

Residential Sales Price Distribution for the Suburbs, YTD February 2023

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs and 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	Percent \$150K to \$200K
Bay Village	One Family	28	\$279,859	\$278,750	0	0	0	0	0	0	0	0	1	3.57	0	0	4	14.29
Beachwood	One Family	8	\$372,813	\$326,000	0	0	0	0	0	0	0	0	0	0	0	0	2	25
Beachwood	Condominium	6	\$333,583	\$300,750	0	0	0	0	0	0	0	0	0	0	1	16.67	0	0
Bedford	One Family	30	\$119,114	\$119,250	1	3.33	2	6.67	3	10	5	16.67	7	23.33	8	26.67	3	10
Bedford	Two Family	3	\$109,167	\$70,000	0	0	0	0	2	66.67	0	0	0	0	0	0	1	33.33
Bedford	Condominium	1	\$50,000	\$50,000	0	0	1	100	0	0	0	0	0	0	0	0	0	0
Bedford Heights	One Family	18	\$148,329	\$164,950	0	0	1	5.56	3	16.67	1	5.56	2	11.11	1	5.56	7	38.89
Bedford Heights	Condominium	1	\$65,000	\$65,000	0	0	1	100	0	0	0	0	0	0	0	0	0	0
Berea	One Family	27	\$190,674	\$174,900	0	0	0	0	1	3.7	2	7.41	2	7.41	5	18.52	6	22.22
Berea	Two Family	1	\$162,500	\$162,500	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Berea	Condominium	1	\$140,300	\$140,300	0	0	0	0	0	0	0	0	0	0	1	100	0	0
Bratenahl	One Family	3	\$383,300	\$399,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	3	\$260,000	\$300,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0	0
Brecksville	One Family	16	\$452,613	\$431,000	0	0	0	0	0	0	0	0	0	0	1	6.25	0	0
Brecksville	Condominium	5	\$170,400	\$132,000	0	0	0	0	1	20	1	20	0	0	1	20	0	0
Brecksville	New Construction (inferred)	3	\$233,333	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadview Heights	One Family	14	\$274,693	\$264,250	0	0	0	0	0	0	2	14.29	0	0	0	0	1	7.14
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Broadview Heights	Condominium	9	\$190,067	\$170,100	0	0	0	0	2	22.22	0	0	0	0	0	0	4	44.44
Broadview Heights	New Construction (inferred)	2	\$162,700	\$162,700	0	0	1	50	0	0	0	0	0	0	0	0	0	0
Brook Park	One Family	25	\$182,878	\$180,000	0	0	0	0	0	0	0	0	2	8	4	16	14	56
Brook Park	Condominium	3	\$138,000	\$140,000	0	0	0	0	0	0	0	0	0	0	3	100	0	0
Brooklyn	One Family	16	\$161,406	\$164,000	0	0	0	0	1	6.25	0	0	2	12.5	2	12.5	9	56.25
Brooklyn Heights	One Family	2	\$160,000	\$160,000	0	0	0	0	0	0	0	0	1	50	0	0	1	50
Chagrin Falls	One Family	14	\$506,521	\$470,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	2	\$164,250	\$164,250	0	0	0	0	0	0	0	0	0	0	0	0	2	100
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	525	\$97,245	\$78,500	123	23.43	96	18.29	79	15.05	43	8.19	52	9.9	48	9.14	50	9.52
Cleveland	Two Family	204	\$96,523	\$75,750	40	19.61	45	22.06	35	17.16	16	7.84	21	10.29	13	6.37	19	9.31

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	28	\$279,859	\$278,750	5	17.86	18	64.29
Beachwood	One Family	8	\$372,813	\$326,000	0	0	6	75
Beachwood	Condominium	6	\$333,583	\$300,750	0	0	5	83.33
Bedford	One Family	30	\$119,114	\$119,250	1	3.33	0	0
Bedford	Two Family	3	\$109,167	\$70,000	0	0	0	0
Bedford	Condominium	1	\$50,000	\$50,000	0	0	0	0
Bedford Heights	One Family	18	\$148,329	\$164,950	2	11.11	1	5.56
Bedford Heights	Condominium	1	\$65,000	\$65,000	0	0	0	0
Berea	One Family	27	\$190,674	\$174,900	6	22.22	5	18.52
Berea	Two Family	1	\$162,500	\$162,500	0	0	0	0
Berea	Condominium	1	\$140,300	\$140,300	0	0	0	0
Bratenahl	One Family	3	\$383,300	\$399,900	0	0	3	100
Bratenahl	Condominium	3	\$260,000	\$300,000	0	0	2	66.67
Brecksville	One Family	16	\$452,613	\$431,000	0	0	15	93.75
Brecksville	Condominium	5	\$170,400	\$132,000	1	20	1	20
Brecksville	New Construction (inferred)	3	\$233,333	\$235,000	3	100	0	0
Broadview Heights	One Family	14	\$274,693	\$264,250	2	14.29	9	64.29
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0
Broadview Heights	Condominium	9	\$190,067	\$170,100	0	0	3	33.33
Broadview Heights	New Construction (inferred)	2	\$162,700	\$162,700	0	0	1	50
Brook Park	One Family	25	\$182,878	\$180,000	4	16	1	4
Brook Park	Condominium	3	\$138,000	\$140,000	0	0	0	0
Brooklyn	One Family	16	\$161,406	\$164,000	2	12.5	0	0
Brooklyn Heights	One Family	2	\$160,000	\$160,000	0	0	0	0
Chagrin Falls	One Family	14	\$506,521	\$470,000	2	14.29	12	85.71
Chagrin Falls	Condominium	2	\$164,250	\$164,250	0	0	0	0
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	1	100
Cleveland	One Family	525	\$97,245	\$78,500	18	3.43	16	3.05
Cleveland	Two Family	204	\$96,523	\$75,750	3	1.47	12	5.88

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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	Percent \$150K to \$200K
Cleveland	Condominium	157	\$90,069	\$45,000	114	72.61	13	8.28	0	0	3	1.91	2	1.27	3	1.91	6	3.82
Cleveland Heights	One Family	76	\$186,205	\$157,500	4	5.26	1	1.32	6	7.89	6	7.89	8	10.53	9	11.84	19	25
Cleveland Heights	Two Family	10	\$185,700	\$197,000	0	0	0	0	1	10	0	0	1	10	0	0	5	50
Cleveland Heights	Condominium	3	\$87,333	\$85,000	0	0	0	0	2	66.67	1	33.33	0	0	0	0	0	0
East Cleveland	One Family	13	\$55,808	\$56,000	6	46.15	6	46.15	0	0	0	0	0	0	0	0	1	7.69
East Cleveland	Two Family	8	\$46,250	\$45,500	4	50	2	25	1	12.5	1	12.5	0	0	0	0	0	0
Euclid	One Family	93	\$116,404	\$113,500	1	1.08	13	13.98	16	17.2	13	13.98	12	12.9	14	15.05	21	22.58
Euclid	Two Family	6	\$166,833	\$149,000	0	0	0	0	0	0	0	0	1	16.67	2	33.33	1	16.67
Euclid	Condominium	8	\$54,950	\$48,250	3	37.5	3	37.5	1	12.5	1	12.5	0	0	0	0	0	0
Euclid	New Construction (inferred)	2	\$161,406	\$161,406	0	0	0	0	1	50	0	0	0	0	0	0	0	0
Fairview Park	One Family	23	\$249,737	\$229,000	0	0	0	0	0	0	0	0	0	0	1	4.35	9	39.13
Fairview Park	Condominium	1	\$154,000	\$154,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Garfield Heights	One Family	84	\$106,026	\$101,500	1	1.19	12	14.29	20	23.81	12	14.29	11	13.1	18	21.43	8	9.52
Garfield Heights	Two Family	7	\$121,643	\$130,000	0	0	1	14.29	1	14.29	0	0	1	14.29	3	42.86	1	14.29
Gates Mills	One Family	5	\$762,527	\$831,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	3	\$353,300	\$415,000	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33
Glenwillow	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0	0
Highland Heights	One Family	8	\$299,348	\$305,950	0	0	0	0	0	0	1	12.5	0	0	0	0	1	12.5
Highland Heights	Condominium	1	\$235,700	\$235,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	6	\$301,833	\$309,500	0	0	0	0	0	0	0	0	1	16.67	0	0	1	16.67
Independence	New Construction (inferred)	1	\$80,000	\$80,000	0	0	0	0	1	100	0	0	0	0	0	0	0	0
Lakewood	One Family	54	\$278,153	\$264,950	0	0	1	1.85	0	0	1	1.85	0	0	1	1.85	11	20.37
Lakewood	Two Family	18	\$251,398	\$248,750	0	0	0	0	0	0	0	0	0	0	0	0	2	11.11
Lakewood	Condominium	21	\$146,918	\$135,000	1	4.76	0	0	4	19.05	2	9.52	2	9.52	3	14.29	5	23.81
Linndale	Two Family	1	\$160,000	\$160,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Lyndhurst	One Family	34	\$185,762	\$182,550	0	0	0	0	2	5.88	0	0	1	2.94	4	11.76	15	44.12
Lyndhurst	Condominium	1	\$140,000	\$140,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0
Maple Heights	One Family	79	\$91,830	\$84,900	6	7.59	12	15.19	22	27.85	15	18.99	10	12.66	9	11.39	4	5.06
Maple Heights	Two Family	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0

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Cleveland	Condominium	157	\$90,069	\$45,000	3	1.91	13	8.28
Cleveland Heights	One Family	76	\$186,205	\$157,500	11	14.47	12	15.79
Cleveland Heights	Two Family	10	\$185,700	\$197,000	2	20	1	10
Cleveland Heights	Condominium	3	\$87,333	\$85,000	0	0	0	0
East Cleveland	One Family	13	\$55,808	\$56,000	0	0	0	0
East Cleveland	Two Family	8	\$46,250	\$45,500	0	0	0	0
Euclid	One Family	93	\$116,404	\$113,500	2	2.15	1	1.08
Euclid	Two Family	6	\$166,833	\$149,000	2	33.33	0	0
Euclid	Condominium	8	\$54,950	\$48,250	0	0	0	0
Euclid	New Construction (inferred)	2	\$161,406	\$161,406	0	0	1	50
Fairview Park	One Family	23	\$249,737	\$229,000	5	21.74	8	34.78
Fairview Park	Condominium	1	\$154,000	\$154,000	0	0	0	0
Garfield Heights	One Family	84	\$106,026	\$101,500	1	1.19	1	1.19
Garfield Heights	Two Family	7	\$121,643	\$130,000	0	0	0	0
Gates Mills	One Family	5	\$762,527	\$831,000	0	0	5	100
Glenwillow	One Family	3	\$353,300	\$415,000	0	0	2	66.67
Glenwillow	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0
Highland Heights	One Family	8	\$299,348	\$305,950	1	12.5	5	62.5
Highland Heights	Condominium	1	\$235,700	\$235,700	1	100	0	0
Independence	One Family	6	\$301,833	\$309,500	0	0	4	66.67
Independence	New Construction (inferred)	1	\$80,000	\$80,000	0	0	0	0
Lakewood	One Family	54	\$278,153	\$264,950	12	22.22	28	51.85
Lakewood	Two Family	18	\$251,398	\$248,750	7	38.89	9	50
Lakewood	Condominium	21	\$146,918	\$135,000	2	9.52	2	9.52
Linndale	Two Family	1	\$160,000	\$160,000	0	0	0	0
Lyndhurst	One Family	34	\$185,762	\$182,550	10	29.41	2	5.88
Lyndhurst	Condominium	1	\$140,000	\$140,000	0	0	0	0
Maple Heights	One Family	79	\$91,830	\$84,900	1	1.27	0	0
Maple Heights	Two Family	1	\$150,000	\$150,000	0	0	0	0

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Maple Heights	Condominium	1	\$30,000	\$30,000	1	100	0	0	0	0	0	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	1	\$268,000	\$268,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	One Family	1	\$292,500	\$292,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	Condominium	3	\$202,333	\$208,000	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33
Mayfield Heights	One Family	15	\$195,523	\$175,200	0	0	0	0	0	0	0	0	0	0	3	20	8	53.33
Mayfield Heights	Condominium	4	\$160,350	\$160,950	0	0	0	0	0	0	0	0	0	0	1	25	3	75
Mayfield Heights	New Construction (inferred)	1	\$819,900	\$819,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Middleburg Heights	One Family	19	\$207,974	\$193,000	0	0	0	0	0	0	1	5.26	0	0	3	15.79	7	36.84
Middleburg Heights	Condominium	3	\$110,300	\$85,300	0	0	0	0	1	33.33	1	33.33	0	0	0	0	1	33.33
Moreland Hills	New Construction (inferred)	3	\$293,567	\$315,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	2	\$57,750	\$57,750	0	0	2	100	0	0	0	0	0	0	0	0	0	0
North Olmsted	One Family	42	\$213,435	\$219,900	0	0	0	0	0	0	1	2.38	2	4.76	4	9.52	9	21.43
North Olmsted	Condominium	15	\$111,427	\$109,300	0	0	3	20	3	20	1	6.67	4	26.67	2	13.33	1	6.67
North Olmsted	New Construction (inferred)	1	\$140,000	\$140,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0
North Royalton	One Family	26	\$305,654	\$294,150	0	0	1	3.85	0	0	0	0	0	0	3	11.54	1	3.85
North Royalton	Condominium	11	\$96,786	\$92,000	0	0	2	18.18	1	9.09	4	36.36	2	18.18	2	18.18	0	0
North Royalton	New Construction (inferred)	4	\$498,694	\$535,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oakwood	One Family	7	\$105,229	\$107,000	2	28.57	0	0	1	14.29	0	0	1	14.29	1	14.29	1	14.29
Olmsted Falls	One Family	4	\$242,500	\$230,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Olmsted Falls	Condominium	7	\$122,743	\$135,000	1	14.29	0	0	0	0	1	14.29	0	0	3	42.86	2	28.57
Olmsted Falls	New Construction (inferred)	1	\$140,500	\$140,500	0	0	0	0	0	0	0	0	0	0	1	100	0	0
Olmsted Township	One Family	10	\$260,400	\$233,000	0	0	0	0	0	0	0	0	0	0	0	0	3	30
Olmsted Township	Condominium	1	\$110,900	\$110,900	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Olmsted Township	New Construction (inferred)	6	\$484,506	\$516,138	0	0	0	0	0	0	0	0	0	0	0	0	1	16.67
Orange	One Family	6	\$628,833	\$356,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	3	\$700,457	\$695,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	135	\$172,438	\$168,000	0	0	0	0	5	3.7	11	8.15	14	10.37	15	11.11	56	41.48
Parma	Two Family	5	\$168,260	\$170,000	0	0	0	0	0	0	0	0	1	20	0	0	4	80
Parma	Condominium	6	\$135,000	\$145,000	0	0	1	16.67	0	0	0	0	1	16.67	2	33.33	2	33.33
Parma	New Construction (inferred)	1	\$334,900	\$334,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Maple Heights	Condominium	1	\$30,000	\$30,000	0	0	0	0
Maple Heights	New Construction (inferred)	1	\$268,000	\$268,000	0	0	1	100
Mayfield	One Family	1	\$292,500	\$292,500	0	0	1	100
Mayfield	Condominium	3	\$202,333	\$208,000	2	66.67	0	0
Mayfield Heights	One Family	15	\$195,523	\$175,200	2	13.33	2	13.33
Mayfield Heights	Condominium	4	\$160,350	\$160,950	0	0	0	0
Mayfield Heights	New Construction (inferred)	1	\$819,900	\$819,900	0	0	1	100
Middleburg Heights	One Family	19	\$207,974	\$193,000	3	15.79	5	26.32
Middleburg Heights	Condominium	3	\$110,300	\$85,300	0	0	0	0
Moreland Hills	New Construction (inferred)	3	\$293,567	\$315,000	1	33.33	2	66.67
Newburgh Heights	One Family	2	\$57,750	\$57,750	0	0	0	0
North Olmsted	One Family	42	\$213,435	\$219,900	15	35.71	11	26.19
North Olmsted	Condominium	15	\$111,427	\$109,300	1	6.67	0	0
North Olmsted	New Construction (inferred)	1	\$140,000	\$140,000	0	0	0	0
North Royalton	One Family	26	\$305,654	\$294,150	5	19.23	16	61.54
North Royalton	Condominium	11	\$96,786	\$92,000	0	0	0	0
North Royalton	New Construction (inferred)	4	\$498,694	\$535,388	0	0	4	100
Oakwood	One Family	7	\$105,229	\$107,000	1	14.29	0	0
Olmsted Falls	One Family	4	\$242,500	\$230,000	3	75	1	25
Olmsted Falls	Condominium	7	\$122,743	\$135,000	0	0	0	0
Olmsted Falls	New Construction (inferred)	1	\$140,500	\$140,500	0	0	0	0
Olmsted Township	One Family	10	\$260,400	\$233,000	4	40	3	30
Olmsted Township	Condominium	1	\$110,900	\$110,900	0	0	0	0
Olmsted Township	New Construction (inferred)	6	\$484,506	\$516,138	0	0	5	83.33
Orange	One Family	6	\$628,833	\$356,500	1	16.67	5	83.33
Orange	New Construction (inferred)	3	\$700,457	\$695,000	0	0	3	100
Parma	One Family	135	\$172,438	\$168,000	18	13.33	16	11.85
Parma	Two Family	5	\$168,260	\$170,000	0	0	0	0
Parma	Condominium	6	\$135,000	\$145,000	0	0	0	0
Parma	New Construction (inferred)	1	\$334,900	\$334,900	0	0	1	100

Residential Sales Price Distribution for the Suburbs, YTD February 2023

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs and 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	Percent \$150K to \$200K
Parma Heights	One Family	35	\$179,513	\$179,900	0	0	0	0	0	0	0	0	1	2.86	4	11.43	23	65.71
Parma Heights	Two Family	1	\$235,000	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	New Construction (inferred)	1	\$224,900	\$224,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	6	\$574,083	\$409,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	1	\$930,000	\$930,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	21	\$194,205	\$175,000	0	0	0	0	0	0	0	0	2	9.52	3	14.29	9	42.86
Richmond Heights	Condominium	2	\$150,500	\$150,500	0	0	0	0	0	0	0	0	0	0	1	50	1	50
Rocky River	One Family	15	\$326,700	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	22	\$215,546	\$122,800	1	4.55	2	9.09	5	22.73	2	9.09	1	4.55	4	18.18	1	4.55
Seven Hills	One Family	16	\$263,594	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	4	25
Shaker Heights	One Family	40	\$332,933	\$229,500	1	2.5	1	2.5	0	0	3	7.5	1	2.5	4	10	8	20
Shaker Heights	Two Family	9	\$217,644	\$190,000	0	0	0	0	0	0	0	0	1	11.11	0	0	4	44.44
Shaker Heights	Condominium	10	\$76,452	\$71,000	1	10	2	20	4	40	2	20	0	0	1	10	0	0
Solon	One Family	19	\$386,953	\$340,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	Condominium	1	\$112,500	\$112,500	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Solon	New Construction (inferred)	1	\$79,000	\$79,000	0	0	0	0	1	100	0	0	0	0	0	0	0	0
South Euclid	One Family	55	\$141,726	\$135,500	1	1.82	2	3.64	6	10.91	6	10.91	7	12.73	13	23.64	13	23.64
South Euclid	Two Family	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Euclid	Condominium	3	\$112,833	\$125,500	0	0	1	33.33	0	0	0	0	0	0	1	33.33	1	33.33
Strongsville	One Family	58	\$280,801	\$261,000	0	0	1	1.72	1	1.72	0	0	0	0	0	0	6	10.34
Strongsville	Two Family	1	\$294,000	\$294,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	4	\$221,225	\$227,450	0	0	0	0	0	0	0	0	0	0	0	0	1	25
University Heights	One Family	21	\$211,900	\$209,500	0	0	0	0	1	4.76	0	0	1	4.76	2	9.52	4	19.05
University Heights	Two Family	1	\$200,000	\$200,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Valley View	One Family	2	\$280,000	\$280,000	0	0	0	0	0	0	0	0	0	0	1	50	0	0
Walton Hills	One Family	3	\$202,033	\$205,000	0	0	0	0	0	0	0	0	0	0	0	0	1	33.33
Warrensville Heights	One Family	19	\$100,194	\$85,500	2	10.53	4	21.05	3	15.79	3	15.79	2	10.53	2	10.53	2	10.53
Warrensville Heights	Two Family	1	\$77,500	\$77,500	0	0	0	0	1	100	0	0	0	0	0	0	0	0
Warrensville Heights	Condominium	9	\$37,222	\$35,000	7	77.78	2	22.22	0	0	0	0	0	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD February 2023

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Parma Heights	One Family	35	\$179,513	\$179,900	6	17.14	1	2.86
Parma Heights	Two Family	1	\$235,000	\$235,000	1	100	0	0
Parma Heights	New Construction (inferred)	1	\$224,900	\$224,900	1	100	0	0
Pepper Pike	One Family	6	\$574,083	\$409,750	0	0	6	100
Pepper Pike	New Construction (inferred)	1	\$930,000	\$930,000	0	0	1	100
Richmond Heights	One Family	21	\$194,205	\$175,000	3	14.29	4	19.05
Richmond Heights	Condominium	2	\$150,500	\$150,500	0	0	0	0
Rocky River	One Family	15	\$326,700	\$290,000	7	46.67	8	53.33
Rocky River	Condominium	22	\$215,546	\$122,800	3	13.64	3	13.64
Seven Hills	One Family	16	\$263,594	\$265,000	2	12.5	10	62.5
Shaker Heights	One Family	40	\$332,933	\$229,500	3	7.5	19	47.5
Shaker Heights	Two Family	9	\$217,644	\$190,000	2	22.22	2	22.22
Shaker Heights	Condominium	10	\$76,452	\$71,000	0	0	0	0
Solon	One Family	19	\$386,953	\$340,000	2	10.53	17	89.47
Solon	Condominium	1	\$112,500	\$112,500	0	0	0	0
Solon	New Construction (inferred)	1	\$79,000	\$79,000	0	0	0	0
South Euclid	One Family	55	\$141,726	\$135,500	4	7.27	3	5.45
South Euclid	Two Family	1	\$255,000	\$255,000	0	0	1	100
South Euclid	Condominium	3	\$112,833	\$125,500	0	0	0	0
Strongsville	One Family	58	\$280,801	\$261,000	19	32.76	31	53.45
Strongsville	Two Family	1	\$294,000	\$294,000	0	0	1	100
Strongsville	Condominium	4	\$221,225	\$227,450	3	75	0	0
University Heights	One Family	21	\$211,900	\$209,500	8	38.1	5	23.81
University Heights	Two Family	1	\$200,000	\$200,000	0	0	0	0
Valley View	One Family	2	\$280,000	\$280,000	0	0	1	50
Walton Hills	One Family	3	\$202,033	\$205,000	2	66.67	0	0
Warrensville Heights	One Family	19	\$100,194	\$85,500	0	0	1	5.26
Warrensville Heights	Two Family	1	\$77,500	\$77,500	0	0	0	0
Warrensville Heights	Condominium	9	\$37,222	\$35,000	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD February 2023

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs and 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	Percent \$150K to \$200K
Westlake	One Family	24	\$442,385	\$385,000	0	0	0	0	0	0	0	0	0	0	0	0	1	4.17
Westlake	Condominium	25	\$224,872	\$173,000	0	0	0	0	3	12	0	0	0	0	5	20	7	28
Westlake	New Construction (inferred)	12	\$567,101	\$479,773	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodmere	One Family	1	\$210,000	\$210,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	525	\$97,245	\$78,500	123	23.43	96	18.29	79	15.05	43	8.19	52	9.9	48	9.14	50	9.52
City of Cleveland	Two Family	204	\$96,523	\$75,750	40	19.61	45	22.06	35	17.16	16	7.84	21	10.29	13	6.37	19	9.31
City of Cleveland	Condominium	157	\$90,069	\$45,000	114	72.61	13	8.28	0	0	3	1.91	2	1.27	3	1.91	6	3.82
Eastern Suburbs	One Family	687	\$182,505	\$138,000	25	3.64	56	8.15	83	12.08	65	9.46	65	9.46	92	13.39	128	18.63
Eastern Suburbs	Two Family	47	\$149,964	\$150,000	4	8.51	3	6.38	6	12.77	1	2.13	4	8.51	6	12.77	13	27.66
Eastern Suburbs	Condominium	59	\$125,970	\$95,000	12	20.34	10	16.95	7	11.86	4	6.78	1	1.69	7	11.86	8	13.56
Eastern Suburbs	New Construction (inferred)	13	\$423,214	\$315,000	0	0	0	0	2	15.38	1	7.69	0	0	0	0	0	0
Western Suburbs	One Family	595	\$242,256	\$215,000	0	0	3	0.5	8	1.34	18	3.03	26	4.37	43	7.23	166	27.9
Western Suburbs	Two Family	28	\$226,528	\$225,000	0	0	0	0	0	0	0	0	2	7.14	0	0	8	28.57
Western Suburbs	Condominium	134	\$167,552	\$135,000	3	2.24	8	5.97	20	14.93	12	8.96	11	8.21	26	19.4	25	18.66
Western Suburbs	New Construction (inferred)	32	\$426,648	\$429,935	0	0	1	3.13	1	3.13	0	0	0	0	2	6.25	1	3.13
Total: All Suburbs	One Family	1282	\$210,236	\$175,250	25	1.95	59	4.6	91	7.1	83	6.47	91	7.1	135	10.53	294	22.93
Total: All Suburbs	Two Family	75	\$178,548	\$185,000	4	5.33	3	4	6	8	1	1.33	6	8	6	8	21	28
Total: All Suburbs	Condominium	193	\$154,840	\$132,000	15	7.77	18	9.33	27	13.99	16	8.29	12	6.22	33	17.1	33	17.1
Total: All Suburbs	New Construction (inferred)	45	\$425,656	\$405,640	0	0	1	2.22	3	6.67	1	2.22	0	0	2	4.44	1	2.22
Total: Cuyahoga County	One Family	1807	\$177,408	\$149,900	148	8.19	155	8.58	170	9.41	126	6.97	143	7.91	183	10.13	344	19.04
Total: Cuyahoga County	Two Family	279	\$118,572	\$95,000	44	15.77	48	17.2	41	14.7	17	6.09	27	9.68	19	6.81	40	14.34
Total: Cuyahoga County	Condominium	350	\$125,786	\$76,450	129	36.86	31	8.86	27	7.71	19	5.43	14	4	36	10.29	39	11.14
Total: Cuyahoga County	New Construction (inferred)	45	\$425,656	\$405,640	0	0	1	2.22	3	6.67	1	2.22	0	0	2	4.44	1	2.22

Residential Sales Price Distribution for the Suburbs, YTD February 2023

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Westlake	One Family	24	\$442,385	\$385,000	2	8.33	21	87.5
Westlake	Condominium	25	\$224,872	\$173,000	4	16	6	24
Westlake	New Construction (inferred)	12	\$567,101	\$479,773	0	0	12	100
Woodmere	One Family	1	\$210,000	\$210,000	1	100	0	0
City of Cleveland	One Family	525	\$97,245	\$78,500	18	3.43	16	3.05
City of Cleveland	Two Family	204	\$96,523	\$75,750	3	1.47	12	5.88
City of Cleveland	Condominium	157	\$90,069	\$45,000	3	1.91	13	8.28
Eastern Suburbs	One Family	687	\$182,505	\$138,000	58	8.44	115	16.74
Eastern Suburbs	Two Family	47	\$149,964	\$150,000	6	12.77	4	8.51
Eastern Suburbs	Condominium	59	\$125,970	\$95,000	3	5.08	7	11.86
Eastern Suburbs	New Construction (inferred)	13	\$423,214	\$315,000	1	7.69	9	69.23
Western Suburbs	One Family	595	\$242,256	\$215,000	120	20.17	211	35.46
Western Suburbs	Two Family	28	\$226,528	\$225,000	8	28.57	10	35.71
Western Suburbs	Condominium	134	\$167,552	\$135,000	14	10.45	15	11.19
Western Suburbs	New Construction (inferred)	32	\$426,648	\$429,935	4	12.5	23	71.88
Total: All Suburbs	One Family	1282	\$210,236	\$175,250	178	13.88	326	25.43
Total: All Suburbs	Two Family	75	\$178,548	\$185,000	14	18.67	14	18.67
Total: All Suburbs	Condominium	193	\$154,840	\$132,000	17	8.81	22	11.4
Total: All Suburbs	New Construction (inferred)	45	\$425,656	\$405,640	5	11.11	32	71.11
Total: Cuyahoga County	One Family	1807	\$177,408	\$149,900	196	10.85	342	18.93
Total: Cuyahoga County	Two Family	279	\$118,572	\$95,000	17	6.09	26	9.32
Total: Cuyahoga County	Condominium	350	\$125,786	\$76,450	20	5.71	35	10
Total: Cuyahoga County	New Construction (inferred)	45	\$425,656	\$405,640	5	11.11	32	71.11