middleburg Heights	Two Family	1	\$260,000	\$260,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Middleburg Heights	Condominium	46	\$121,855	\$119,000	0	0	1	2.17	3	6.52	12	26.09	10	21.74	15	32.61	3

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Highland Heights	One Family	101	\$398,625	4.95	10	9.9	83	82.18
Highland Heights	Condominium	14	\$329,557	0	0	0	14	100
Highland Heights	New Construction (inferred)	2	\$137,500	0	0	0	0	0
Highland Hills	One Family	7	\$109,151	0	0	0	0	0
Hunting Valley	One Family	7	\$1,439,898	0	0	0	7	100
Hunting Valley	Condominium	1	\$1,146,860	0	0	0	1	100
Hunting Valley	New Construction (inferred)	3	\$798,571	0	0	0	3	100
Independence	One Family	88	\$354,939	5.68	19	21.59	57	64.77
Independence	New Construction (inferred)	5	\$483,771	0	1	20	3	60
Lakewood	One Family	486	\$322,029	10.49	98	20.16	313	64.4
Lakewood	Two Family	189	\$275,327	10.58	34	17.99	127	67.2
Lakewood	Condominium	155	\$146,883	12.9	5	3.23	27	17.42
Lakewood	New Construction (inferred)	4	\$307,475	25	0	0	2	50
Linndale	One Family	1	\$80,000	0	0	0	0	0
Linndale	Two Family	3	\$78,667	0	0	0	0	0
Lyndhurst	One Family	278	\$223,056	32.73	67	24.1	74	26.62
Lyndhurst	Condominium	32	\$170,328	6.25	0	0	6	18.75
Lyndhurst	New Construction (inferred)	1	\$135,000	0	0	0	0	0
Maple Heights	One Family	483	\$103,775	10.14	2	0.41	0	0
Maple Heights	Two Family	7	\$130,531	14.29	0	0	0	0
Maple Heights	Condominium	16	\$44,813	0	0	0	0	0
Maple Heights	New Construction (inferred)	2	\$238,500	0	2	100	0	0
Mayfield	One Family	31	\$341,642	16.13	2	6.45	23	74.19
Mayfield	Condominium	2	\$206,250	0	2	100	0	0
Mayfield	New Construction (inferred)	8	\$199,750	0	0	0	2	25
Mayfield Heights	One Family	267	\$212,854	34.46	63	23.6	59	22.1
Mayfield Heights	Two Family	1	\$270,000	0	0	0	1	100
Mayfield Heights	Condominium	52	\$175,858	26.92	12	23.08	4	7.69
Mayfield Heights	New Construction (inferred)	3	\$506,167	0	0	0	2	66.67
Middleburg Heights	One Family	187	\$249,863	18.72	51	27.27	90	48.13
Middleburg Heights	Two Family	1	\$260,000	0	0	0	1	100
Middleburg Heights	Condominium	46	\$121,855	6.52	2	4.35	0	0

Residential Sales Price Distribution for the Suburbs, YTD October 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), School 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
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	49	\$770,211	\$785,000	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)	4	\$391,050	\$255,400	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	19	\$113,837	\$115,000	2	10.53	0	0	3	15.79	1	5.26	4	21.05	6	31.58	3
Newburgh Heights	Two Family	7	\$84,286	\$80,000	0	0	0	0	5	71.43	1	14.29	1	14.29	0	0	0
North Olmsted	One Family	341	\$237,130	\$237,500	0	0	0	0	5	1.47	2	0.59	7	2.05	23	6.74	71
North Olmsted	Two Family	3	\$234,467	\$249,900	0	0	0	0	0	0	0	0	0	0	0	0	1
North Olmsted	Condominium	89	\$110,306	\$100,000	5	5.62	18	20.22	17	19.1	10	11.24	9	10.11	18	20.22	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	7	\$123,732	\$125,125	0	0	0	0	1	14.29	2	28.57	0	0	3	42.86	1
North Royalton	One Family	251	\$341,759	\$310,000	0	0	0	0	1	0.4	0	0	3	1.2	3	1.2	16
North Royalton	Two Family	1	\$130,000	\$130,000	0	0	0	0	0	0	0	0	0	0	1	100	0
North Royalton	Condominium	113	\$124,418	\$124,000	4	3.54	9	7.96	16	14.16	9	7.96	21	18.58	31	27.43	17
North Royalton	New Construction (inferred)	30	\$334,048	\$195,275	0	0	2	6.67	1	3.33	1	3.33	1	3.33	3	10	8
Oakwood	One Family	24	\$176,952	\$152,950	0	0	0	0	3	12.5	3	12.5	2	8.33	4	16.67	3
Oakwood	Two Family	2	\$113,500	\$113,500	0	0	1	50	0	0	0	0	0	0	0	0	1
Olmsted Falls	One Family	88	\$272,911	\$250,000	0	0	0	0	0	0	1	1.14	1	1.14	1	1.14	13
Olmsted Falls	Two Family	2	\$205,000	\$205,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Olmsted Falls	Condominium	51	\$148,493	\$147,000	1	1.96	2	3.92	2	3.92	2	3.92	9	17.65	14	27.45	15
Olmsted Falls	New Construction (inferred)	21	\$393,065	\$434,460	0	0	0	0	1	4.76	1	4.76	0	0	0	0	1
Olmsted Township	One Family	107	\$280,681	\$265,000	0	0	0	0	1	0.93	2	1.87	1	0.93	4	3.74	14
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	4	\$89,913	\$88,775	0	0	0	0	1	25	2	50	1	25	0	0	0
Olmsted Township	New Construction (inferred)	27	\$202,763	\$245,675	0	0	2	7.41	3	11.11	1	3.7	2	7.41	0	0	1
Orange	One Family	51	\$476,744	\$465,000	0	0	0	0	0	0	0	0	0	0	1	1.96	3
Orange	Condominium	12	\$452,981	\$429,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	20	\$683,303	\$712,560	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	1180	\$176,919	\$170,000	4	0.34	11	0.93	32	2.71	43	3.64	98	8.31	193	16.36	465
Parma	Two Family	46	\$195,621	\$196,500	0	0	0	0	1	2.17	1	2.17	0	0	7	15.22	14
Parma	Condominium	39	\$147,859	\$142,000	0	0	1	2.56	2	5.13	4	10.26	5	12.82	10	25.64	11
Parma	New Construction (inferred)	2	\$390,000	\$390,000	0	0	0	0	0	0	0	0	1	50	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD October 2022
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Schoo

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
Middleburg Heights	New Construction (inferred)	3	\$353,333	0	0	0	2	66.67
Moreland Hills	One Family	49	\$770,211	0	1	2.04	48	97.96
Moreland Hills	Condominium	1	\$225,000	0	1	100	0	0
Moreland Hills	New Construction (inferred)	4	\$391,050	0	2	50	2	50
Newburgh Heights	One Family	19	\$113,837	15.79	0	0	0	0
Newburgh Heights	Two Family	7	\$84,286	0	0	0	0	0
North Olmsted	One Family	341	\$237,130	20.82	92	26.98	141	41.35
North Olmsted	Two Family	3	\$234,467	33.33	1	33.33	1	33.33
North Olmsted	Condominium	89	\$110,306	1.12	9	10.11	2	2.25
North Olmsted	New Construction (inferred)	1	\$68,000	0	0	0	0	0
North Randall	One Family	7	\$123,732	14.29	0	0	0	0
North Royalton	One Family	251	\$341,759	6.37	35	13.94	193	76.89
North Royalton	Two Family	1	\$130,000	0	0	0	0	0
North Royalton	Condominium	113	\$124,418	15.04	2	1.77	4	3.54
North Royalton	New Construction (inferred)	30	\$334,048	26.67	0	0	14	46.67
Oakwood	One Family	24	\$176,952	12.5	5	20.83	4	16.67
Oakwood	Two Family	2	\$113,500	50	0	0	0	0
Olmsted Falls	One Family	88	\$272,911	14.77	29	32.95	43	48.86
Olmsted Falls	Two Family	2	\$205,000	50	1	50	0	0
Olmsted Falls	Condominium	51	\$148,493	29.41	6	11.76	0	0
Olmsted Falls	New Construction (inferred)	21	\$393,065	4.76	0	0	18	85.71
Olmsted Township	One Family	107	\$280,681	13.08	26	24.3	59	55.14
Olmsted Township	Two Family	2	\$212,500	0	0	0	1	50
Olmsted Township	Condominium	4	\$89,913	0	0	0	0	0
Olmsted Township	New Construction (inferred)	27	\$202,763	3.7	8	29.63	10	37.04
Orange	One Family	51	\$476,744	5.88	8	15.69	39	76.47
Orange	Condominium	12	\$452,981	0	0	0	12	100
Orange	New Construction (inferred)	20	\$683,303	0	1	5	19	95
Parma	One Family	1180	\$176,919	39.41	227	19.24	107	9.07
Parma	Two Family	46	\$195,621	30.43	19	41.3	4	8.7
Parma	Condominium	39	\$147,859	28.21	6	15.38	0	0
Parma	New Construction (inferred)	2	\$390,000	0	0	0	1	50

Residential Sales Price Distribution for the Suburbs, YTD October 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
Parma Heights	One Family	294	\$180,250	\$180,000	0	0	1	0.34	7	2.38	7	2.38	28	9.52	33	11.22	131
Parma Heights	Two Family	2	\$227,500	\$227,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	17	\$87,600	\$77,000	0	0	4	23.53	7	41.18	2	11.76	2	11.76	1	5.88	1
Parma Heights	New Construction (inferred)	5	\$245,460	\$259,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	One Family	117	\$614,558	\$600,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Pepper Pike	New Construction (inferred)	9	\$766,386	\$804,800	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	125	\$208,810	\$205,000	0	0	0	0	2	1.6	0	0	13	10.4	9	7.2	37
Richmond Heights	Condominium	12	\$156,242	\$159,450	0	0	0	0	0	0	0	0	2	16.67	3	25	7
Rocky River	One Family	235	\$447,913	\$350,000	0	0	0	0	0	0	0	0	1	0.43	0	0	4
Rocky River	Two Family	6	\$271,917	\$322,500	0	0	0	0	0	0	1	16.67	0	0	0	0	1
Rocky River	Condominium	131	\$187,601	\$124,900	0	0	9	6.87	23	17.56	19	14.5	20	15.27	9	6.87	16
Rocky River	New Construction (inferred)	6	\$755,377	\$869,549	0	0	0	0	0	0	1	16.67	0	0	0	0	0
Seven Hills	One Family	179	\$263,957	\$255,500	0	0	0	0	0	0	0	0	0	0	9	5.03	25
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	4	\$205,500	\$212,000	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	350	\$405,714	\$335,000	2	0.57	2	0.57	4	1.14	5	1.43	9	2.57	10	2.86	38
Shaker Heights	Two Family	64	\$213,586	\$212,500	0	0	0	0	1	1.56	5	7.81	6	9.38	4	6.25	11
Shaker Heights	Condominium	57	\$126,446	\$75,000	7	12.28	17	29.82	6	10.53	4	7.02	3	5.26	4	7.02	6
Solon	One Family	279	\$453,917	\$395,000	0	0	1	0.36	0	0	0	0	0	0	1	0.36	13
Solon	Two Family	1	\$399,999	\$399,999	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	Condominium	21	\$165,224	\$174,000	0	0	2	9.52	4	19.05	2	9.52	2	9.52	0	0	5
Solon	New Construction (inferred)	11	\$318,126	\$150,000	0	0	0	0	2	18.18	0	0	1	9.09	3	27.27	0
South Euclid	One Family	470	\$155,413	\$150,000	3	0.64	6	1.28	21	4.47	60	12.77	54	11.49	92	19.57	155
South Euclid	Two Family	13	\$159,512	\$168,000	0	0	0	0	2	15.38	0	0	0	0	2	15.38	8
South Euclid	Condominium	23	\$92,370	\$65,000	1	4.35	11	47.83	3	13.04	2	8.7	0	0	3	13.04	1
Strongsville	One Family	532	\$322,363	\$300,000	0	0	1	0.19	1	0.19	3	0.56	6	1.13	8	1.5	30
Strongsville	Two Family	8	\$256,625	\$257,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	46	\$196,878	\$192,250	0	0	0	0	1	2.17	0	0	0	0	2	4.35	23
Strongsville	New Construction (inferred)	19	\$306,507	\$330,000	0	0	2	10.53	2	10.53	1	5.26	4	21.05	0	0	0
University Heights	One Family	250	\$240,531	\$225,000	0	0	0	0	4	1.6	5	2	7	2.8	14	5.6	68
University Heights	Two Family	27	\$228,582	\$262,000	0	0	0	0	0	0	0	0	1	3.7	2	7.41	6

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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
Parma Heights	One Family	294	\$180,250	44.56	68	23.13	19	6.46
Parma Heights	Two Family	2	\$227,500	0	2	100	0	0
Parma Heights	Condominium	17	\$87,600	5.88	0	0	0	0
Parma Heights	New Construction (inferred)	5	\$245,460	20	1	20	3	60
Pepper Pike	One Family	117	\$614,558	1.71	0	0	115	98.29
Pepper Pike	New Construction (inferred)	9	\$766,386	0	0	0	9	100
Richmond Heights	One Family	125	\$208,810	29.6	35	28	29	23.2
Richmond Heights	Condominium	12	\$156,242	58.33	0	0	0	0
Rocky River	One Family	235	\$447,913	1.7	15	6.38	215	91.49
Rocky River	Two Family	6	\$271,917	16.67	0	0	4	66.67
Rocky River	Condominium	131	\$187,601	12.21	6	4.58	29	22.14
Rocky River	New Construction (inferred)	6	\$755,377	0	0	0	5	83.33
Seven Hills	One Family	179	\$263,957	13.97	49	27.37	96	53.63
Seven Hills	Two Family	2	\$317,500	0	0	0	2	100
Seven Hills	Condominium	4	\$205,500	25	3	75	0	0
Seven Hills	New Construction (inferred)	2	\$257,500	0	0	0	1	50
Shaker Heights	One Family	350	\$405,714	10.86	37	10.57	243	69.43
Shaker Heights	Two Family	64	\$213,586	17.19	23	35.94	14	21.88
Shaker Heights	Condominium	57	\$126,446	10.53	3	5.26	7	12.28
Solon	One Family	279	\$453,917	4.66	22	7.89	242	86.74
Solon	Two Family	1	\$399,999	0	0	0	1	100
Solon	Condominium	21	\$165,224	23.81	3	14.29	3	14.29
Solon	New Construction (inferred)	11	\$318,126	0	2	18.18	3	27.27
South Euclid	One Family	470	\$155,413	32.98	55	11.7	24	5.11
South Euclid	Two Family	13	\$159,512	61.54	1	7.69	0	0
South Euclid	Condominium	23	\$92,370	4.35	2	8.7	0	0
Strongsville	One Family	532	\$322,363	5.64	96	18.05	387	72.74
Strongsville	Two Family	8	\$256,625	12.5	3	37.5	4	50
Strongsville	Condominium	46	\$196,878	50	18	39.13	2	4.35
Strongsville	New Construction (inferred)	19	\$306,507	0	0	0	10	52.63
University Heights	One Family	250	\$240,531	27.2	64	25.6	88	35.2
University Heights	Two Family	27	\$228,582	22.22	4	14.81	14	51.85

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University Heights	New Construction (inferred)	2	\$344,000	\$344,000	0	0	1	50	0	0	0	0	0	0	0	0	0
Valley View	One Family	12	\$271,583	\$307,500	0	0	0	0	0	0	1	8.33	2	16.67	0	0	1
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	25	\$274,076	\$273,000	0	0	0	0	0	0	1	4	0	0	0	0	2
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	101	\$125,635	\$119,900	4	3.96	13	12.87	14	13.86	14	13.86	13	12.87	14	13.86	19
Warrensville Heights	Condominium	29	\$40,817	\$42,000	19	65.52	10	34.48	0	0	0	0	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	One Family	257	\$472,098	\$415,000	0	0	1	0.39	0	0	1	0.39	1	0.39	4	1.56	20
Westlake	Condominium	192	\$243,679	\$173,950	0	0	2	1.04	8	4.17	14	7.29	12	6.25	28	14.58	49
Westlake	New Construction (inferred)	84	\$423,791	\$425,358	0	0	0	0	0	0	0	0	1	1.19	1	1.19	12
Woodmere	One Family	3	\$283,333	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodmere	New Construction (inferred)	4	\$464,312	\$564,710	0	0	0	0	0	0	0	0	1	25	0	0	0
City of Cleveland	One Family	3618	\$118,519	\$95,000	656	18.13	512	14.15	481	13.29	348	9.62	311	8.6	435	12.02	439
City of Cleveland	Two Family	1398	\$102,551	\$84,000	270	19.31	212	15.16	244	17.45	155	11.09	166	11.87	112	8.01	107
City of Cleveland	Condominium	219	\$212,292	\$169,900	16	7.31	19	8.68	4	1.83	14	6.39	3	1.37	31	14.16	48
Eastern Suburbs	One Family	5781	\$230,808	\$164,000	137	2.37	244	4.22	403	6.97	460	7.96	548	9.48	785	13.58	1063
Eastern Suburbs	Two Family	346	\$178,587	\$162,250	20	5.78	11	3.18	26	7.51	23	6.65	33	9.54	45	13.01	74
Eastern Suburbs	Condominium	463	\$164,757	\$123,000	55	11.88	80	17.28	46	9.94	30	6.48	27	5.83	49	10.58	57
Eastern Suburbs	New Construction (inferred)	94	\$462,995	\$380,000	0	0	3	3.19	8	8.51	1	1.06	5	5.32	8	8.51	1
Western Suburbs	One Family	5648	\$276,369	\$236,250	7	0.12	24	0.42	72	1.27	85	1.5	215	3.81	396	7.01	1235
Western Suburbs	Two Family	278	\$256,661	\$260,000	0	0	0	0	5	1.8	3	1.08	1	0.36	17	6.12	39
Western Suburbs	Condominium	1106	\$167,311	\$138,950	25	2.26	76	6.87	121	10.94	102	9.22	135	12.21	188	17	208
Western Suburbs	New Construction (inferred)	270	\$377,853	\$372,625	0	0	7	2.59	11	4.07	6	2.22	11	4.07	8	2.96	29
Total: All Suburbs	One Family	11429	\$253,323	\$203,000	144	1.26	268	2.34	475	4.16	545	4.77	763	6.68	1181	10.33	2298
Total: All Suburbs	Two Family	624	\$213,370	\$207,750	20	3.21	11	1.76	31	4.97	26	4.17	34	5.45	62	9.94	113
Total: All Suburbs	Condominium	1569	\$166,557	\$135,000	80	5.1	156	9.94	167	10.64	132	8.41	162	10.33	237	15.11	265
Total: All Suburbs	New Construction (inferred)	364	\$399,840	\$375,000	0	0	10	2.75	19	5.22	7	1.92	16	4.4	16	4.4	30
Total: Cuyahoga County	One Family	15047	\$220,910	\$175,000	800	5.32	780	5.18	956	6.35	893	5.93	1074	7.14	1616	10.74	2737
Total: Cuyahoga County	Two Family	2022	\$136,751	\$110,000	290	14.34	223	11.03	275	13.6	181	8.95	200	9.89	174	8.61	220
Total: Cuyahoga County	Condominium	1788	\$172,159	\$139,900	96	5.37	175	9.79	171	9.56	146	8.17	165	9.23	268	14.99	313
Total: Cuyahoga County	New Construction (inferred)	364	\$399,840	\$375,000	0	0	10	2.75	19	5.22	7	1.92	16	4.4	16	4.4	30

Residential Sales Price Distribution for the Suburbs, YTD October 2022
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Schoo

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
University Heights	New Construction (inferred)	2	\$344,000	0	0	0	1	50
Valley View	One Family	12	\$271,583	8.33	1	8.33	7	58.33
Valley View	New Construction (inferred)	2	\$139,950	0	0	0	0	0
Walton Hills	One Family	25	\$274,076	8	7	28	15	60
Walton Hills	New Construction (inferred)	3	\$402,982	0	0	0	2	66.67
Warrensville Heights	One Family	101	\$125,635	18.81	7	6.93	3	2.97
Warrensville Heights	Condominium	29	\$40,817	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$255,000	0	0	0	1	100
Westlake	One Family	257	\$472,098	7.78	24	9.34	206	80.16
Westlake	Condominium	192	\$243,679	25.52	21	10.94	58	30.21
Westlake	New Construction (inferred)	84	\$423,791	14.29	12	14.29	58	69.05
Woodmere	One Family	3	\$283,333	0	0	0	3	100
Woodmere	New Construction (inferred)	4	\$464,312	0	0	0	3	75
City of Cleveland	One Family	3618	\$118,519	12.13	198	5.47	238	6.58
City of Cleveland	Two Family	1398	\$102,551	7.65	65	4.65	67	4.79
City of Cleveland	Condominium	219	\$212,292	21.92	23	10.5	61	27.85
Eastern Suburbs	One Family	5781	\$230,808	18.39	578	10	1563	27.04
Eastern Suburbs	Two Family	346	\$178,587	21.39	48	13.87	66	19.08
Eastern Suburbs	Condominium	463	\$164,757	12.31	32	6.91	87	18.79
Eastern Suburbs	New Construction (inferred)	94	\$462,995	1.06	12	12.77	56	59.57
Western Suburbs	One Family	5648	\$276,369	21.87	1100	19.48	2514	44.51
Western Suburbs	Two Family	278	\$256,661	14.03	64	23.02	149	53.6
Western Suburbs	Condominium	1106	\$167,311	18.81	98	8.86	153	13.83
Western Suburbs	New Construction (inferred)	270	\$377,853	10.74	31	11.48	167	61.85
Total: All Suburbs	One Family	11429	\$253,323	20.11	1678	14.68	4077	35.67
Total: All Suburbs	Two Family	624	\$213,370	18.11	112	17.95	215	34.46
Total: All Suburbs	Condominium	1569	\$166,557	16.89	130	8.29	240	15.3
Total: All Suburbs	New Construction (inferred)	364	\$399,840	8.24	43	11.81	223	61.26
Total: Cuyahoga County	One Family	15047	\$220,910	18.19	1876	12.47	4315	28.68
Total: Cuyahoga County	Two Family	2022	\$136,751	10.88	177	8.75	282	13.95
Total: Cuyahoga County	Condominium	1788	\$172,159	17.51	153	8.56	301	16.83
Total: Cuyahoga County	New Construction (inferred)	364	\$399,840	8.24	43	11.81	223	61.26