

Residential Sales Price Distribution for the Suburbs, YTD April 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College 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	Percent \$150K to \$200K
Bay Village	One Family	45	\$343,858	\$300,000	0	0	0	0	0	0	0	0	0	0	1	2.22	5	11.11
Bay Village	Condominium	1	\$142,500	\$142,500	0	0	0	0	0	0	0	0	0	0	1	100	0	0
Bay Village	New Construction (inferred)	1	\$710,000	\$710,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	31	\$426,040	\$335,000	0	0	0	0	0	0	0	0	0	0	0	0	1	3.23
Beachwood	Condominium	8	\$261,625	\$272,500	0	0	0	0	0	0	1	12.5	0	0	0	0	1	12.5
Bedford	One Family	52	\$102,572	\$90,000	0	0	7	13.46	14	26.92	12	23.08	10	19.23	2	3.85	6	11.54
Bedford	Two Family	4	\$122,813	\$132,000	0	0	0	0	1	25	0	0	1	25	1	25	1	25
Bedford	Condominium	6	\$57,667	\$48,750	3	50	0	0	1	16.67	2	33.33	0	0	0	0	0	0
Bedford Heights	One Family	19	\$134,379	\$135,000	0	0	3	15.79	2	10.53	1	5.26	3	15.79	2	10.53	6	31.58
Bedford Heights	Condominium	1	\$114,500	\$114,500	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Bentleyville	One Family	3	\$898,000	\$765,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	New Construction (inferred)	2	\$359,500	\$359,500	0	0	0	0	0	0	0	0	0	0	1	50	0	0
Berea	One Family	48	\$174,108	\$173,000	1	2.08	1	2.08	3	6.25	1	2.08	4	8.33	8	16.67	15	31.25
Berea	Two Family	1	\$145,000	\$145,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0
Berea	Condominium	1	\$75,000	\$75,000	0	0	0	0	1	100	0	0	0	0	0	0	0	0
Bratenahl	One Family	7	\$661,714	\$363,000	0	0	0	0	0	0	0	0	0	0	1	14.29	0	0
Bratenahl	Two Family	1	\$185,000	\$185,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Bratenahl	Condominium	2	\$144,500	\$144,500	0	0	0	0	0	0	0	0	0	0	1	50	1	50
Brecksville	One Family	35	\$419,396	\$385,000	0	0	0	0	0	0	0	0	0	0	2	5.71	1	2.86
Brecksville	Condominium	7	\$129,986	\$102,500	0	0	2	28.57	1	14.29	1	14.29	1	14.29	0	0	0	0
Brecksville	New Construction (inferred)	9	\$266,147	\$235,000	0	0	0	0	0	0	0	0	0	0	2	22.22	0	0
Broadview Heights	One Family	37	\$284,578	\$270,000	0	0	0	0	0	0	0	0	0	0	1	2.7	4	10.81
Broadview Heights	Condominium	28	\$120,096	\$119,250	1	3.57	4	14.29	1	3.57	5	17.86	5	17.86	8	28.57	1	3.57
Broadview Heights	New Construction (inferred)	6	\$238,967	\$173,500	0	0	0	0	0	0	1	16.67	0	0	0	0	3	50
Brook Park	One Family	63	\$151,791	\$155,000	0	0	2	3.17	2	3.17	2	3.17	10	15.87	13	20.63	29	46.03
Brook Park	Condominium	5	\$98,280	\$108,000	0	0	0	0	2	40	0	0	3	60	0	0	0	0
Brooklyn	One Family	35	\$134,859	\$141,000	0	0	1	2.86	2	5.71	5	14.29	4	11.43	10	28.57	13	37.14
Brooklyn Heights	One Family	3	\$163,333	\$140,000	0	0	0	0	0	0	0	0	1	33.33	1	33.33	0	0
Chagrin Falls	One Family	15	\$538,373	\$549,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	6	\$267,500	\$202,000	1	16.67	1	16.67	1	16.67	0	0	0	0	0	0	0	0

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Area	Type of Property	Number of Sales	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	45	6	13.33	33	73.33
Bay Village	Condominium	1	0	0	0	0
Bay Village	New Construction (inferred)	1	0	0	1	100
Beachwood	One Family	31	4	12.9	26	83.87
Beachwood	Condominium	8	0	0	6	75
Bedford	One Family	52	1	1.92	0	0
Bedford	Two Family	4	0	0	0	0
Bedford	Condominium	6	0	0	0	0
Bedford Heights	One Family	19	2	10.53	0	0
Bedford Heights	Condominium	1	0	0	0	0
Bentleyville	One Family	3	0	0	3	100
Bentleyville	New Construction (inferred)	2	0	0	1	50
Berea	One Family	48	8	16.67	7	14.58
Berea	Two Family	1	0	0	0	0
Berea	Condominium	1	0	0	0	0
Bratenahl	One Family	7	0	0	6	85.71
Bratenahl	Two Family	1	0	0	0	0
Bratenahl	Condominium	2	0	0	0	0
Brecksville	One Family	35	4	11.43	28	80
Brecksville	Condominium	7	1	14.29	1	14.29
Brecksville	New Construction (inferred)	9	4	44.44	3	33.33
Broadview Heights	One Family	37	12	32.43	20	54.05
Broadview Heights	Condominium	28	2	7.14	1	3.57
Broadview Heights	New Construction (inferred)	6	1	16.67	1	16.67
Brook Park	One Family	63	3	4.76	2	3.17
Brook Park	Condominium	5	0	0	0	0
Brooklyn	One Family	35	0	0	0	0
Brooklyn Heights	One Family	3	1	33.33	0	0
Chagrin Falls	One Family	15	1	6.67	14	93.33
Chagrin Falls	Condominium	6	0	0	3	50

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Chagrin Falls	New Construction (inferred)	1	\$180,000	\$180,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
Cleveland	One Family	805	\$97,791	\$75,000	196	24.35	152	18.88	107	13.29	74	9.19	72	8.94	84	10.43	53	6.58
Cleveland	Two Family	349	\$82,139	\$67,000	109	31.23	62	17.77	64	18.34	31	8.88	26	7.45	17	4.87	21	6.02
Cleveland	Condominium	44	\$219,724	\$175,000	0	0	1	2.27	2	4.55	4	9.09	1	2.27	10	22.73	7	15.91
Cleveland Heights	One Family	150	\$168,752	\$143,500	3	2	8	5.33	16	10.67	17	11.33	11	7.33	22	14.67	35	23.33
Cleveland Heights	Two Family	29	\$202,497	\$172,800	0	0	0	0	1	3.45	4	13.79	3	10.34	3	10.34	8	27.59
Cleveland Heights	Condominium	14	\$202,882	\$150,625	1	7.14	0	0	2	14.29	0	0	3	21.43	1	7.14	3	21.43
Cleveland Heights	New Construction (inferred)	1	\$365,000	\$365,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cuyahoga Heights	One Family	2	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	50	1	50
Cuyahoga Heights	Two Family	1	\$90,000	\$90,000	0	0	0	0	0	0	1	100	0	0	0	0	0	0
East Cleveland	One Family	10	\$82,397	\$54,200	5	50	0	0	1	10	1	10	0	0	1	10	1	10
East Cleveland	Two Family	13	\$43,415	\$25,500	10	76.92	1	7.69	1	7.69	0	0	0	0	0	0	1	7.69
Euclid	One Family	136	\$108,179	\$105,000	8	5.88	15	11.03	22	16.18	24	17.65	18	13.24	27	19.85	20	14.71
Euclid	Two Family	6	\$102,417	\$98,500	0	0	1	16.67	0	0	3	50	1	16.67	1	16.67	0	0
Euclid	Condominium	11	\$41,273	\$38,000	7	63.64	3	27.27	1	9.09	0	0	0	0	0	0	0	0
Fairview Park	One Family	49	\$234,033	\$223,500	0	0	0	0	0	0	0	0	0	0	5	10.2	12	24.49
Fairview Park	Condominium	2	\$98,500	\$98,500	0	0	0	0	1	50	0	0	1	50	0	0	0	0
Garfield Heights	One Family	134	\$88,596	\$87,000	13	9.7	30	22.39	23	17.16	24	17.91	20	14.93	22	16.42	2	1.49
Garfield Heights	Two Family	12	\$100,200	\$97,500	0	0	1	8.33	2	16.67	4	33.33	4	33.33	1	8.33	0	0
Gates Mills	One Family	5	\$472,480	\$395,000	0	0	0	0	0	0	0	0	0	0	0	0	1	20
Glenwillow	One Family	1	\$110,000	\$110,000	0	0	0	0	0	0	0	0	1	100	0	0	0	0
Highland Heights	One Family	27	\$302,900	\$275,000	0	0	0	0	0	0	0	0	1	3.7	2	7.41	4	14.81
Highland Heights	Condominium	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0
Hunting Valley	New Construction (inferred)	1	\$800,000	\$800,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	17	\$404,312	\$420,000	0	0	0	0	0	0	0	0	0	0	1	5.88	2	11.76
Independence	New Construction (inferred)	3	\$565,581	\$576,987	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	89	\$265,670	\$265,000	0	0	1	1.12	1	1.12	5	5.62	3	3.37	3	3.37	12	13.48
Lakewood	Two Family	45	\$250,492	\$245,000	0	0	0	0	0	0	1	2.22	0	0	1	2.22	6	13.33

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Chagrin Falls	New Construction (inferred)	1	0	0	0	0
Cleveland	One Family	805	28	3.48	39	4.84
Cleveland	Two Family	349	10	2.87	9	2.58
Cleveland	Condominium	44	5	11.36	14	31.82
Cleveland Heights	One Family	150	10	6.67	28	18.67
Cleveland Heights	Two Family	29	4	13.79	6	20.69
Cleveland Heights	Condominium	14	0	0	4	28.57
Cleveland Heights	New Construction (inferred)	1	0	0	1	100
Cuyahoga Heights	One Family	2	0	0	0	0
Cuyahoga Heights	Two Family	1	0	0	0	0
East Cleveland	One Family	10	1	10	0	0
East Cleveland	Two Family	13	0	0	0	0
Euclid	One Family	136	1	0.74	1	0.74
Euclid	Two Family	6	0	0	0	0
Euclid	Condominium	11	0	0	0	0
Fairview Park	One Family	49	15	30.61	17	34.69
Fairview Park	Condominium	2	0	0	0	0
Garfield Heights	One Family	134	0	0	0	0
Garfield Heights	Two Family	12	0	0	0	0
Gates Mills	One Family	5	0	0	4	80
Glenwillow	One Family	1	0	0	0	0
Highland Heights	One Family	27	3	11.11	17	62.96
Highland Heights	Condominium	1	0	0	1	100
Highland Heights	New Construction (inferred)	1	0	0	0	0
Hunting Valley	New Construction (inferred)	1	0	0	1	100
Independence	One Family	17	1	5.88	13	76.47
Independence	New Construction (inferred)	3	0	0	3	100
Lakewood	One Family	89	14	15.73	50	56.18
Lakewood	Two Family	45	17	37.78	20	44.44

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Lakewood	Condominium	43	\$128,422	\$104,500	6	13.95	7	16.28	6	13.95	3	6.98	2	4.65	5	11.63	8	18.6
Lakewood	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0	0	1	100	0	0	0	0	0	0
Lyndhurst	One Family	68	\$193,357	\$172,725	0	0	0	0	2	2.94	3	4.41	6	8.82	10	14.71	26	38.24
Lyndhurst	Condominium	4	\$75,000	\$66,750	0	0	2	50	1	25	1	25	0	0	0	0	0	0
Maple Heights	One Family	121	\$86,963	\$85,000	6	4.96	28	23.14	27	22.31	25	20.66	23	19.01	10	8.26	2	1.65
Maple Heights	Two Family	2	\$74,000	\$74,000	0	0	0	0	2	100	0	0	0	0	0	0	0	0
Maple Heights	Condominium	1	\$44,900	\$44,900	1	100	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	One Family	14	\$266,821	\$256,500	0	0	0	0	0	0	1	7.14	1	7.14	0	0	1	7.14
Mayfield Heights	One Family	64	\$175,757	\$165,000	0	0	2	3.13	2	3.13	4	6.25	9	14.06	9	14.06	20	31.25
Mayfield Heights	Condominium	18	\$158,878	\$140,750	0	0	0	0	0	0	1	5.56	5	27.78	7	38.89	2	11.11
Middleburg Heights	One Family	34	\$202,526	\$202,500	0	0	0	0	0	0	0	0	1	2.94	8	23.53	8	23.53
Middleburg Heights	Condominium	9	\$94,006	\$84,000	0	0	1	11.11	4	44.44	2	22.22	0	0	2	22.22	0	0
Middleburg Heights	New Construction (inferred)	3	\$311,700	\$329,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	One Family	10	\$520,306	\$515,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	2	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	2	100
Moreland Hills	New Construction (inferred)	1	\$300,600	\$300,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	6	\$88,075	\$105,975	1	16.67	1	16.67	0	0	1	16.67	3	50	0	0	0	0
Newburgh Heights	Two Family	2	\$77,500	\$77,500	0	0	1	50	0	0	1	50	0	0	0	0	0	0
North Olmsted	One Family	83	\$202,055	\$205,000	0	0	0	0	1	1.2	2	2.41	2	2.41	12	14.46	24	28.92
North Olmsted	Condominium	17	\$104,353	\$74,000	1	5.88	5	29.41	4	23.53	2	11.76	1	5.88	0	0	2	11.76
North Randall	One Family	1	\$155,000	\$155,000	0	0	0	0	0	0	0	0	0	0	0	0	1	100
North Royalton	One Family	58	\$264,062	\$251,000	0	0	0	0	0	0	2	3.45	1	1.72	3	5.17	11	18.97
North Royalton	Condominium	26	\$106,000	\$104,750	0	0	2	7.69	6	23.08	6	23.08	6	23.08	3	11.54	3	11.54
North Royalton	New Construction (inferred)	12	\$360,668	\$482,500	0	0	0	0	1	8.33	0	0	2	16.67	1	8.33	1	8.33
Oakwood	One Family	9	\$169,767	\$164,000	0	0	0	0	1	11.11	1	11.11	1	11.11	1	11.11	2	22.22
Olmsted Falls	One Family	23	\$218,533	\$211,619	0	0	1	4.35	0	0	1	4.35	0	0	0	0	5	21.74
Olmsted Falls	Condominium	11	\$123,591	\$127,000	0	0	1	9.09	0	0	2	18.18	2	18.18	3	27.27	3	27.27
Olmsted Falls	New Construction (inferred)	9	\$246,072	\$316,260	0	0	2	22.22	0	0	1	11.11	0	0	0	0	0	0
Olmsted Township	One Family	27	\$257,532	\$245,000	1	3.7	0	0	0	0	1	3.7	0	0	0	0	4	14.81

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Lakewood	Condominium	43	1	2.33	5	11.63
Lakewood	New Construction (inferred)	1	0	0	0	0
Lyndhurst	One Family	68	9	13.24	12	17.65
Lyndhurst	Condominium	4	0	0	0	0
Maple Heights	One Family	121	0	0	0	0
Maple Heights	Two Family	2	0	0	0	0
Maple Heights	Condominium	1	0	0	0	0
Mayfield	One Family	14	3	21.43	8	57.14
Mayfield Heights	One Family	64	9	14.06	9	14.06
Mayfield Heights	Condominium	18	0	0	3	16.67
Middleburg Heights	One Family	34	10	29.41	7	20.59
Middleburg Heights	Condominium	9	0	0	0	0
Middleburg Heights	New Construction (inferred)	3	0	0	3	100
Moreland Hills	One Family	10	0	0	10	100
Moreland Hills	Condominium	2	0	0	0	0
Moreland Hills	New Construction (inferred)	1	0	0	1	100
Newburgh Heights	One Family	6	0	0	0	0
Newburgh Heights	Two Family	2	0	0	0	0
North Olmsted	One Family	83	28	33.73	14	16.87
North Olmsted	Condominium	17	2	11.76	0	0
North Randall	One Family	1	0	0	0	0
North Royalton	One Family	58	12	20.69	29	50
North Royalton	Condominium	26	0	0	0	0
North Royalton	New Construction (inferred)	12	0	0	7	58.33
Oakwood	One Family	9	2	22.22	1	11.11
Olmsted Falls	One Family	23	11	47.83	5	21.74
Olmsted Falls	Condominium	11	0	0	0	0
Olmsted Falls	New Construction (inferred)	9	0	0	6	66.67
Olmsted Township	One Family	27	9	33.33	12	44.44

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Olmsted Township	New Construction (inferred)	4	\$234,195	\$222,627	0	0	1	25	0	0	0	0	0	0	0	0	0	0
Orange	One Family	9	\$355,111	\$351,000	0	0	0	0	0	0	0	0	0	0	0	0	1	11.11
Orange	Condominium	1	\$760,000	\$760,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	7	\$605,451	\$629,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	271	\$151,533	\$150,000	1	0.37	4	1.48	17	6.27	23	8.49	29	10.7	62	22.88	101	37.27
Parma	Two Family	8	\$166,901	\$167,980	0	0	0	0	0	0	0	0	1	12.5	3	37.5	2	25
Parma	Condominium	11	\$98,436	\$92,000	0	0	2	18.18	3	27.27	2	18.18	2	18.18	1	9.09	1	9.09
Parma	New Construction (inferred)	1	\$300,000	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	One Family	61	\$153,171	\$157,000	0	0	1	1.64	5	8.2	2	3.28	9	14.75	10	16.39	29	47.54
Parma Heights	Two Family	2	\$240,000	\$240,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	4	\$71,000	\$64,000	0	0	3	75	0	0	1	25	0	0	0	0	0	0
Pepper Pike	One Family	29	\$517,581	\$417,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	2	\$755,000	\$755,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	28	\$177,121	\$162,000	0	0	0	0	2	7.14	1	3.57	2	7.14	6	21.43	8	28.57
Richmond Heights	Condominium	2	\$140,000	\$140,000	0	0	0	0	0	0	0	0	0	0	2	100	0	0
Rocky River	One Family	40	\$384,901	\$354,500	0	0	0	0	0	0	0	0	0	0	0	0	3	7.5
Rocky River	Condominium	30	\$150,343	\$88,250	1	3.33	8	26.67	6	20	2	6.67	1	3.33	1	3.33	2	6.67
Seven Hills	One Family	31	\$220,745	\$220,000	0	0	0	0	2	6.45	0	0	0	0	1	3.23	9	29.03
Seven Hills	Condominium	1	\$200,700	\$200,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaker Heights	One Family	90	\$310,851	\$275,000	0	0	1	1.11	2	2.22	1	1.11	1	1.11	5	5.56	12	13.33
Shaker Heights	Two Family	14	\$155,954	\$160,400	0	0	1	7.14	2	14.29	0	0	1	7.14	2	14.29	5	35.71
Shaker Heights	Condominium	14	\$68,321	\$53,450	6	42.86	3	21.43	2	14.29	1	7.14	0	0	0	0	2	14.29
Solon	One Family	59	\$381,123	\$320,000	0	0	0	0	0	0	0	0	0	0	0	0	3	5.08
Solon	Condominium	1	\$215,000	\$215,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	New Construction (inferred)	5	\$217,760	\$222,900	0	0	1	20	0	0	0	0	0	0	0	0	0	0
South Euclid	One Family	104	\$130,867	\$124,650	2	1.92	7	6.73	9	8.65	15	14.42	20	19.23	22	21.15	23	22.12
South Euclid	Two Family	3	\$144,667	\$156,000	0	0	0	0	0	0	0	0	1	33.33	0	0	2	66.67
South Euclid	Condominium	9	\$73,778	\$55,000	4	44.44	2	22.22	1	11.11	1	11.11	0	0	0	0	0	0
Strongsville	One Family	120	\$298,692	\$279,000	0	0	0	0	0	0	1	0.83	2	1.67	2	1.67	20	16.67
Strongsville	Condominium	14	\$159,297	\$168,250	0	0	0	0	1	7.14	0	0	2	14.29	2	14.29	7	50
Strongsville	New Construction (inferred)	11	\$329,861	\$404,200	0	0	0	0	1	9.09	2	18.18	0	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD April 2021

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Olmsted Township	New Construction (inferred)	4	2	50	1	25
Orange	One Family	9	1	11.11	7	77.78
Orange	Condominium	1	0	0	1	100
Orange	New Construction (inferred)	7	0	0	7	100
Parma	One Family	271	29	10.7	5	1.85
Parma	Two Family	8	2	25	0	0
Parma	Condominium	11	0	0	0	0
Parma	New Construction (inferred)	1	0	0	1	100
Parma Heights	One Family	61	3	4.92	2	3.28
Parma Heights	Two Family	2	2	100	0	0
Parma Heights	Condominium	4	0	0	0	0
Pepper Pike	One Family	29	0	0	29	100
Pepper Pike	New Construction (inferred)	2	0	0	2	100
Richmond Heights	One Family	28	4	14.29	5	17.86
Richmond Heights	Condominium	2	0	0	0	0
Rocky River	One Family	40	2	5	35	87.5
Rocky River	Condominium	30	3	10	6	20
Seven Hills	One Family	31	12	38.71	7	22.58
Seven Hills	Condominium	1	1	100	0	0
Shaker Heights	One Family	90	14	15.56	54	60
Shaker Heights	Two Family	14	3	21.43	0	0
Shaker Heights	Condominium	14	0	0	0	0
Solon	One Family	59	13	22.03	43	72.88
Solon	Condominium	1	1	100	0	0
Solon	New Construction (inferred)	5	3	60	1	20
South Euclid	One Family	104	3	2.88	3	2.88
South Euclid	Two Family	3	0	0	0	0
South Euclid	Condominium	9	1	11.11	0	0
Strongsville	One Family	120	25	20.83	70	58.33
Strongsville	Condominium	14	2	14.29	0	0
Strongsville	New Construction (inferred)	11	0	0	8	72.73



Residential Sales Price Distribution for the Suburbs, YTD April 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College 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	Percent \$150K to \$200K
University Heights	One Family	56	\$212,751	\$198,000	0	0	0	0	0	0	0	0	2	3.57	7	12.5	20	35.71
University Heights	Two Family	7	\$188,486	\$178,000	0	0	0	0	0	0	0	0	0	0	0	0	5	71.43
University Heights	New Construction (inferred)	1	\$300,238	\$300,238	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	5	\$303,200	\$355,000	0	0	0	0	0	0	0	0	0	0	1	20	0	0
Valley View	Two Family	1	\$149,000	\$149,000	0	0	0	0	0	0	0	0	0	0	1	100	0	0
Walton Hills	One Family	4	\$264,125	\$235,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walton Hills	New Construction (inferred)	3	\$94,833	\$79,500	0	0	1	33.33	1	33.33	0	0	0	0	1	33.33	0	0
Warrensville Heights	One Family	21	\$84,766	\$78,000	2	9.52	5	23.81	7	33.33	2	9.52	2	9.52	2	9.52	1	4.76
Warrensville Heights	Two Family	1	\$58,000	\$58,000	0	0	1	100	0	0	0	0	0	0	0	0	0	0
Warrensville Heights	Condominium	16	\$30,831	\$29,500	15	93.75	1	6.25	0	0	0	0	0	0	0	0	0	0
Westlake	One Family	58	\$375,267	\$309,950	0	0	0	0	0	0	0	0	0	0	4	6.9	9	15.52
Westlake	Condominium	44	\$197,588	\$150,250	0	0	3	6.82	3	6.82	1	2.27	7	15.91	8	18.18	6	13.64
Westlake	New Construction (inferred)	10	\$383,245	\$335,163	0	0	0	0	0	0	0	0	0	0	0	0	1	10
City of Cleveland	One Family	805	\$97,791	\$75,000	196	24.35	152	18.88	107	13.29	74	9.19	72	8.94	84	10.43	53	6.58
City of Cleveland	Two Family	349	\$82,139	\$67,000	109	31.23	62	17.77	64	18.34	31	8.88	26	7.45	17	4.87	21	6.02
City of Cleveland	Condominium	44	\$219,724	\$175,000	0	0	1	2.27	2	4.55	4	9.09	1	2.27	10	22.73	7	15.91
Eastern Suburbs	One Family	1290	\$193,598	\$140,000	40	3.1	107	8.29	130	10.08	133	10.31	134	10.39	153	11.86	197	15.27
Eastern Suburbs	Two Family	96	\$140,278	\$123,500	10	10.42	6	6.25	9	9.38	13	13.54	11	11.46	9	9.38	23	23.96
Eastern Suburbs	Condominium	117	\$127,610	\$85,000	38	32.48	12	10.26	9	7.69	7	5.98	9	7.69	11	9.4	11	9.4
Eastern Suburbs	New Construction (inferred)	25	\$397,452	\$365,000	0	0	2	8	1	4	0	0	0	0	3	12	1	4
Western Suburbs	One Family	1227	\$233,909	\$200,000	3	0.24	11	0.9	33	2.69	45	3.67	66	5.38	147	11.98	316	25.75
Western Suburbs	Two Family	56	\$236,292	\$234,625	0	0	0	0	0	0	1	1.79	1	1.79	5	8.93	8	14.29
Western Suburbs	Condominium	254	\$135,583	\$115,000	9	3.54	38	14.96	39	15.35	27	10.63	33	12.99	34	13.39	33	12.99
Western Suburbs	New Construction (inferred)	70	\$321,447	\$323,080	0	0	3	4.29	2	2.86	5	7.14	2	2.86	3	4.29	5	7.14
Total: All Suburbs	One Family	2517	\$213,249	\$173,300	43	1.71	118	4.69	163	6.48	178	7.07	200	7.95	300	11.92	513	20.38
Total: All Suburbs	Two Family	152	\$175,652	\$163,500	10	6.58	6	3.95	9	5.92	14	9.21	12	7.89	14	9.21	31	20.39
Total: All Suburbs	Condominium	371	\$133,068	\$110,000	47	12.67	50	13.48	48	12.94	34	9.16	42	11.32	45	12.13	44	11.86
Total: All Suburbs	New Construction (inferred)	95	\$341,449	\$329,900	0	0	5	5.26	3	3.16	5	5.26	2	2.11	6	6.32	6	6.32
Total: Cuyahoga County	One Family	3322	\$185,271	\$150,000	239	7.19	270	8.13	270	8.13	252	7.59	272	8.19	384	11.56	566	17.04
Total: Cuyahoga County	Two Family	501	\$110,510	\$84,000	119	23.75	68	13.57	73	14.57	45	8.98	38	7.58	31	6.19	52	10.38
Total: Cuyahoga County	Condominium	415	\$142,256	\$116,000	47	11.33	51	12.29	50	12.05	38	9.16	43	10.36	55	13.25	51	12.29
Total: Cuyahoga County	New Construction (inferred)	95	\$341,449	\$329,900	0	0	5	5.26	3	3.16	5	5.26	2	2.11	6	6.32	6	6.32

**Residential Sales Price Distribution for the Suburbs, YTD April 2021**

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
University Heights	One Family	56	9	16.07	18	32.14
University Heights	Two Family	7	2	28.57	0	0
University Heights	New Construction (inferred)	1	0	0	1	100
Valley View	One Family	5	0	0	4	80
Valley View	Two Family	1	0	0	0	0
Walton Hills	One Family	4	3	75	1	25
Walton Hills	New Construction (inferred)	3	0	0	0	0
Warrensville Heights	One Family	21	0	0	0	0
Warrensville Heights	Two Family	1	0	0	0	0
Warrensville Heights	Condominium	16	0	0	0	0
Westlake	One Family	58	6	10.34	39	67.24
Westlake	Condominium	44	4	9.09	12	27.27
Westlake	New Construction (inferred)	10	2	20	7	70
City of Cleveland	One Family	805	28	3.48	39	4.84
City of Cleveland	Two Family	349	10	2.87	9	2.58
City of Cleveland	Condominium	44	5	11.36	14	31.82
Eastern Suburbs	One Family	1290	93	7.21	303	23.49
Eastern Suburbs	Two Family	96	9	9.38	6	6.25
Eastern Suburbs	Condominium	117	2	1.71	18	15.38
Eastern Suburbs	New Construction (inferred)	25	3	12	15	60
Western Suburbs	One Family	1227	211	17.2	395	32.19
Western Suburbs	Two Family	56	21	37.5	20	35.71
Western Suburbs	Condominium	254	16	6.3	25	9.84
Western Suburbs	New Construction (inferred)	70	9	12.86	41	58.57
Total: All Suburbs	One Family	2517	304	12.08	698	27.73
Total: All Suburbs	Two Family	152	30	19.74	26	17.11
Total: All Suburbs	Condominium	371	18	4.85	43	11.59
Total: All Suburbs	New Construction (inferred)	95	12	12.63	56	58.95
Total: Cuyahoga County	One Family	3322	332	9.99	737	22.19
Total: Cuyahoga County	Two Family	501	40	7.98	35	6.99
Total: Cuyahoga County	Condominium	415	23	5.54	57	13.73
Total: Cuyahoga County	New Construction (inferred)	95	12	12.63	56	58.95