

Residential Sales Price Distribution for the Suburbs, YTD November 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	218	\$447,286	\$363,000	0	0	0	0	1	0.46	0	0	0	0	1	0.46	11
Bay Village	Condominium	9	\$477,000	\$540,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	3	\$596,667	\$785,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0
Beachwood	One Family	104	\$489,509	\$441,500	0	0	0	0	0	0	0	0	0	0	0	0	3
Beachwood	Condominium	43	\$388,378	\$385,000	0	0	0	0	0	0	0	0	0	0	1	2.33	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	151	\$138,711	\$139,900	4	2.65	4	2.65	15	9.93	17	11.26	20	13.25	37	24.5	38
Bedford	Two Family	13	\$164,608	\$174,500	0	0	0	0	1	7.69	0	0	2	15.38	1	7.69	7
Bedford	Condominium	15	\$102,400	\$105,000	0	0	3	20	2	13.33	3	20	3	20	3	20	1
Bedford	New Construction (inferred)	9	\$165,000	\$199,900	0	0	2	22.22	0	0	0	0	0	0	0	0	5
Bedford Heights	One Family	97	\$164,989	\$173,188	0	0	1	1.03	7	7.22	7	7.22	7	7.22	14	14.43	40
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	12	\$815,368	\$886,455	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	239	\$227,489	\$217,000	0	0	1	0.42	1	0.42	4	1.67	8	3.35	15	6.28	64
Berea	Two Family	6	\$210,583	\$225,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Berea	Condominium	17	\$106,862	\$100,000	3	17.65	2	11.76	2	11.76	2	11.76	0	0	4	23.53	3
Berea	New Construction (inferred)	4	\$161,225	\$97,500	0	0	0	0	2	50	0	0	1	25	0	0	0
Bratenahl	One Family	17	\$715,039	\$475,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Bratenahl	Two Family	6	\$618,917	\$275,000	0	0	0	0	0	0	0	0	1	16.67	0	0	0
Bratenahl	Condominium	33	\$409,867	\$295,000	0	0	0	0	0	0	0	0	2	6.06	2	6.06	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	123	\$447,043	\$400,000	0	0	0	0	1	0.81	0	0	0	0	2	1.63	4
Brecksville	Two Family	1	\$174,000	\$174,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	Condominium	48	\$218,342	\$207,450	0	0	1	2.08	1	2.08	3	6.25	6	12.5	6	12.5	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	149	\$366,671	\$352,000	0	0	0	0	0	0	2	1.34	4	2.68	0	0	4
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	85	\$188,809	\$151,000	0	0	0	0	6	7.06	7	8.24	13	15.29	15	17.65	22
Broadview Heights	New Construction (inferred)	27	\$301,289	\$240,900	0	0	2	7.41	2	7.41	1	3.7	1	3.7	1	3.7	0
Brook Park	One Family	218	\$193,525	\$195,000	0	0	1	0.46	2	0.92	8	3.67	11	5.05	22	10.09	79
Brook Park	Condominium	17	\$134,518	\$140,000	0	0	1	5.88	1	5.88	0	0	2	11.76	10	58.82	3
Brook Park	New Construction (inferred)	2	\$265,750	\$265,750	0	0	0	0	0	0	0	0	0	0	0	0	0

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Brooklyn	One Family	124	\$171,086	\$172,550	2	1.61	3	2.42	3	2.42	4	3.23	11	8.87	18	14.52	48
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	13	\$219,829	\$229,777	0	0	0	0	0	0	0	0	1	7.69	1	7.69	3
Chagrin Falls	One Family	55	\$611,628	\$550,000	0	0	0	0	0	0	0	0	0	0	1	1.82	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	29	\$300,328	\$297,000	0	0	1	3.45	3	10.34	4	13.79	1	3.45	0	0	3
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	3544	\$115,184	\$87,600	685	19.33	558	15.74	508	14.33	320	9.03	291	8.21	375	10.58	419
Cleveland	Two Family	1380	\$103,345	\$83,000	277	20.07	226	16.38	215	15.58	143	10.36	133	9.64	131	9.49	131
Cleveland	Condominium	310	\$167,061	\$109,500	121	39.03	16	5.16	6	1.94	10	3.23	16	5.16	20	6.45	28
Cleveland Heights	One Family	634	\$218,102	\$184,500	8	1.26	25	3.94	41	6.47	40	6.31	50	7.89	51	8.04	155
Cleveland Heights	Two Family	73	\$215,822	\$205,000	1	1.37	1	1.37	3	4.11	1	1.37	5	6.85	7	9.59	17
Cleveland Heights	Condominium	33	\$146,473	\$109,000	0	0	0	0	8	24.24	7	21.21	5	15.15	6	18.18	4
Cleveland Heights	New Construction (inferred)	2	\$195,500	\$195,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Cuyahoga Heights	One Family	11	\$229,764	\$239,000	0	0	0	0	0	0	0	0	0	0	0	0	4
East Cleveland	One Family	49	\$65,196	\$52,500	19	38.78	15	30.61	5	10.2	3	6.12	0	0	3	6.12	3
East Cleveland	Two Family	46	\$45,123	\$38,125	26	56.52	9	19.57	4	8.7	4	8.7	2	4.35	1	2.17	0
Euclid	One Family	677	\$125,986	\$122,000	18	2.66	58	8.57	82	12.11	102	15.07	99	14.62	106	15.66	176
Euclid	Two Family	40	\$150,956	\$150,000	1	2.5	1	2.5	0	0	1	2.5	3	7.5	16	40	13
Euclid	Condominium	61	\$59,622	\$57,000	21	34.43	20	32.79	13	21.31	3	4.92	1	1.64	2	3.28	1
Euclid	New Construction (inferred)	10	\$193,668	\$246,700	0	0	1	10	2	20	0	0	0	0	0	0	0
Fairview Park	One Family	206	\$272,372	\$250,000	0	0	2	0.97	2	0.97	3	1.46	3	1.46	8	3.88	38
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	23	\$147,852	\$166,000	0	0	2	8.7	1	4.35	1	4.35	3	13.04	0	0	16
Fairview Park	New Construction (inferred)	2	\$79,550	\$79,550	0	0	1	50	0	0	1	50	0	0	0	0	0
Garfield Heights	One Family	539	\$112,426	\$115,000	21	3.9	56	10.39	101	18.74	59	10.95	83	15.4	128	23.75	82
Garfield Heights	Two Family	54	\$133,739	\$135,000	0	0	2	3.7	3	5.56	5	9.26	8	14.81	22	40.74	13
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)	6	\$160,667	\$152,500	0	0	0	0	0	0	2	33.33	0	0	1	16.67	2
Gates Mills	One Family	41	\$927,059	\$800,000	0	0	0	0	0	0	0	0	0	0	1	2.44	1

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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	91	\$415,024	\$410,000	0	0	0	0	0	0	1	1.1	0	0	0	0	6
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	4	\$3,037,500	\$2,275,000	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	53	\$370,897	\$312,000	0	0	0	0	0	0	0	0	1	1.89	1	1.89	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	383	\$329,554	\$292,000	1	0.26	2	0.52	2	0.52	2	0.52	1	0.26	12	3.13	41
Lakewood	Two Family	128	\$293,730	\$285,000	0	0	0	0	0	0	1	0.78	1	0.78	2	1.56	7
Lakewood	Condominium	162	\$143,827	\$113,450	8	4.94	14	8.64	24	14.81	27	16.67	18	11.11	14	8.64	27
Lakewood	New Construction (inferred)	3	\$163,000	\$195,000	0	0	0	0	1	33.33	0	0	0	0	0	0	1
Linndale	One Family	1	\$70,500	\$70,500	0	0	0	0	1	100	0	0	0	0	0	0	0
Linndale	Two Family	4	\$152,625	\$159,500	0	0	0	0	0	0	0	0	0	0	1	25	3
Lyndhurst	One Family	226	\$230,666	\$211,000	0	0	0	0	2	0.88	5	2.21	5	2.21	21	9.29	64
Lyndhurst	Two Family	1	\$120,000	\$120,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Lyndhurst	Condominium	29	\$229,870	\$120,200	2	6.9	1	3.45	3	10.34	2	6.9	7	24.14	4	13.79	2
Lyndhurst	New Construction (inferred)	1	\$99,000	\$99,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Maple Heights	One Family	457	\$107,771	\$106,000	23	5.03	61	13.35	81	17.72	61	13.35	70	15.32	88	19.26	65
Maple Heights	Two Family	6	\$133,167	\$142,000	0	0	1	16.67	0	0	0	0	1	16.67	3	50	1
Maple Heights	Condominium	19	\$38,684	\$36,000	16	84.21	2	10.53	1	5.26	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	5	\$155,800	\$100,000	0	0	0	0	2	40	1	20	0	0	0	0	0
Mayfield	One Family	34	\$402,483	\$339,750	0	0	0	0	0	0	1	2.94	0	0	0	0	0
Mayfield	Condominium	5	\$206,400	\$208,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Mayfield	New Construction (inferred)	2	\$110,000	\$110,000	0	0	0	0	1	50	0	0	0	0	1	50	0
Mayfield Heights	One Family	206	\$217,156	\$203,750	0	0	1	0.49	2	0.97	0	0	9	4.37	27	13.11	62
Mayfield Heights	Condominium	45	\$171,094	\$174,000	0	0	1	2.22	2	4.44	1	2.22	1	2.22	6	13.33	28
Mayfield Heights	New Construction (inferred)	6	\$532,458	\$609,617	0	0	0	0	0	0	1	16.67	0	0	0	0	1

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Middleburg Heights	One Family	140	\$255,246	\$259,950	0	0	0	0	0	0	1	0.71	1	0.71	7	5	37
Middleburg Heights	Two Family	4	\$236,900	\$250,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Middleburg Heights	Condominium	41	\$134,043	\$131,500	0	0	2	4.88	1	2.44	2	4.88	15	36.59	13	31.71	6
Middleburg Heights	New Construction (inferred)	4	\$199,063	\$197,450	0	0	0	0	1	25	1	25	0	0	0	0	0
Moreland Hills	One Family	38	\$896,197	\$722,000	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)	8	\$347,588	\$305,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	16	\$97,775	\$90,000	3	18.75	3	18.75	2	12.5	1	6.25	0	0	4	25	3
Newburgh Heights	Two Family	9	\$109,167	\$117,000	1	11.11	1	11.11	0	0	2	22.22	1	11.11	3	33.33	1
North Olmsted	One Family	335	\$244,750	\$245,000	0	0	1	0.3	3	0.9	7	2.09	10	2.99	17	5.07	53
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	88	\$133,868	\$115,500	1	1.14	13	14.77	11	12.5	11	12.5	14	15.91	16	18.18	3
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	224	\$336,641	\$329,950	0	0	1	0.45	1	0.45	3	1.34	3	1.34	8	3.57	14
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	104	\$140,171	\$145,000	0	0	1	0.96	11	10.58	16	15.38	7	6.73	25	24.04	36
North Royalton	New Construction (inferred)	17	\$337,908	\$255,000	0	0	0	0	0	0	2	11.76	0	0	0	0	3
Oakwood	One Family	34	\$150,424	\$132,250	4	11.76	3	8.82	1	2.94	3	8.82	2	5.88	6	17.65	6
Oakwood	New Construction (inferred)	3	\$56,667	\$60,000	0	0	3	100	0	0	0	0	0	0	0	0	0
Olmsted Falls	One Family	92	\$275,513	\$250,000	0	0	0	0	0	0	2	2.17	0	0	2	2.17	10
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	49	\$154,051	\$150,000	0	0	0	0	1	2.04	4	8.16	6	12.24	14	28.57	16
Olmsted Falls	New Construction (inferred)	14	\$362,206	\$183,500	0	0	1	7.14	0	0	0	0	0	0	1	7.14	6
Olmsted Township	One Family	96	\$300,031	\$301,000	0	0	0	0	1	1.04	1	1.04	1	1.04	4	4.17	10
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)	18	\$360,127	\$385,000	0	0	1	5.56	2	11.11	0	0	0	0	0	0	1
Orange	One Family	34	\$635,694	\$606,500	0	0	0	0	0	0	0	0	0	0	1	2.94	0
Orange	Condominium	12	\$521,542	\$496,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	13	\$585,105	\$719,000	0	0	0	0	0	0	0	0	0	0	1	7.69	1
Parma	One Family	1092	\$187,456	\$185,000	3	0.27	11	1.01	19	1.74	41	3.75	61	5.59	118	10.81	449
Parma	Two Family	38	\$200,863	\$190,650	0	0	0	0	0	0	1	2.63	1	2.63	4	10.53	15
Parma	Condominium	39	\$155,770	\$150,000	0	0	2	5.13	1	2.56	1	2.56	1	2.56	15	38.46	12

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Parma	New Construction (inferred)	9	\$199,978	\$205,000	0	0	2	22.22	1	11.11	0	0	0	0	0	0	1
Parma Heights	One Family	196	\$188,536	\$189,950	0	0	2	1.02	2	1.02	5	2.55	6	3.06	23	11.73	84
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	15	\$87,867	\$90,000	1	6.67	4	26.67	1	6.67	5	33.33	4	26.67	0	0	0
Parma Heights	New Construction (inferred)	3	\$287,933	\$259,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	76	\$669,338	\$552,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	5	\$858,961	\$899,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	110	\$226,129	\$219,000	0	0	1	0.91	0	0	1	0.91	2	1.82	8	7.27	32
Richmond Heights	Condominium	16	\$150,128	\$152,500	0	0	1	6.25	0	0	1	6.25	1	6.25	5	31.25	8
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	229	\$471,827	\$405,000	0	0	0	0	0	0	1	0.44	0	0	1	0.44	7
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	114	\$203,016	\$134,450	1	0.88	4	3.51	11	9.65	14	12.28	14	12.28	27	23.68	11
Rocky River	New Construction (inferred)	4	\$349,275	\$323,550	0	0	0	0	0	0	2	50	0	0	0	0	0
Seven Hills	One Family	148	\$272,638	\$269,950	0	0	0	0	1	0.68	0	0	0	0	3	2.03	25
Seven Hills	Condominium	1	\$229,500	\$229,500	0	0	0	0	0	0	0	0	0	0	0	0	0
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	335	\$405,976	\$330,000	2	0.6	7	2.09	4	1.19	7	2.09	5	1.49	15	4.48	36
Shaker Heights	Two Family	50	\$254,156	\$221,500	0	0	0	0	1	2	0	0	2	4	5	10	11
Shaker Heights	Condominium	75	\$108,677	\$78,520	16	21.33	10	13.33	21	28	5	6.67	5	6.67	5	6.67	2
Shaker Heights	New Construction (inferred)	7	\$385,429	\$357,000	0	0	0	0	0	0	1	14.29	0	0	0	0	1
Solon	One Family	228	\$472,161	\$414,000	0	0	1	0.44	0	0	0	0	0	0	0	0	7
Solon	Condominium	8	\$166,375	\$188,500	0	0	1	12.5	0	0	0	0	2	25	0	0	2
Solon	New Construction (inferred)	7	\$476,397	\$250,000	0	0	0	0	1	14.29	0	0	0	0	0	0	1
South Euclid	One Family	370	\$159,033	\$153,000	2	0.54	10	2.7	24	6.49	27	7.3	40	10.81	77	20.81	120
South Euclid	Two Family	10	\$225,500	\$217,500	0	0	0	0	0	0	0	0	0	0	1	10	1
South Euclid	Condominium	19	\$79,984	\$66,000	0	0	9	47.37	6	31.58	0	0	0	0	2	10.53	2
South Euclid	New Construction (inferred)	3	\$210,900	\$170,000	0	0	0	0	0	0	0	0	1	33.33	0	0	1
Strongsville	One Family	499	\$332,256	\$307,000	0	0	1	0.2	2	0.4	0	0	3	0.6	0	0	34
Strongsville	Two Family	6	\$303,133	\$289,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	33	\$215,524	\$220,000	0	0	0	0	0	0	0	0	0	0	1	3.03	11
Strongsville	New Construction (inferred)	11	\$306,718	\$320,000	0	0	1	9.09	1	9.09	1	9.09	0	0	0	0	1
University Heights	One Family	239	\$268,445	\$260,000	0	0	1	0.42	2	0.84	2	0.84	1	0.42	13	5.44	37

Residential Sales Price Distribution for the Suburbs, YTD November 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	Two Family	10	\$200,790	\$214,000	0	0	0	0	0	0	0	0	1	10	0	0	3
Valley View	One Family	18	\$308,461	\$292,000	0	0	1	5.56	0	0	0	0	0	0	2	11.11	2
Walton Hills	One Family	27	\$299,026	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Walton Hills	New Construction (inferred)	2	\$413,000	\$413,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Warrensville Heights	One Family	98	\$116,618	\$112,150	5	5.1	9	9.18	22	22.45	10	10.2	11	11.22	18	18.37	14
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	38	\$47,613	\$46,750	18	47.37	18	47.37	2	5.26	0	0	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	2	\$190,000	\$190,000	0	0	0	0	0	0	1	50	0	0	0	0	0
Westlake	One Family	245	\$466,788	\$411,500	0	0	0	0	0	0	0	0	0	0	1	0.41	14
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	156	\$249,752	\$185,000	0	0	1	0.64	9	5.77	7	4.49	7	4.49	22	14.1	43
Westlake	New Construction (inferred)	65	\$482,439	\$463,000	0	0	0	0	1	1.54	0	0	0	0	2	3.08	1
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	3544	\$115,184	\$87,600	685	19.33	558	15.74	508	14.33	320	9.03	291	8.21	375	10.58	419
City of Cleveland	Two Family	1380	\$103,345	\$83,000	277	20.07	226	16.38	215	15.58	143	10.36	133	9.64	131	9.49	131
City of Cleveland	Condominium	310	\$167,061	\$109,500	121	39.03	16	5.16	6	1.94	10	3.23	16	5.16	20	6.45	28
Eastern Suburbs	One Family	5040	\$240,980	\$168,000	110	2.18	257	5.1	391	7.76	348	6.9	405	8.04	622	12.34	961
Eastern Suburbs	Two Family	320	\$175,246	\$154,500	29	9.06	15	4.69	13	4.06	13	4.06	27	8.44	59	18.44	68
Eastern Suburbs	Condominium	492	\$182,258	\$116,500	73	14.84	68	13.82	61	12.4	29	5.89	28	5.69	37	7.52	62
Eastern Suburbs	New Construction (inferred)	115	\$324,128	\$240,000	0	0	7	6.09	6	5.22	10	8.7	4	3.48	4	3.48	22
Western Suburbs	One Family	5023	\$288,137	\$249,000	6	0.12	25	0.5	42	0.84	84	1.67	125	2.49	264	5.26	1033
Western Suburbs	Two Family	209	\$270,186	\$260,000	0	0	0	0	0	0	4	1.91	3	1.44	7	3.35	30
Western Suburbs	Condominium	1007	\$177,361	\$145,000	14	1.39	47	4.67	81	8.04	100	9.93	114	11.32	184	18.27	215
Western Suburbs	New Construction (inferred)	210	\$364,139	\$315,000	0	0	9	4.29	14	6.67	11	5.24	2	0.95	7	3.33	15
Total: All Suburbs	One Family	10063	\$264,519	\$215,000	116	1.15	282	2.8	433	4.3	432	4.29	530	5.27	886	8.8	1994
Total: All Suburbs	Two Family	529	\$212,756	\$200,000	29	5.48	15	2.84	13	2.46	17	3.21	30	5.67	66	12.48	98
Total: All Suburbs	Condominium	1499	\$178,968	\$140,000	87	5.8	115	7.67	142	9.47	129	8.61	142	9.47	221	14.74	277
Total: All Suburbs	New Construction (inferred)	325	\$349,981	\$265,000	0	0	16	4.92	20	6.15	21	6.46	6	1.85	11	3.38	37
Total: Cuyahoga County	One Family	13607	\$225,624	\$178,100	801	5.89	840	6.17	941	6.92	752	5.53	821	6.03	1261	9.27	2413
Total: Cuyahoga County	Two Family	1909	\$133,664	\$109,000	306	16.03	241	12.62	228	11.94	160	8.38	163	8.54	197	10.32	229
Total: Cuyahoga County	Condominium	1809	\$176,928	\$139,200	208	11.5	131	7.24	148	8.18	139	7.68	158	8.73	241	13.32	305
Total: Cuyahoga County	New Construction (inferred)	325	\$349,981	\$265,000	0	0	16	4.92	20	6.15	21	6.46	6	1.85	11	3.38	37

Residential Sales Price Distribution for the Suburbs, YTD November 2023
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 \$>
Bay Village	One Family	218	\$447,286	5.05	25	11.47	180	82.57
Bay Village	Condominium	9	\$477,000	0	0	0	9	100
Bay Village	New Construction (inferred)	3	\$596,667	0	0	0	2	66.67
Beachwood	One Family	104	\$489,509	2.88	8	7.69	93	89.42
Beachwood	Condominium	43	\$388,378	11.63	3	6.98	34	79.07
Beachwood	New Construction (inferred)	3	\$256,667	0	1	33.33	2	66.67
Bedford	One Family	151	\$138,711	25.17	14	9.27	2	1.32
Bedford	Two Family	13	\$164,608	53.85	1	7.69	1	7.69
Bedford	Condominium	15	\$102,400	6.67	0	0	0	0
Bedford	New Construction (inferred)	9	\$165,000	55.56	2	22.22	0	0
Bedford Heights	One Family	97	\$164,989	41.24	17	17.53	4	4.12
Bedford Heights	Condominium	4	\$98,500	0	0	0	0	0
Bedford Heights	New Construction (inferred)	2	\$118,250	0	0	0	0	0
Bentleyville	One Family	12	\$815,368	0	1	8.33	11	91.67
Berea	One Family	239	\$227,489	26.78	77	32.22	69	28.87
Berea	Two Family	6	\$210,583	33.33	4	66.67	0	0
Berea	Condominium	17	\$106,862	17.65	1	5.88	0	0
Berea	New Construction (inferred)	4	\$161,225	0	0	0	1	25
Bratenahl	One Family	17	\$715,039	11.76	0	0	15	88.24
Bratenahl	Two Family	6	\$618,917	0	0	0	5	83.33
Bratenahl	Condominium	33	\$409,867	6.06	4	12.12	23	69.7
Bratenahl	New Construction (inferred)	2	\$167,500	100	0	0	0	0
Brecksville	One Family	123	\$447,043	3.25	6	4.88	110	89.43
Brecksville	Two Family	1	\$174,000	100	0	0	0	0
Brecksville	Condominium	48	\$218,342	12.5	8	16.67	17	35.42
Brecksville	New Construction (inferred)	12	\$484,222	0	3	25	7	58.33
Broadview Heights	One Family	149	\$366,671	2.68	14	9.4	125	83.89
Broadview Heights	Two Family	1	\$124,816	0	0	0	0	0
Broadview Heights	Condominium	85	\$188,809	25.88	5	5.88	17	20
Broadview Heights	New Construction (inferred)	27	\$301,289	0	7	25.93	13	48.15
Brook Park	One Family	218	\$193,525	36.24	75	34.4	20	9.17
Brook Park	Condominium	17	\$134,518	17.65	0	0	0	0
Brook Park	New Construction (inferred)	2	\$265,750	0	1	50	1	50

Residential Sales Price Distribution for the Suburbs, YTD November 2023
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
Brooklyn	One Family	124	\$171,086	38.71	29	23.39	6	4.84
Brooklyn	Two Family	2	\$100,000	0	0	0	0	0
Brooklyn	New Construction (inferred)	1	\$60,000	0	0	0	0	0
Brooklyn Heights	One Family	13	\$219,829	23.08	6	46.15	2	15.38
Chagrin Falls	One Family	55	\$611,628	0	3	5.45	51	92.73
Chagrin Falls	Two Family	1	\$185,000	100	0	0	0	0
Chagrin Falls	Condominium	29	\$300,328	10.34	2	6.9	15	51.72
Chagrin Falls	New Construction (inferred)	2	\$209,000	50	1	50	0	0
Chagrin Falls Township	One Family	1	\$900,000	0	0	0	1	100
Cleveland	One Family	3544	\$115,184	11.82	157	4.43	231	6.52
Cleveland	Two Family	1380	\$103,345	9.49	55	3.99	69	5
Cleveland	Condominium	310	\$167,061	9.03	25	8.06	68	21.94
Cleveland Heights	One Family	634	\$218,102	24.45	88	13.88	176	27.76
Cleveland Heights	Two Family	73	\$215,822	23.29	15	20.55	23	31.51
Cleveland Heights	Condominium	33	\$146,473	12.12	1	3.03	2	6.06
Cleveland Heights	New Construction (inferred)	2	\$195,500	50	1	50	0	0
Cuyahoga Heights	One Family	11	\$229,764	36.36	5	45.45	2	18.18
East Cleveland	One Family	49	\$65,196	6.12	0	0	1	2.04
East Cleveland	Two Family	46	\$45,123	0	0	0	0	0
Euclid	One Family	677	\$125,986	26	25	3.69	11	1.62
Euclid	Two Family	40	\$150,956	32.5	5	12.5	0	0
Euclid	Condominium	61	\$59,622	1.64	0	0	0	0
Euclid	New Construction (inferred)	10	\$193,668	0	4	40	3	30
Fairview Park	One Family	206	\$272,372	18.45	50	24.27	100	48.54
Fairview Park	Two Family	1	\$275,000	0	0	0	1	100
Fairview Park	Condominium	23	\$147,852	69.57	0	0	0	0
Fairview Park	New Construction (inferred)	2	\$79,550	0	0	0	0	0
Garfield Heights	One Family	539	\$112,426	15.21	8	1.48	1	0.19
Garfield Heights	Two Family	54	\$133,739	24.07	1	1.85	0	0
Garfield Heights	Condominium	1	\$103,000	0	0	0	0	0
Garfield Heights	New Construction (inferred)	6	\$160,667	33.33	0	0	1	16.67
Gates Mills	One Family	41	\$927,059	2.44	0	0	39	95.12

Residential Sales Price Distribution for the Suburbs, YTD November 2023
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
Gates Mills	New Construction (inferred)	1	\$950,000	0	0	0	1	100
Glenwillow	One Family	4	\$365,475	25	0	0	3	75
Glenwillow	New Construction (inferred)	3	\$108,333	0	0	0	0	0
Highland Heights	One Family	91	\$415,024	6.59	11	12.09	73	80.22
Highland Heights	Condominium	5	\$329,140	0	1	20	4	80
Highland Heights	New Construction (inferred)	9	\$241,389	55.56	0	0	2	22.22
Highland Hills	One Family	4	\$98,000	0	0	0	0	0
Hunting Valley	One Family	4	\$3,037,500	0	0	0	4	100
Hunting Valley	Condominium	1	\$637,500	0	0	0	1	100
Independence	One Family	53	\$370,897	7.55	8	15.09	39	73.58
Independence	New Construction (inferred)	3	\$131,167	0	1	33.33	0	0
Lakewood	One Family	383	\$329,554	10.7	63	16.45	259	67.62
Lakewood	Two Family	128	\$293,730	5.47	29	22.66	88	68.75
Lakewood	Condominium	162	\$143,827	16.67	8	4.94	22	13.58
Lakewood	New Construction (inferred)	3	\$163,000	33.33	1	33.33	0	0
Linndale	One Family	1	\$70,500	0	0	0	0	0
Linndale	Two Family	4	\$152,625	75	0	0	0	0
Lyndhurst	One Family	226	\$230,666	28.32	67	29.65	62	27.43
Lyndhurst	Two Family	1	\$120,000	0	0	0	0	0
Lyndhurst	Condominium	29	\$229,870	6.9	2	6.9	6	20.69
Lyndhurst	New Construction (inferred)	1	\$99,000	0	0	0	0	0
Maple Heights	One Family	457	\$107,771	14.22	6	1.31	2	0.44
Maple Heights	Two Family	6	\$133,167	16.67	0	0	0	0
Maple Heights	Condominium	19	\$38,684	0	0	0	0	0
Maple Heights	New Construction (inferred)	5	\$155,800	0	0	0	2	40
Mayfield	One Family	34	\$402,483	0	3	8.82	30	88.24
Mayfield	Condominium	5	\$206,400	40	3	60	0	0
Mayfield	New Construction (inferred)	2	\$110,000	0	0	0	0	0
Mayfield Heights	One Family	206	\$217,156	30.1	51	24.76	54	26.21
Mayfield Heights	Condominium	45	\$171,094	62.22	4	8.89	2	4.44
Mayfield Heights	New Construction (inferred)	6	\$532,458	16.67	0	0	4	66.67

Residential Sales Price Distribution for the Suburbs, YTD November 2023

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
Middleburg Heights	One Family	140	\$255,246	26.43	19	13.57	75	53.57
Middleburg Heights	Two Family	4	\$236,900	25	1	25	2	50
Middleburg Heights	Condominium	41	\$134,043	14.63	2	4.88	0	0
Middleburg Heights	New Construction (inferred)	4	\$199,063	0	0	0	2	50
Moreland Hills	One Family	38	\$896,197	0	1	2.63	37	97.37
Moreland Hills	Condominium	1	\$345,000	0	0	0	1	100
Moreland Hills	New Construction (inferred)	8	\$347,588	0	1	12.5	7	87.5
Newburgh Heights	One Family	16	\$97,775	18.75	0	0	0	0
Newburgh Heights	Two Family	9	\$109,167	11.11	0	0	0	0
North Olmsted	One Family	335	\$244,750	15.82	97	28.96	147	43.88
North Olmsted	Two Family	2	\$290,000	0	1	50	1	50
North Olmsted	Condominium	88	\$133,868	3.41	12	13.64	7	7.95
North Olmsted	New Construction (inferred)	6	\$157,300	16.67	0	0	1	16.67
North Randall	One Family	1	\$170,000	100	0	0	0	0
North Royalton	One Family	224	\$336,641	6.25	34	15.18	160	71.43
North Royalton	Two Family	1	\$210,000	0	1	100	0	0
North Royalton	Condominium	104	\$140,171	34.62	8	7.69	0	0
North Royalton	New Construction (inferred)	17	\$337,908	17.65	2	11.76	10	58.82
Oakwood	One Family	34	\$150,424	17.65	5	14.71	4	11.76
Oakwood	New Construction (inferred)	3	\$56,667	0	0	0	0	0
Olmsted Falls	One Family	92	\$275,513	10.87	33	35.87	45	48.91
Olmsted Falls	Two Family	1	\$299,500	0	0	0	1	100
Olmsted Falls	Condominium	49	\$154,051	32.65	8	16.33	0	0
Olmsted Falls	New Construction (inferred)	14	\$362,206	42.86	0	0	6	42.86
Olmsted Township	One Family	96	\$300,031	10.42	18	18.75	61	63.54
Olmsted Township	Condominium	6	\$122,217	0	0	0	0	0
Olmsted Township	New Construction (inferred)	18	\$360,127	5.56	3	16.67	11	61.11
Orange	One Family	34	\$635,694	0	1	2.94	32	94.12
Orange	Condominium	12	\$521,542	0	0	0	12	100
Orange	New Construction (inferred)	13	\$585,105	7.69	0	0	11	84.62
Parma	One Family	1092	\$187,456	41.12	257	23.53	133	12.18
Parma	Two Family	38	\$200,863	39.47	10	26.32	7	18.42
Parma	Condominium	39	\$155,770	30.77	7	17.95	0	0

Residential Sales Price Distribution for the Suburbs, YTD November 2023

Source: Cuyahoga County Fiscal Office

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

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	New Construction (inferred)	9	\$199,978	11.11	1	11.11	4	44.44
Parma Heights	One Family	196	\$188,536	42.86	58	29.59	16	8.16
Parma Heights	Two Family	3	\$218,333	33.33	1	33.33	1	33.33
Parma Heights	Condominium	15	\$87,867	0	0	0	0	0
Parma Heights	New Construction (inferred)	3	\$287,933	0	1	33.33	2	66.67
Pepper Pike	One Family	76	\$669,338	0	1	1.32	75	98.68
Pepper Pike	New Construction (inferred)	5	\$858,961	0	0	0	5	100
Richmond Heights	One Family	110	\$226,129	29.09	31	28.18	35	31.82
Richmond Heights	Condominium	16	\$150,128	50	0	0	0	0
Richmond Heights	New Construction (inferred)	2	\$137,450	50	0	0	0	0
Rocky River	One Family	229	\$471,827	3.06	17	7.42	203	88.65
Rocky River	Two Family	10	\$337,500	0	1	10	9	90
Rocky River	Condominium	114	\$203,016	9.65	10	8.77	22	19.3
Rocky River	New Construction (inferred)	4	\$349,275	0	0	0	2	50
Seven Hills	One Family	148	\$272,638	16.89	28	18.92	91	61.49
Seven Hills	Condominium	1	\$229,500	0	1	100	0	0
Seven Hills	New Construction (inferred)	2	\$312,450	0	0	0	2	100
Shaker Heights	One Family	335	\$405,976	10.75	28	8.36	231	68.96
Shaker Heights	Two Family	50	\$254,156	22	15	30	16	32
Shaker Heights	Condominium	75	\$108,677	2.67	6	8	5	6.67
Shaker Heights	New Construction (inferred)	7	\$385,429	14.29	0	0	5	71.43
Solon	One Family	228	\$472,161	3.07	19	8.33	201	88.16
Solon	Condominium	8	\$166,375	25	3	37.5	0	0
Solon	New Construction (inferred)	7	\$476,397	14.29	2	28.57	3	42.86
South Euclid	One Family	370	\$159,033	32.43	44	11.89	26	7.03
South Euclid	Two Family	10	\$225,500	10	5	50	3	30
South Euclid	Condominium	19	\$79,984	10.53	0	0	0	0
South Euclid	New Construction (inferred)	3	\$210,900	33.33	0	0	1	33.33
Strongsville	One Family	499	\$332,256	6.81	89	17.84	370	74.15
Strongsville	Two Family	6	\$303,133	0	1	16.67	5	83.33
Strongsville	Condominium	33	\$215,524	33.33	17	51.52	4	12.12
Strongsville	New Construction (inferred)	11	\$306,718	9.09	0	0	7	63.64
University Heights	One Family	239	\$268,445	15.48	61	25.52	122	51.05

Residential Sales Price Distribution for the Suburbs, YTD November 2023
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 to \$500K	Percent \$250K to \$500K
University Heights	Two Family	10	\$200,790	30	6	60	0	0
Valley View	One Family	18	\$308,461	11.11	2	11.11	11	61.11
Walton Hills	One Family	27	\$299,026	3.7	6	22.22	20	74.07
Walton Hills	New Construction (inferred)	2	\$413,000	0	0	0	2	100
Warrensville Heights	One Family	98	\$116,618	14.29	8	8.16	1	1.02
Warrensville Heights	Two Family	1	\$77,500	0	0	0	0	0
Warrensville Heights	Condominium	38	\$47,613	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	2	\$190,000	0	0	0	1	50
Westlake	One Family	245	\$466,788	5.71	26	10.61	204	83.27
Westlake	Two Family	1	\$705,000	0	0	0	1	100
Westlake	Condominium	156	\$249,752	27.56	12	7.69	55	35.26
Westlake	New Construction (inferred)	65	\$482,439	1.54	4	6.15	57	87.69
Woodmere	One Family	2	\$379,950	0	1	50	1	50
City of Cleveland	One Family	3544	\$115,184	11.82	157	4.43	231	6.52
City of Cleveland	Two Family	1380	\$103,345	9.49	55	3.99	69	5
City of Cleveland	Condominium	310	\$167,061	9.03	25	8.06	68	21.94
Eastern Suburbs	One Family	5040	\$240,980	19.07	515	10.22	1431	28.39
Eastern Suburbs	Two Family	320	\$175,246	21.25	48	15	48	15
Eastern Suburbs	Condominium	492	\$182,258	12.6	29	5.89	105	21.34
Eastern Suburbs	New Construction (inferred)	115	\$324,128	19.13	12	10.43	50	43.48
Western Suburbs	One Family	5023	\$288,137	20.57	1029	20.49	2415	48.08
Western Suburbs	Two Family	209	\$270,186	14.35	49	23.44	116	55.5
Western Suburbs	Condominium	1007	\$177,361	21.35	99	9.83	153	15.19
Western Suburbs	New Construction (inferred)	210	\$364,139	7.14	24	11.43	128	60.95
Total: All Suburbs	One Family	10063	\$264,519	19.82	1544	15.34	3846	38.22
Total: All Suburbs	Two Family	529	\$212,756	18.53	97	18.34	164	31
Total: All Suburbs	Condominium	1499	\$178,968	18.48	128	8.54	258	17.21
Total: All Suburbs	New Construction (inferred)	325	\$349,981	11.38	36	11.08	178	54.77
Total: Cuyahoga County	One Family	13607	\$225,624	17.73	1701	12.5	4077	29.96
Total: Cuyahoga County	Two Family	1909	\$133,664	12	152	7.96	233	12.21
Total: Cuyahoga County	Condominium	1809	\$176,928	16.86	153	8.46	326	18.02
Total: Cuyahoga County	New Construction (inferred)	325	\$349,981	11.38	36	11.08	178	54.77