

Residential Sales Price Distribution for the Suburbs, YTD April 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	56	\$371,733	\$314,000	0	0	0	0	1	1.79	0	0	1	1.79	1	1.79	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	26	\$505,253	\$408,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Beachwood	Condominium	13	\$368,885	\$370,000	0	0	0	0	0	0	0	0	0	0	2	15.38	0
Bedford	One Family	58	\$128,722	\$130,000	1	1.72	3	5.17	4	6.9	7	12.07	12	20.69	19	32.76	10
Bedford	Two Family	3	\$109,167	\$70,000	0	0	0	0	2	66.67	0	0	0	0	0	0	1
Bedford	Condominium	5	\$94,933	\$100,000	0	0	1	20	0	0	3	60	0	0	1	20	0
Bedford Heights	One Family	32	\$150,994	\$168,950	0	0	1	3.13	4	12.5	4	12.5	2	6.25	3	9.38	13
Bedford Heights	Condominium	2	\$85,000	\$85,000	0	0	1	50	0	0	1	50	0	0	0	0	0
Bentleyville	One Family	1	\$887,910	\$887,910	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	69	\$207,547	\$200,500	0	0	0	0	1	1.45	3	4.35	3	4.35	7	10.14	20
Berea	Two Family	2	\$167,500	\$167,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Berea	Condominium	7	\$127,957	\$140,300	1	14.29	0	0	0	0	1	14.29	0	0	3	42.86	1
Berea	New Construction (inferred)	3	\$88,333	\$70,000	0	0	0	0	2	66.67	0	0	1	33.33	0	0	0
Bratenahl	One Family	4	\$438,725	\$424,950	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	9	\$273,833	\$255,000	0	0	0	0	0	0	0	0	1	11.11	1	11.11	0
Brecksville	One Family	45	\$447,205	\$400,000	0	0	0	0	0	0	0	0	0	0	1	2.22	1
Brecksville	Condominium	20	\$215,805	\$221,500	0	0	0	0	1	5	2	10	1	5	1	5	4
Brecksville	New Construction (inferred)	6	\$346,362	\$237,500	0	0	0	0	0	0	1	16.67	0	0	0	0	0
Broadview Heights	One Family	37	\$316,108	\$305,000	0	0	0	0	0	0	2	5.41	0	0	0	0	1
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	20	\$165,625	\$158,000	0	0	0	0	3	15	2	10	2	10	1	5	8
Broadview Heights	New Construction (inferred)	8	\$205,563	\$180,400	0	0	1	12.5	1	12.5	1	12.5	1	12.5	0	0	0
Brook Park	One Family	67	\$186,857	\$185,000	0	0	0	0	1	1.49	2	2.99	6	8.96	7	10.45	32
Brook Park	Condominium	9	\$140,767	\$140,000	0	0	0	0	0	0	0	0	1	11.11	7	77.78	1
Brooklyn	One Family	38	\$160,293	\$160,000	1	2.63	1	2.63	1	2.63	1	2.63	3	7.89	8	21.05	17
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	21	\$496,681	\$435,000	0	0	0	0	0	0	0	0	0	0	1	4.76	0
Chagrin Falls	Condominium	10	\$305,100	\$306,750	0	0	0	0	1	10	1	10	0	0	0	0	2

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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	1132	\$104,754	\$82,135	230	20.32	198	17.49	174	15.37	114	10.07	104	9.19	107	9.45	113
Cleveland	Two Family	465	\$99,308	\$76,500	95	20.43	91	19.57	82	17.63	42	9.03	41	8.82	37	7.96	38
Cleveland	Condominium	193	\$134,837	\$45,000	114	59.07	13	6.74	1	0.52	4	2.07	3	1.55	6	3.11	12
Cleveland Heights	One Family	188	\$197,629	\$162,250	4	2.13	7	3.72	15	7.98	15	7.98	12	6.38	25	13.3	45
Cleveland Heights	Two Family	25	\$195,376	\$199,000	1	4	0	0	2	8	1	4	2	8	1	4	7
Cleveland Heights	Condominium	9	\$173,694	\$100,000	0	0	0	0	2	22.22	3	33.33	1	11.11	0	0	2
Cuyahoga Heights	One Family	2	\$204,500	\$204,500	0	0	0	0	0	0	0	0	0	0	0	0	1
East Cleveland	One Family	24	\$56,925	\$48,750	11	45.83	9	37.5	0	0	1	4.17	0	0	2	8.33	1
East Cleveland	Two Family	18	\$43,760	\$38,000	10	55.56	4	22.22	2	11.11	2	11.11	0	0	0	0	0
Euclid	One Family	222	\$119,811	\$115,375	4	1.8	28	12.61	35	15.77	29	13.06	29	13.06	34	15.32	56
Euclid	Two Family	11	\$155,882	\$150,000	0	0	1	9.09	0	0	0	0	1	9.09	4	36.36	3
Euclid	Condominium	21	\$60,276	\$60,000	5	23.81	7	33.33	6	28.57	2	9.52	1	4.76	0	0	0
Euclid	New Construction (inferred)	5	\$213,942	\$247,500	0	0	0	0	1	20	0	0	0	0	0	0	0
Fairview Park	One Family	58	\$272,574	\$248,000	0	0	1	1.72	1	1.72	0	0	1	1.72	1	1.72	12
Fairview Park	Condominium	3	\$124,167	\$154,000	0	0	1	33.33	0	0	0	0	0	0	0	0	2
Garfield Heights	One Family	189	\$107,350	\$110,000	4	2.12	28	14.81	39	20.63	19	10.05	32	16.93	45	23.81	19
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	11	\$746,794	\$600,000	0	0	0	0	0	0	0	0	0	0	0	0	1
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)	2	\$105,000	\$105,000	0	0	0	0	0	0	1	50	1	50	0	0	0
Highland Heights	One Family	24	\$356,195	\$368,000	0	0	0	0	0	0	1	4.17	0	0	0	0	2
Highland Heights	Condominium	3	\$278,567	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	3	\$132,833	\$165,000	0	0	1	33.33	0	0	0	0	0	0	0	0	2
Highland Hills	One Family	1	\$40,000	\$40,000	1	100	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	One Family	2	\$3,800,000	\$3,800,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	12	\$339,458	\$309,500	0	0	0	0	0	0	0	0	1	8.33	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

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Lakewood	One Family	123	\$308,783	\$277,500	1	0.81	2	1.63	0	0	1	0.81	0	0	3	2.44	19
Lakewood	Two Family	39	\$280,605	\$254,500	0	0	0	0	0	0	0	0	0	0	0	0	6
Lakewood	Condominium	42	\$159,517	\$142,000	1	2.38	1	2.38	7	16.67	4	9.52	4	9.52	6	14.29	8
Linndale	Two Family	2	\$159,500	\$159,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Lyndhurst	One Family	69	\$205,523	\$197,000	0	0	0	0	2	2.9	1	1.45	2	2.9	7	10.14	25
Lyndhurst	Condominium	3	\$119,933	\$129,900	0	0	0	0	0	0	1	33.33	0	0	2	66.67	0
Maple Heights	One Family	162	\$98,133	\$90,000	11	6.79	28	17.28	36	22.22	22	13.58	22	13.58	21	12.96	21
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	5	\$39,600	\$38,000	4	80	1	20	0	0	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	2	\$184,000	\$184,000	0	0	0	0	0	0	1	50	0	0	0	0	0
Mayfield	One Family	10	\$493,250	\$395,000	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	57	\$208,522	\$190,000	0	0	0	0	0	0	0	0	3	5.26	8	14.04	25
Mayfield Heights	Condominium	13	\$162,681	\$172,500	0	0	0	0	1	7.69	0	0	0	0	3	23.08	8
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	43	\$244,101	\$239,000	0	0	0	0	0	0	1	2.33	0	0	4	9.3	11
Middleburg Heights	Condominium	6	\$139,817	\$141,000	0	0	0	0	1	16.67	0	0	1	16.67	2	33.33	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	7	\$1,092,143	\$630,000	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	7	\$104,286	\$62,500	0	0	4	57.14	0	0	0	0	0	0	0	0	3
North Olmsted	One Family	91	\$219,022	\$225,500	0	0	0	0	1	1.1	2	2.2	2	2.2	9	9.89	20
North Olmsted	Condominium	36	\$117,345	\$104,650	2	5.56	7	19.44	4	11.11	5	13.89	6	16.67	5	13.89	2
North Olmsted	New Construction (inferred)	2	\$120,000	\$120,000	0	0	0	0	0	0	1	50	0	0	1	50	0
North Royalton	One Family	68	\$297,939	\$280,000	0	0	1	1.47	1	1.47	0	0	3	4.41	6	8.82	4
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	33	\$125,525	\$116,000	0	0	2	6.06	2	6.06	10	30.3	5	15.15	3	9.09	10
North Royalton	New Construction (inferred)	8	\$453,397	\$440,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Oakwood	One Family	11	\$127,373	\$125,600	2	18.18	1	9.09	1	9.09	0	0	1	9.09	2	18.18	1

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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	23	\$243,430	\$236,000	0	0	0	0	0	0	1	4.35	0	0	1	4.35	3
Olmsted Falls	Condominium	15	\$132,693	\$130,000	1	6.67	0	0	1	6.67	1	6.67	4	26.67	4	26.67	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	23	\$263,713	\$234,000	0	0	0	0	0	0	1	4.35	1	4.35	2	8.7	4
Olmsted Township	Condominium	3	\$113,600	\$110,900	0	0	0	0	0	0	0	0	3	100	0	0	0
Olmsted Township	New Construction (inferred)	7	\$487,376	\$512,275	0	0	0	0	0	0	0	0	0	0	0	0	1
Orange	One Family	11	\$636,264	\$608,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	Condominium	2	\$461,000	\$461,000	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	329	\$178,599	\$175,000	0	0	1	0.3	10	3.04	17	5.17	26	7.9	38	11.55	146
Parma	Two Family	12	\$179,900	\$176,250	0	0	0	0	0	0	0	0	1	8.33	2	16.67	6
Parma	Condominium	16	\$159,001	\$145,000	0	0	1	6.25	0	0	0	0	1	6.25	7	43.75	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	61	\$182,343	\$183,500	0	0	1	1.64	1	1.64	2	3.28	2	3.28	4	6.56	31
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	4	\$103,750	\$120,000	0	0	1	25	0	0	0	0	3	75	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	18	\$605,565	\$427,500	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	41	\$201,012	\$195,500	0	0	0	0	0	0	0	0	3	7.32	7	17.07	13
Richmond Heights	Condominium	3	\$156,000	\$165,000	0	0	0	0	0	0	0	0	0	0	1	33.33	2
Rocky River	One Family	53	\$408,246	\$380,500	0	0	0	0	0	0	0	0	0	0	1	1.89	1
Rocky River	Two Family	4	\$341,375	\$340,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	34	\$204,250	\$130,000	1	2.94	3	8.82	6	17.65	3	8.82	2	5.88	7	20.59	3
Rocky River	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Seven Hills	One Family	39	\$262,318	\$269,000	0	0	0	0	0	0	0	0	1	2.56	0	0	6
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	108	\$361,221	\$316,000	1	0.93	4	3.7	0	0	4	3.7	1	0.93	7	6.48	15
Shaker Heights	Two Family	15	\$204,113	\$190,000	0	0	0	0	1	6.67	0	0	1	6.67	0	0	6
Shaker Heights	Condominium	25	\$80,888	\$72,000	5	20	3	12	10	40	3	12	0	0	2	8	1

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Solon	One Family	53	\$416,166	\$360,000	0	0	0	0	0	0	0	0	0	0	0	0	1
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	109	\$151,094	\$142,000	1	0.92	4	3.67	8	7.34	13	11.93	13	11.93	22	20.18	30
South Euclid	Two Family	5	\$217,000	\$220,000	0	0	0	0	0	0	0	0	0	0	1	20	0
South Euclid	Condominium	7	\$83,929	\$62,000	0	0	4	57.14	1	14.29	0	0	0	0	1	14.29	1
South Euclid	New Construction (inferred)	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	One Family	142	\$313,484	\$292,000	0	0	2	1.41	1	0.7	0	0	0	0	0	0	17
Strongsville	Two Family	1	\$294,000	\$294,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	13	\$220,498	\$225,000	0	0	0	0	0	0	0	0	0	0	0	0	3
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	48	\$235,119	\$220,000	0	0	0	0	1	2.08	0	0	1	2.08	4	8.33	11
University Heights	Two Family	3	\$206,667	\$200,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Valley View	One Family	5	\$306,760	\$384,900	0	0	0	0	0	0	0	0	0	0	1	20	1
Walton Hills	One Family	6	\$286,850	\$260,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Warrensville Heights	One Family	37	\$112,020	\$108,000	4	10.81	5	13.51	5	13.51	4	10.81	5	13.51	5	13.51	7
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	66	\$441,376	\$372,250	0	0	0	0	0	0	0	0	0	0	1	1.52	3
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	56	\$239,566	\$178,750	0	0	0	0	4	7.14	2	3.57	3	5.36	10	17.86	14
Westlake	New Construction (inferred)	28	\$475,720	\$433,005	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	1132	\$104,754	\$82,135	230	20.32	198	17.49	174	15.37	114	10.07	104	9.19	107	9.45	113
City of Cleveland	Two Family	465	\$99,308	\$76,500	95	20.43	91	19.57	82	17.63	42	9.03	41	8.82	37	7.96	38
City of Cleveland	Condominium	193	\$134,837	\$45,000	114	59.07	13	6.74	1	0.52	4	2.07	3	1.55	6	3.11	12
Eastern Suburbs	One Family	1569	\$210,283	\$150,000	44	2.8	122	7.78	150	9.56	120	7.65	138	8.8	213	13.58	305
Eastern Suburbs	Two Family	98	\$168,877	\$150,000	11	11.22	6	6.12	10	10.2	4	4.08	7	7.14	12	12.24	22
Eastern Suburbs	Condominium	148	\$153,377	\$100,000	22	14.86	21	14.19	22	14.86	14	9.46	5	3.38	13	8.78	17
Eastern Suburbs	New Construction (inferred)	27	\$308,007	\$245,900	0	0	2	7.41	3	11.11	3	11.11	1	3.7	0	0	4
Western Suburbs	One Family	1448	\$263,912	\$230,000	2	0.14	9	0.62	19	1.31	33	2.28	51	3.52	94	6.49	356

Residential Sales Price Distribution for the Suburbs, YTD April 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
Western Suburbs	Two Family	64	\$260,792	\$235,000	0	0	0	0	0	0	0	0	2	3.13	2	3.13	16
Western Suburbs	Condominium	318	\$172,802	\$144,500	6	1.89	16	5.03	29	9.12	30	9.43	36	11.32	56	17.61	63
Western Suburbs	New Construction (inferred)	74	\$370,226	\$399,268	0	0	2	2.7	4	5.41	5	6.76	2	2.7	2	2.7	2
Total: All Suburbs	One Family	3017	\$236,022	\$190,000	46	1.52	131	4.34	169	5.6	153	5.07	189	6.26	307	10.18	661
Total: All Suburbs	Two Family	162	\$205,189	\$190,000	11	6.79	6	3.7	10	6.17	4	2.47	9	5.56	14	8.64	38
Total: All Suburbs	Condominium	466	\$166,632	\$138,000	28	6.01	37	7.94	51	10.94	44	9.44	41	8.8	69	14.81	80
Total: All Suburbs	New Construction (inferred)	101	\$353,593	\$285,000	0	0	4	3.96	7	6.93	8	7.92	3	2.97	2	1.98	6
Total: Cuyahoga County	One Family	4149	\$200,207	\$160,000	276	6.65	329	7.93	343	8.27	267	6.44	293	7.06	414	9.98	774
Total: Cuyahoga County	Two Family	627	\$126,665	\$95,000	106	16.91	97	15.47	92	14.67	46	7.34	50	7.97	51	8.13	76
Total: Cuyahoga County	Condominium	659	\$157,321	\$120,000	142	21.55	50	7.59	52	7.89	48	7.28	44	6.68	75	11.38	92
Total: Cuyahoga County	New Construction (inferred)	101	\$353,593	\$285,000	0	0	4	3.96	7	6.93	8	7.92	3	2.97	2	1.98	6

Residential Sales Price Distribution for the Suburbs, YTD April 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
Bay Village	One Family	56	\$371,733	8.93	9	16.07	39	69.64
Bay Village	Condominium	1	\$365,000	0	0	0	1	100
Beachwood	One Family	26	\$505,253	7.69	4	15.38	20	76.92
Beachwood	Condominium	13	\$368,885	0	0	0	11	84.62
Bedford	One Family	58	\$128,722	17.24	2	3.45	0	0
Bedford	Two Family	3	\$109,167	33.33	0	0	0	0
Bedford	Condominium	5	\$94,933	0	0	0	0	0
Bedford Heights	One Family	32	\$150,994	40.63	4	12.5	1	3.13
Bedford Heights	Condominium	2	\$85,000	0	0	0	0	0
Bentleyville	One Family	1	\$887,910	0	0	0	1	100
Berea	One Family	69	\$207,547	28.99	20	28.99	15	21.74
Berea	Two Family	2	\$167,500	100	0	0	0	0
Berea	Condominium	7	\$127,957	14.29	1	14.29	0	0
Berea	New Construction (inferred)	3	\$88,333	0	0	0	0	0
Bratenahl	One Family	4	\$438,725	0	0	0	4	100
Bratenahl	Two Family	1	\$1,950,000	0	0	0	1	100
Bratenahl	Condominium	9	\$273,833	0	2	22.22	5	55.56
Brecksville	One Family	45	\$447,205	2.22	2	4.44	41	91.11
Brecksville	Condominium	20	\$215,805	20	4	20	7	35
Brecksville	New Construction (inferred)	6	\$346,362	0	3	50	2	33.33
Broadview Heights	One Family	37	\$316,108	2.7	7	18.92	27	72.97
Broadview Heights	Two Family	1	\$124,816	0	0	0	0	0
Broadview Heights	Condominium	20	\$165,625	40	0	0	4	20
Broadview Heights	New Construction (inferred)	8	\$205,563	0	1	12.5	3	37.5
Brook Park	One Family	67	\$186,857	47.76	13	19.4	6	8.96
Brook Park	Condominium	9	\$140,767	11.11	0	0	0	0
Brooklyn	One Family	38	\$160,293	44.74	5	13.16	1	2.63
Brooklyn Heights	One Family	5	\$193,155	40	2	40	0	0
Chagrin Falls	One Family	21	\$496,681	0	2	9.52	18	85.71
Chagrin Falls	Condominium	10	\$305,100	20	1	10	5	50

Residential Sales Price Distribution for the Suburbs, YTD April 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
Chagrin Falls Township	One Family	1	\$900,000	0	0	0	1	100
Cleveland	One Family	1132	\$104,754	9.98	42	3.71	50	4.42
Cleveland	Two Family	465	\$99,308	8.17	13	2.8	26	5.59
Cleveland	Condominium	193	\$134,837	6.22	11	5.7	29	15.03
Cleveland Heights	One Family	188	\$197,629	23.94	20	10.64	45	23.94
Cleveland Heights	Two Family	25	\$195,376	28	6	24	5	20
Cleveland Heights	Condominium	9	\$173,694	22.22	0	0	1	11.11
Cuyahoga Heights	One Family	2	\$204,500	50	1	50	0	0
East Cleveland	One Family	24	\$56,925	4.17	0	0	0	0
East Cleveland	Two Family	18	\$43,760	0	0	0	0	0
Euclid	One Family	222	\$119,811	25.23	5	2.25	2	0.9
Euclid	Two Family	11	\$155,882	27.27	2	18.18	0	0
Euclid	Condominium	21	\$60,276	0	0	0	0	0
Euclid	New Construction (inferred)	5	\$213,942	0	2	40	2	40
Fairview Park	One Family	58	\$272,574	20.69	15	25.86	27	46.55
Fairview Park	Condominium	3	\$124,167	66.67	0	0	0	0
Garfield Heights	One Family	189	\$107,350	10.05	2	1.06	1	0.53
Garfield Heights	Two Family	15	\$126,100	20	0	0	0	0
Gates Mills	One Family	11	\$746,794	9.09	0	0	10	90.91
Glenwillow	One Family	3	\$353,300	33.33	0	0	2	66.67
Glenwillow	New Construction (inferred)	2	\$105,000	0	0	0	0	0
Highland Heights	One Family	24	\$356,195	8.33	3	12.5	18	75
Highland Heights	Condominium	3	\$278,567	0	1	33.33	2	66.67
Highland Heights	New Construction (inferred)	3	\$132,833	66.67	0	0	0	0
Highland Hills	One Family	1	\$40,000	0	0	0	0	0
Hunting Valley	One Family	2	\$3,800,000	0	0	0	2	100
Independence	One Family	12	\$339,458	8.33	2	16.67	8	66.67
Independence	New Construction (inferred)	1	\$80,000	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD April 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 \$250K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Lakewood	One Family	123	\$308,783	15.45	22	17.89	75	60.98
Lakewood	Two Family	39	\$280,605	15.38	12	30.77	21	53.85
Lakewood	Condominium	42	\$159,517	19.05	4	9.52	7	16.67
Linndale	Two Family	2	\$159,500	100	0	0	0	0
Lyndhurst	One Family	69	\$205,523	36.23	20	28.99	12	17.39
Lyndhurst	Condominium	3	\$119,933	0	0	0	0	0
Maple Heights	One Family	162	\$98,133	12.96	1	0.62	0	0
Maple Heights	Two Family	1	\$150,000	0	0	0	0	0
Maple Heights	Condominium	5	\$39,600	0	0	0	0	0
Maple Heights	New Construction (inferred)	2	\$184,000	0	0	0	1	50
Mayfield	One Family	10	\$493,250	0	0	0	10	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	57	\$208,522	43.86	11	19.3	10	17.54
Mayfield Heights	Condominium	13	\$162,681	61.54	1	7.69	0	0
Mayfield Heights	New Construction (inferred)	2	\$454,950	0	0	0	1	50
Middleburg Heights	One Family	43	\$244,101	25.58	6	13.95	21	48.84
Middleburg Heights	Condominium	6	\$139,817	33.33	0	0	0	0
Middleburg Heights	New Construction (inferred)	1	\$95,000	0	0	0	0	0
Moreland Hills	One Family	7	\$1,092,143	0	0	0	7	100
Moreland Hills	New Construction (inferred)	3	\$293,567	0	1	33.33	2	66.67
Newburgh Heights	One Family	7	\$104,286	42.86	0	0	0	0
North Olmsted	One Family	91	\$219,022	21.98	29	31.87	28	30.77
North Olmsted	Condominium	36	\$117,345	5.56	5	13.89	0	0
North Olmsted	New Construction (inferred)	2	\$120,000	0	0	0	0	0
North Royalton	One Family	68	\$297,939	5.88	14	20.59	39	57.35
North Royalton	Two Family	1	\$210,000	0	1	100	0	0
North Royalton	Condominium	33	\$125,525	30.3	1	3.03	0	0
North Royalton	New Construction (inferred)	8	\$453,397	0	2	25	6	75
Oakwood	One Family	11	\$127,373	9.09	2	18.18	1	9.09

Residential Sales Price Distribution for the Suburbs, YTD April 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
Oakwood	New Construction (inferred)	1	\$50,000	0	0	0	0	0
Olmsted Falls	One Family	23	\$243,430	13.04	12	52.17	6	26.09
Olmsted Falls	Condominium	15	\$132,693	13.33	2	13.33	0	0
Olmsted Falls	New Construction (inferred)	2	\$100,250	0	0	0	0	0
Olmsted Township	One Family	23	\$263,713	17.39	6	26.09	9	39.13
Olmsted Township	Condominium	3	\$113,600	0	0	0	0	0
Olmsted Township	New Construction (inferred)	7	\$487,376	14.29	0	0	6	85.71
Orange	One Family	11	\$636,264	0	1	9.09	10	90.91
Orange	Condominium	2	\$461,000	0	0	0	2	100
Orange	New Construction (inferred)	4	\$567,843	25	0	0	3	75
Parma	One Family	329	\$178,599	44.38	58	17.63	33	10.03
Parma	Two Family	12	\$179,900	50	2	16.67	1	8.33
Parma	Condominium	16	\$159,001	18.75	4	25	0	0
Parma	New Construction (inferred)	1	\$334,900	0	0	0	1	100
Parma Heights	One Family	61	\$182,343	50.82	17	27.87	3	4.92
Parma Heights	Two Family	1	\$235,000	0	1	100	0	0
Parma Heights	Condominium	4	\$103,750	0	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$242,400	0	1	50	1	50
Pepper Pike	One Family	18	\$605,565	0	0	0	18	100
Pepper Pike	New Construction (inferred)	2	\$914,500	0	0	0	2	100
Richmond Heights	One Family	41	\$201,012	31.71	9	21.95	9	21.95
Richmond Heights	Condominium	3	\$156,000	66.67	0	0	0	0
Rocky River	One Family	53	\$408,246	1.89	8	15.09	43	81.13
Rocky River	Two Family	4	\$341,375	0	0	0	4	100
Rocky River	Condominium	34	\$204,250	8.82	3	8.82	6	17.65
Rocky River	New Construction (inferred)	1	\$90,000	0	0	0	0	0
Seven Hills	One Family	39	\$262,318	15.38	8	20.51	24	61.54
Seven Hills	New Construction (inferred)	2	\$312,450	0	0	0	2	100
Shaker Heights	One Family	108	\$361,221	13.89	8	7.41	68	62.96
Shaker Heights	Two Family	15	\$204,113	40	4	26.67	3	20
Shaker Heights	Condominium	25	\$80,888	4	1	4	0	0

Residential Sales Price Distribution for the Suburbs, YTD April 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
Solon	One Family	53	\$416,166	1.89	5	9.43	47	88.68
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	109	\$151,094	27.52	11	10.09	7	6.42
South Euclid	Two Family	5	\$217,000	0	3	60	1	20
South Euclid	Condominium	7	\$83,929	14.29	0	0	0	0
South Euclid	New Construction (inferred)	1	\$170,000	100	0	0	0	0
Strongsville	One Family	142	\$313,484	11.97	29	20.42	93	65.49
Strongsville	Two Family	1	\$294,000	0	0	0	1	100
Strongsville	Condominium	13	\$220,498	23.08	10	76.92	0	0
Strongsville	New Construction (inferred)	2	\$450,000	0	0	0	2	100
University Heights	One Family	48	\$235,119	22.92	15	31.25	16	33.33
University Heights	Two Family	3	\$206,667	66.67	1	33.33	0	0
Valley View	One Family	5	\$306,760	20	0	0	3	60
Walton Hills	One Family	6	\$286,850	16.67	2	33.33	3	50
Warrensville Heights	One Family	37	\$112,020	18.92	1	2.7	1	2.7
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	66	\$441,376	4.55	8	12.12	54	81.82
Westlake	Two Family	1	\$705,000	0	0	0	1	100
Westlake	Condominium	56	\$239,566	25	4	7.14	19	33.93
Westlake	New Construction (inferred)	28	\$475,720	3.57	3	10.71	24	85.71
Woodmere	One Family	1	\$210,000	0	1	100	0	0
City of Cleveland	One Family	1132	\$104,754	9.98	42	3.71	50	4.42
City of Cleveland	Two Family	465	\$99,308	8.17	13	2.8	26	5.59
City of Cleveland	Condominium	193	\$134,837	6.22	11	5.7	29	15.03
Eastern Suburbs	One Family	1569	\$210,283	19.44	130	8.29	347	22.12
Eastern Suburbs	Two Family	98	\$168,877	22.45	16	16.33	10	10.2
Eastern Suburbs	Condominium	148	\$153,377	11.49	8	5.41	26	17.57
Eastern Suburbs	New Construction (inferred)	27	\$308,007	14.81	3	11.11	11	40.74
Western Suburbs	One Family	1448	\$263,912	24.59	292	20.17	592	40.88

Residential Sales Price Distribution for the Suburbs, YTD April 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
Western Suburbs	Two Family	64	\$260,792	25	16	25	28	43.75
Western Suburbs	Condominium	318	\$172,802	19.81	38	11.95	44	13.84
Western Suburbs	New Construction (inferred)	74	\$370,226	2.7	10	13.51	47	63.51
Total: All Suburbs	One Family	3017	\$236,022	21.91	422	13.99	939	31.12
Total: All Suburbs	Two Family	162	\$205,189	23.46	32	19.75	38	23.46
Total: All Suburbs	Condominium	466	\$166,632	17.17	46	9.87	70	15.02
Total: All Suburbs	New Construction (inferred)	101	\$353,593	5.94	13	12.87	58	57.43
Total: Cuyahoga County	One Family	4149	\$200,207	18.66	464	11.18	989	23.84
Total: Cuyahoga County	Two Family	627	\$126,665	12.12	45	7.18	64	10.21
Total: Cuyahoga County	Condominium	659	\$157,321	13.96	57	8.65	99	15.02
Total: Cuyahoga County	New Construction (inferred)	101	\$353,593	5.94	13	12.87	58	57.43