

Residential Sales Price Distribution for the Suburbs, YTD March 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	41	\$333,538	\$282,500	0	0	0	0	0	0	0	0	1	2.44	1	2.44	5
Bay Village	Condominium	1	\$365,000	\$365,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	17	\$563,358	\$391,390	0	0	0	0	0	0	0	0	0	0	0	0	2
Beachwood	Condominium	10	\$379,650	\$387,500	0	0	0	0	0	0	0	0	0	0	1	10	0
Bedford	One Family	42	\$123,153	\$124,750	1	2.38	2	4.76	4	9.52	7	16.67	8	19.05	14	33.33	5
Bedford	Two Family	3	\$109,167	\$70,000	0	0	0	0	2	66.67	0	0	0	0	0	0	1
Bedford	Condominium	2	\$77,500	\$77,500	0	0	1	50	0	0	1	50	0	0	0	0	0
Bedford Heights	One Family	22	\$151,673	\$172,600	0	0	1	4.55	4	18.18	1	4.55	2	9.09	1	4.55	9
Bedford Heights	Condominium	1	\$65,000	\$65,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Berea	One Family	51	\$206,881	\$195,000	0	0	0	0	1	1.96	2	3.92	2	3.92	6	11.76	15
Berea	Two Family	2	\$167,500	\$167,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Berea	Condominium	4	\$130,450	\$142,650	1	25	0	0	0	0	0	0	0	0	2	50	0
Berea	New Construction (inferred)	2	\$70,000	\$70,000	0	0	0	0	2	100	0	0	0	0	0	0	0
Bratenahl	One Family	3	\$383,300	\$399,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Two Family	1	\$1,950,000	\$1,950,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	8	\$276,813	\$275,000	0	0	0	0	0	0	0	0	1	12.5	1	12.5	0
Brecksville	One Family	30	\$447,430	\$415,500	0	0	0	0	0	0	0	0	0	0	1	3.33	0
Brecksville	Condominium	18	\$209,783	\$204,450	0	0	0	0	1	5.56	2	11.11	1	5.56	1	5.56	4
Brecksville	New Construction (inferred)	4	\$348,950	\$237,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadview Heights	One Family	25	\$303,352	\$294,000	0	0	0	0	0	0	2	8	0	0	0	0	0
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	14	\$167,971	\$163,000	0	0	0	0	2	14.29	2	14.29	1	7.14	0	0	6
Broadview Heights	New Construction (inferred)	7	\$200,514	\$119,900	0	0	1	14.29	1	14.29	1	14.29	1	14.29	0	0	0
Brook Park	One Family	50	\$182,856	\$182,500	0	0	0	0	1	2	1	2	3	6	8	16	25
Brook Park	Condominium	5	\$141,400	\$140,000	0	0	0	0	0	0	0	0	0	0	4	80	1
Brooklyn	One Family	32	\$161,469	\$160,000	1	3.13	1	3.13	1	3.13	1	3.13	2	6.25	6	18.75	14
Brooklyn Heights	One Family	5	\$193,155	\$200,000	0	0	0	0	0	0	0	0	1	20	0	0	2
Chagrin Falls	One Family	16	\$486,331	\$437,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	5	\$272,400	\$201,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	0	0	0	0	0	0	0	0	0	0	0

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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	41	\$333,538	12.2	8	19.51	26	63.41
Bay Village	Condominium	1	\$365,000	0	0	0	1	100
Beachwood	One Family	17	\$563,358	11.76	2	11.76	13	76.47
Beachwood	Condominium	10	\$379,650	0	0	0	9	90
Bedford	One Family	42	\$123,153	11.9	1	2.38	0	0
Bedford	Two Family	3	\$109,167	33.33	0	0	0	0
Bedford	Condominium	2	\$77,500	0	0	0	0	0
Bedford Heights	One Family	22	\$151,673	40.91	3	13.64	1	4.55
Bedford Heights	Condominium	1	\$65,000	0	0	0	0	0
Berea	One Family	51	\$206,881	29.41	15	29.41	10	19.61
Berea	Two Family	2	\$167,500	100	0	0	0	0
Berea	Condominium	4	\$130,450	0	1	25	0	0
Berea	New Construction (inferred)	2	\$70,000	0	0	0	0	0
Bratenahl	One Family	3	\$383,300	0	0	0	3	100
Bratenahl	Two Family	1	\$1,950,000	0	0	0	1	100
Bratenahl	Condominium	8	\$276,813	0	1	12.5	5	62.5
Brecksville	One Family	30	\$447,430	0	1	3.33	28	93.33
Brecksville	Condominium	18	\$209,783	22.22	3	16.67	6	33.33
Brecksville	New Construction (inferred)	4	\$348,950	0	3	75	1	25
Broadview Heights	One Family	25	\$303,352	0	6	24	17	68
Broadview Heights	Two Family	1	\$124,816	0	0	0	0	0
Broadview Heights	Condominium	14	\$167,971	42.86	0	0	3	21.43
Broadview Heights	New Construction (inferred)	7	\$200,514	0	0	0	3	42.86
Brook Park	One Family	50	\$182,856	50	9	18	3	6
Brook Park	Condominium	5	\$141,400	20	0	0	0	0
Brooklyn	One Family	32	\$161,469	43.75	5	15.63	1	3.13
Brooklyn Heights	One Family	5	\$193,155	40	2	40	0	0
Chagrin Falls	One Family	16	\$486,331	0	2	12.5	14	87.5
Chagrin Falls	Condominium	5	\$272,400	40	1	20	2	40
Chagrin Falls Township	One Family	1	\$900,000	0	0	0	1	100

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Cleveland	One Family	860	\$103,262	\$80,750	182	21.16	150	17.44	134	15.58	92	10.7	78	9.07	78	9.07	83
Cleveland	Two Family	342	\$99,625	\$78,950	62	18.13	72	21.05	63	18.42	29	8.48	35	10.23	23	6.73	29
Cleveland	Condominium	173	\$112,415	\$45,000	114	65.9	13	7.51	1	0.58	4	2.31	2	1.16	4	2.31	9
Cleveland Heights	One Family	131	\$181,641	\$156,000	4	3.05	4	3.05	13	9.92	13	9.92	11	8.4	17	12.98	27
Cleveland Heights	Two Family	18	\$202,578	\$207,500	0	0	0	0	1	5.56	1	5.56	1	5.56	0	0	6
Cleveland Heights	Condominium	4	\$90,500	\$91,500	0	0	0	0	2	50	2	50	0	0	0	0	0
East Cleveland	One Family	20	\$62,675	\$53,250	8	40	8	40	0	0	1	5	0	0	2	10	1
East Cleveland	Two Family	14	\$42,721	\$38,000	8	57.14	3	21.43	2	14.29	1	7.14	0	0	0	0	0
Euclid	One Family	162	\$121,231	\$115,375	3	1.85	20	12.35	28	17.28	21	12.96	18	11.11	23	14.2	43
Euclid	Two Family	8	\$151,838	\$143,000	0	0	1	12.5	0	0	0	0	1	12.5	2	25	2
Euclid	Condominium	16	\$61,206	\$60,000	4	25	5	31.25	5	31.25	1	6.25	1	6.25	0	0	0
Euclid	New Construction (inferred)	3	\$192,104	\$250,900	0	0	0	0	1	33.33	0	0	0	0	0	0	0
Fairview Park	One Family	37	\$260,319	\$232,000	0	0	0	0	1	2.7	0	0	0	0	1	2.7	11
Fairview Park	Condominium	2	\$103,250	\$103,250	0	0	1	50	0	0	0	0	0	0	0	0	1
Garfield Heights	One Family	135	\$107,549	\$109,900	3	2.22	18	13.33	28	20.74	16	11.85	22	16.3	33	24.44	13
Garfield Heights	Two Family	15	\$126,100	\$130,000	0	0	1	6.67	2	13.33	1	6.67	3	20	5	33.33	3
Gates Mills	One Family	7	\$830,434	\$831,000	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
Glenwillow	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Highland Heights	One Family	17	\$354,658	\$368,000	0	0	0	0	0	0	1	5.88	0	0	0	0	2
Highland Heights	Condominium	2	\$267,850	\$267,850	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	2	\$116,750	\$116,750	0	0	1	50	0	0	0	0	0	0	0	0	1
Hunting Valley	One Family	1	\$6,000,000	\$6,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	9	\$332,333	\$320,000	0	0	0	0	0	0	0	0	1	11.11	0	0	1
Independence	New Construction (inferred)	1	\$80,000	\$80,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Lakewood	One Family	86	\$313,376	\$271,000	1	1.16	1	1.16	0	0	1	1.16	0	0	2	2.33	14
Lakewood	Two Family	28	\$287,949	\$248,750	0	0	0	0	0	0	0	0	0	0	0	0	4
Lakewood	Condominium	33	\$159,540	\$145,000	1	3.03	0	0	6	18.18	3	9.09	2	6.06	6	18.18	7
Linndale	Two Family	2	\$159,500	\$159,500	0	0	0	0	0	0	0	0	0	0	0	0	2

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Cleveland	One Family	860	\$103,262	9.65	29	3.37	34	3.95
Cleveland	Two Family	342	\$99,625	8.48	11	3.22	18	5.26
Cleveland	Condominium	173	\$112,415	5.2	5	2.89	21	12.14
Cleveland Heights	One Family	131	\$181,641	20.61	17	12.98	25	19.08
Cleveland Heights	Two Family	18	\$202,578	33.33	6	33.33	3	16.67
Cleveland Heights	Condominium	4	\$90,500	0	0	0	0	0
East Cleveland	One Family	20	\$62,675	5	0	0	0	0
East Cleveland	Two Family	14	\$42,721	0	0	0	0	0
Euclid	One Family	162	\$121,231	26.54	4	2.47	2	1.23
Euclid	Two Family	8	\$151,838	25	2	25	0	0
Euclid	Condominium	16	\$61,206	0	0	0	0	0
Euclid	New Construction (inferred)	3	\$192,104	0	0	0	2	66.67
Fairview Park	One Family	37	\$260,319	29.73	10	27.03	14	37.84
Fairview Park	Condominium	2	\$103,250	50	0	0	0	0
Garfield Heights	One Family	135	\$107,549	9.63	1	0.74	1	0.74
Garfield Heights	Two Family	15	\$126,100	20	0	0	0	0
Gates Mills	One Family	7	\$830,434	0	0	0	7	100
Glenwillow	One Family	3	\$353,300	33.33	0	0	2	66.67
Glenwillow	New Construction (inferred)	1	\$100,000	0	0	0	0	0
Highland Heights	One Family	17	\$354,658	11.76	2	11.76	12	70.59
Highland Heights	Condominium	2	\$267,850	0	1	50	1	50
Highland Heights	New Construction (inferred)	2	\$116,750	50	0	0	0	0
Hunting Valley	One Family	1	\$6,000,000	0	0	0	1	100
Independence	One Family	9	\$332,333	11.11	1	11.11	6	66.67
Independence	New Construction (inferred)	1	\$80,000	0	0	0	0	0
Lakewood	One Family	86	\$313,376	16.28	17	19.77	50	58.14
Lakewood	Two Family	28	\$287,949	14.29	10	35.71	14	50
Lakewood	Condominium	33	\$159,540	21.21	4	12.12	4	12.12
Linndale	Two Family	2	\$159,500	100	0	0	0	0

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Lyndhurst	One Family	53	\$201,711	\$196,400	0	0	0	0	1	1.89	1	1.89	1	1.89	6	11.32	21
Lyndhurst	Condominium	2	\$134,950	\$134,950	0	0	0	0	0	0	0	0	0	0	2	100	0
Maple Heights	One Family	124	\$95,394	\$87,450	9	7.26	21	16.94	31	25	19	15.32	14	11.29	16	12.9	13
Maple Heights	Two Family	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Maple Heights	Condominium	3	\$41,333	\$39,000	2	66.67	1	33.33	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
Mayfield	One Family	7	\$462,929	\$350,000	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
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	28	\$196,045	\$185,000	0	0	0	0	0	0	0	0	1	3.57	5	17.86	12
Mayfield Heights	Condominium	8	\$150,869	\$160,950	0	0	0	0	1	12.5	0	0	0	0	2	25	5
Mayfield Heights	New Construction (inferred)	2	\$454,950	\$454,950	0	0	0	0	0	0	1	50	0	0	0	0	0
Middleburg Heights	One Family	29	\$232,293	\$229,000	0	0	0	0	0	0	1	3.45	0	0	3	10.34	9
Middleburg Heights	Condominium	4	\$127,450	\$131,650	0	0	0	0	1	25	1	25	0	0	0	0	2
Middleburg Heights	New Construction (inferred)	1	\$95,000	\$95,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Moreland Hills	One Family	4	\$930,000	\$702,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	3	\$293,567	\$315,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	4	\$56,000	\$57,750	0	0	4	100	0	0	0	0	0	0	0	0	0
North Olmsted	One Family	67	\$219,521	\$219,900	0	0	0	0	0	0	2	2.99	2	2.99	4	5.97	16
North Olmsted	Condominium	23	\$107,148	\$93,000	1	4.35	5	21.74	3	13.04	4	17.39	5	21.74	2	8.7	1
North Olmsted	New Construction (inferred)	1	\$140,000	\$140,000	0	0	0	0	0	0	0	0	0	0	1	100	0
North Royalton	One Family	42	\$304,954	\$297,000	0	0	1	2.38	0	0	0	0	1	2.38	5	11.9	2
North Royalton	Condominium	21	\$116,520	\$115,000	0	0	2	9.52	1	4.76	6	28.57	5	23.81	3	14.29	4
North Royalton	New Construction (inferred)	5	\$487,955	\$445,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Oakwood	One Family	9	\$102,122	\$107,000	2	22.22	1	11.11	1	11.11	0	0	1	11.11	2	22.22	1
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	17	\$255,706	\$239,000	0	0	0	0	0	0	1	5.88	0	0	1	5.88	1
Olmsted Falls	Condominium	11	\$136,382	\$135,000	1	9.09	0	0	0	0	1	9.09	1	9.09	5	45.45	2
Olmsted Falls	New Construction (inferred)	2	\$100,250	\$100,250	0	0	1	50	0	0	0	0	0	0	1	50	0
Olmsted Township	One Family	13	\$258,423	\$234,000	0	0	0	0	0	0	0	0	1	7.69	0	0	3

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Lyndhurst	One Family	53	\$201,711	39.62	14	26.42	9	16.98
Lyndhurst	Condominium	2	\$134,950	0	0	0	0	0
Maple Heights	One Family	124	\$95,394	10.48	1	0.81	0	0
Maple Heights	Two Family	1	\$150,000	0	0	0	0	0
Maple Heights	Condominium	3	\$41,333	0	0	0	0	0
Maple Heights	New Construction (inferred)	1	\$268,000	0	0	0	1	100
Mayfield	One Family	7	\$462,929	0	0	0	7	100
Mayfield	Condominium	3	\$202,333	33.33	2	66.67	0	0
Mayfield	New Construction (inferred)	1	\$80,000	0	0	0	0	0
Mayfield Heights	One Family	28	\$196,045	42.86	6	21.43	4	14.29
Mayfield Heights	Condominium	8	\$150,869	62.5	0	0	0	0
Mayfield Heights	New Construction (inferred)	2	\$454,950	0	0	0	1	50
Middleburg Heights	One Family	29	\$232,293	31.03	4	13.79	12	41.38
Middleburg Heights	Condominium	4	\$127,450	50	0	0	0	0
Middleburg Heights	New Construction (inferred)	1	\$95,000	0	0	0	0	0
Moreland Hills	One Family	4	\$930,000	0	0	0	4	100
Moreland Hills	New Construction (inferred)	3	\$293,567	0	1	33.33	2	66.67
Newburgh Heights	One Family	4	\$56,000	0	0	0	0	0
North Olmsted	One Family	67	\$219,521	23.88	23	34.33	20	29.85
North Olmsted	Condominium	23	\$107,148	4.35	2	8.7	0	0
North Olmsted	New Construction (inferred)	1	\$140,000	0	0	0	0	0
North Royalton	One Family	42	\$304,954	4.76	6	14.29	27	64.29
North Royalton	Condominium	21	\$116,520	19.05	0	0	0	0
North Royalton	New Construction (inferred)	5	\$487,955	0	0	0	5	100
Oakwood	One Family	9	\$102,122	11.11	1	11.11	0	0
Oakwood	New Construction (inferred)	1	\$50,000	0	0	0	0	0
Olmsted Falls	One Family	17	\$255,706	5.88	8	47.06	6	35.29
Olmsted Falls	Condominium	11	\$136,382	18.18	1	9.09	0	0
Olmsted Falls	New Construction (inferred)	2	\$100,250	0	0	0	0	0
Olmsted Township	One Family	13	\$258,423	23.08	4	30.77	5	38.46

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Olmsted Township	Condominium	2	\$115,400	\$115,400	0	0	0	0	0	0	0	0	2	100	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
Orange	One Family	7	\$636,000	\$360,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	4	\$567,843	\$691,185	0	0	0	0	0	0	0	0	0	0	0	0	1
Parma	One Family	234	\$176,866	\$172,500	0	0	0	0	7	2.99	14	5.98	21	8.97	28	11.97	102
Parma	Two Family	9	\$180,433	\$182,500	0	0	0	0	0	0	0	0	1	11.11	0	0	6
Parma	Condominium	14	\$161,858	\$155,000	0	0	1	7.14	0	0	0	0	1	7.14	5	35.71	3
Parma	New Construction (inferred)	1	\$334,900	\$334,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	One Family	46	\$185,245	\$181,995	0	0	0	0	0	0	0	0	2	4.35	4	8.7	26
Parma Heights	Two Family	1	\$235,000	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	1	\$55,000	\$55,000	0	0	1	100	0	0	0	0	0	0	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	11	\$514,779	\$394,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	2	\$914,500	\$914,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	34	\$190,465	\$177,500	0	0	0	0	0	0	0	0	2	5.88	7	20.59	13
Richmond Heights	Condominium	2	\$150,500	\$150,500	0	0	0	0	0	0	0	0	0	0	1	50	1
Rocky River	One Family	35	\$374,751	\$353,500	0	0	0	0	0	0	0	0	0	0	1	2.86	1
Rocky River	Two Family	3	\$343,500	\$340,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	26	\$223,312	\$129,500	1	3.85	2	7.69	6	23.08	2	7.69	1	3.85	5	19.23	1
Seven Hills	One Family	30	\$266,493	\$269,950	0	0	0	0	0	0	0	0	0	0	0	0	5
Seven Hills	New Construction (inferred)	1	\$324,900	\$324,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaker Heights	One Family	72	\$332,861	\$257,250	1	1.39	3	4.17	0	0	4	5.56	1	1.39	6	8.33	13
Shaker Heights	Two Family	12	\$201,900	\$180,000	0	0	0	0	1	8.33	0	0	1	8.33	0	0	5
Shaker Heights	Condominium	14	\$86,645	\$75,260	2	14.29	2	14.29	5	35.71	2	14.29	0	0	2	14.29	0
Solon	One Family	41	\$424,446	\$365,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	Condominium	3	\$95,833	\$112,500	0	0	1	33.33	0	0	0	0	2	66.67	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
South Euclid	One Family	82	\$145,087	\$138,500	1	1.22	2	2.44	8	9.76	11	13.41	10	12.2	18	21.95	21
South Euclid	Two Family	3	\$216,667	\$250,000	0	0	0	0	0	0	0	0	0	0	1	33.33	0
South Euclid	Condominium	6	\$89,583	\$69,000	0	0	3	50	1	16.67	0	0	0	0	1	16.67	1
South Euclid	New Construction (inferred)	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1

**Residential Sales Price Distribution for the Suburbs, YTD March 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
Olmsted Township	Condominium	2	\$115,400	0	0	0	0	0
Olmsted Township	New Construction (inferred)	6	\$484,506	16.67	0	0	5	83.33
Orange	One Family	7	\$636,000	0	1	14.29	6	85.71
Orange	New Construction (inferred)	4	\$567,843	25	0	0	3	75
Parma	One Family	234	\$176,866	43.59	38	16.24	24	10.26
Parma	Two Family	9	\$180,433	66.67	2	22.22	0	0
Parma	Condominium	14	\$161,858	21.43	4	28.57	0	0
Parma	New Construction (inferred)	1	\$334,900	0	0	0	1	100
Parma Heights	One Family	46	\$185,245	56.52	12	26.09	2	4.35
Parma Heights	Two Family	1	\$235,000	0	1	100	0	0
Parma Heights	Condominium	1	\$55,000	0	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$242,400	0	1	50	1	50
Pepper Pike	One Family	11	\$514,779	0	0	0	11	100
Pepper Pike	New Construction (inferred)	2	\$914,500	0	0	0	2	100
Richmond Heights	One Family	34	\$190,465	38.24	7	20.59	5	14.71
Richmond Heights	Condominium	2	\$150,500	50	0	0	0	0
Rocky River	One Family	35	\$374,751	2.86	8	22.86	25	71.43
Rocky River	Two Family	3	\$343,500	0	0	0	3	100
Rocky River	Condominium	26	\$223,312	3.85	3	11.54	5	19.23
Seven Hills	One Family	30	\$266,493	16.67	5	16.67	20	66.67
Seven Hills	New Construction (inferred)	1	\$324,900	0	0	0	1	100
Shaker Heights	One Family	72	\$332,861	18.06	5	6.94	39	54.17
Shaker Heights	Two Family	12	\$201,900	41.67	3	25	2	16.67
Shaker Heights	Condominium	14	\$86,645	0	1	7.14	0	0
Solon	One Family	41	\$424,446	0	5	12.2	36	87.8
Solon	Condominium	3	\$95,833	0	0	0	0	0
Solon	New Construction (inferred)	1	\$79,000	0	0	0	0	0
South Euclid	One Family	82	\$145,087	25.61	7	8.54	4	4.88
South Euclid	Two Family	3	\$216,667	0	1	33.33	1	33.33
South Euclid	Condominium	6	\$89,583	16.67	0	0	0	0
South Euclid	New Construction (inferred)	1	\$170,000	100	0	0	0	0



**Residential Sales Price Distribution for the Suburbs, YTD March 2023**

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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
Strongsville	One Family	99	\$295,859	\$276,500	0	0	1	1.01	1	1.01	0	0	0	0	0	0	11
Strongsville	Two Family	1	\$294,000	\$294,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	7	\$217,311	\$220,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Strongsville	New Construction (inferred)	2	\$450,000	\$450,000	0	0	0	0	0	0	0	0	0	0	0	0	0
University Heights	One Family	38	\$228,071	\$209,750	0	0	0	0	1	2.63	0	0	1	2.63	4	10.53	9
University Heights	Two Family	1	\$200,000	\$200,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Valley View	One Family	4	\$287,225	\$294,450	0	0	0	0	0	0	0	0	0	0	1	25	1
Walton Hills	One Family	4	\$272,775	\$217,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Warrensville Heights	One Family	31	\$110,695	\$108,000	3	9.68	4	12.9	5	16.13	3	9.68	5	16.13	4	12.9	6
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	12	\$42,708	\$38,750	8	66.67	3	25	1	8.33	0	0	0	0	0	0	0
Westlake	One Family	41	\$414,015	\$357,000	0	0	0	0	0	0	0	0	0	0	1	2.44	2
Westlake	Condominium	36	\$228,744	\$174,000	0	0	0	0	3	8.33	1	2.78	2	5.56	7	19.44	11
Westlake	New Construction (inferred)	18	\$513,857	\$448,045	0	0	0	0	0	0	0	0	0	0	0	0	1
Woodmere	One Family	1	\$210,000	\$210,000	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	860	\$103,262	\$80,750	182	21.16	150	17.44	134	15.58	92	10.7	78	9.07	78	9.07	83
City of Cleveland	Two Family	342	\$99,625	\$78,950	62	18.13	72	21.05	63	18.42	29	8.48	35	10.23	23	6.73	29
City of Cleveland	Condominium	173	\$112,415	\$45,000	114	65.9	13	7.51	1	0.58	4	2.31	2	1.16	4	2.31	9
Eastern Suburbs	One Family	1131	\$200,303	\$145,000	35	3.09	88	7.78	124	10.96	98	8.66	97	8.58	159	14.06	214
Eastern Suburbs	Two Family	77	\$170,500	\$145,000	8	10.39	5	6.49	9	11.69	3	3.9	6	7.79	9	11.69	18
Eastern Suburbs	Condominium	101	\$143,855	\$100,000	16	15.84	17	16.83	15	14.85	6	5.94	4	3.96	10	9.9	10
Eastern Suburbs	New Construction (inferred)	22	\$338,536	\$250,450	0	0	2	9.09	3	13.64	2	9.09	0	0	0	0	3
Western Suburbs	One Family	1019	\$254,489	\$225,000	2	0.2	4	0.39	12	1.18	25	2.45	37	3.63	72	7.07	265
Western Suburbs	Two Family	47	\$255,846	\$235,000	0	0	0	0	0	0	0	0	2	4.26	0	0	14
Western Suburbs	Condominium	222	\$172,198	\$142,150	5	2.25	12	5.41	23	10.36	22	9.91	21	9.46	40	18.02	45
Western Suburbs	New Construction (inferred)	53	\$379,165	\$405,640	0	0	2	3.77	4	7.55	2	3.77	1	1.89	2	3.77	2
Total: All Suburbs	One Family	2150	\$225,985	\$185,000	37	1.72	92	4.28	136	6.33	123	5.72	134	6.23	231	10.74	479
Total: All Suburbs	Two Family	124	\$202,849	\$179,250	8	6.45	5	4.03	9	7.26	3	2.42	8	6.45	9	7.26	32
Total: All Suburbs	Condominium	323	\$163,336	\$135,000	21	6.5	29	8.98	38	11.76	28	8.67	25	7.74	50	15.48	55
Total: All Suburbs	New Construction (inferred)	75	\$367,247	\$315,700	0	0	4	5.33	7	9.33	4	5.33	1	1.33	2	2.67	5
Total: Cuyahoga County	One Family	3010	\$190,921	\$154,500	219	7.28	242	8.04	270	8.97	215	7.14	212	7.04	309	10.27	562

**Residential Sales Price Distribution for the Suburbs, YTD March 2023**

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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
Strongsville	One Family	99	\$295,859	11.11	27	27.27	59	59.6
Strongsville	Two Family	1	\$294,000	0	0	0	1	100
Strongsville	Condominium	7	\$217,311	28.57	5	71.43	0	0
Strongsville	New Construction (inferred)	2	\$450,000	0	0	0	2	100
University Heights	One Family	38	\$228,071	23.68	11	28.95	12	31.58
University Heights	Two Family	1	\$200,000	100	0	0	0	0
Valley View	One Family	4	\$287,225	25	0	0	2	50
Walton Hills	One Family	4	\$272,775	25	2	50	1	25
Warrensville Heights	One Family	31	\$110,695	19.35	0	0	1	3.23
Warrensville Heights	Two Family	1	\$77,500	0	0	0	0	0
Warrensville Heights	Condominium	12	\$42,708	0	0	0	0	0
Westlake	One Family	41	\$414,015	4.88	6	14.63	32	78.05
Westlake	Condominium	36	\$228,744	30.56	4	11.11	8	22.22
Westlake	New Construction (inferred)	18	\$513,857	5.56	0	0	17	94.44
Woodmere	One Family	1	\$210,000	0	1	100	0	0
City of Cleveland	One Family	860	\$103,262	9.65	29	3.37	34	3.95
City of Cleveland	Two Family	342	\$99,625	8.48	11	3.22	18	5.26
City of Cleveland	Condominium	173	\$112,415	5.2	5	2.89	21	12.14
Eastern Suburbs	One Family	1131	\$200,303	18.92	93	8.22	223	19.72
Eastern Suburbs	Two Family	77	\$170,500	23.38	12	15.58	7	9.09
Eastern Suburbs	Condominium	101	\$143,855	9.9	6	5.94	17	16.83
Eastern Suburbs	New Construction (inferred)	22	\$338,536	13.64	1	4.55	11	50
Western Suburbs	One Family	1019	\$254,489	26.01	215	21.1	387	37.98
Western Suburbs	Two Family	47	\$255,846	29.79	13	27.66	18	38.3
Western Suburbs	Condominium	222	\$172,198	20.27	27	12.16	27	12.16
Western Suburbs	New Construction (inferred)	53	\$379,165	3.77	4	7.55	36	67.92
Total: All Suburbs	One Family	2150	\$225,985	22.28	308	14.33	610	28.37
Total: All Suburbs	Two Family	124	\$202,849	25.81	25	20.16	25	20.16
Total: All Suburbs	Condominium	323	\$163,336	17.03	33	10.22	44	13.62
Total: All Suburbs	New Construction (inferred)	75	\$367,247	6.67	5	6.67	47	62.67
Total: Cuyahoga County	One Family	3010	\$190,921	18.67	337	11.2	644	21.4

**Residential Sales Price Distribution for the Suburbs, YTD March 2023**

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Total: Cuyahoga County	Two Family	466	\$127,092	\$95,000	70	15.02	77	16.52	72	15.45	32	6.87	43	9.23	32	6.87	61
Total: Cuyahoga County	Condominium	496	\$145,575	\$105,450	135	27.22	42	8.47	39	7.86	32	6.45	27	5.44	54	10.89	64
Total: Cuyahoga County	New Construction (inferred)	75	\$367,247	\$315,700	0	0	4	5.33	7	9.33	4	5.33	1	1.33	2	2.67	5

**Residential Sales Price Distribution for the Suburbs, YTD March 2023**

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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
Total: Cuyahoga County	Two Family	466	\$127,092	13.09	36	7.73	43	9.23
Total: Cuyahoga County	Condominium	496	\$145,575	12.9	38	7.66	65	13.1
Total: Cuyahoga County	New Construction (inferred)	75	\$367,247	6.67	5	6.67	47	62.67