

Residential Sales Price Distribution for the Suburbs, YTD May 2022

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
Bay Village	One Family	97	\$408,840	\$332,000	0	0	0	0	0	0	0	0	0	0	2	2.06	15
Bay Village	Two Family	1	\$770,000	\$770,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	Condominium	2	\$487,500	\$487,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	2	\$484,950	\$484,950	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	72	\$445,149	\$367,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	Condominium	10	\$353,750	\$362,000	0	0	0	0	0	0	0	0	0	0	1	10	0
Beachwood	New Construction (inferred)	2	\$200,000	\$200,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bedford	One Family	89	\$129,548	\$127,500	1	1.12	5	5.62	8	8.99	11	12.36	17	19.1	21	23.6	20
Bedford	Two Family	8	\$107,438	\$100,000	2	25	1	12.5	1	12.5	0	0	1	12.5	1	12.5	2
Bedford	Condominium	9	\$64,611	\$51,000	1	11.11	5	55.56	2	22.22	0	0	0	0	1	11.11	0
Bedford Heights	One Family	56	\$165,474	\$170,500	1	1.79	1	1.79	3	5.36	5	8.93	2	3.57	7	12.5	26
Bedford Heights	Condominium	4	\$94,275	\$96,500	0	0	0	0	1	25	2	50	1	25	0	0	0
Bentleyville	One Family	5	\$832,320	\$785,600	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	106	\$186,702	\$175,000	0	0	2	1.89	2	1.89	3	2.83	9	8.49	16	15.09	42
Berea	Two Family	1	\$276,100	\$276,100	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	Condominium	6	\$80,250	\$81,750	1	16.67	1	16.67	1	16.67	2	33.33	0	0	1	16.67	0
Bratenahl	One Family	8	\$405,575	\$310,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Two Family	1	\$520,000	\$520,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	5	\$201,020	\$225,000	0	0	1	20	0	0	0	0	1	20	0	0	0
Bratenahl	New Construction (inferred)	1	\$61,850	\$61,850	0	0	1	100	0	0	0	0	0	0	0	0	0
Brecksville	One Family	55	\$437,513	\$385,000	0	0	0	0	0	0	0	0	1	1.82	0	0	3
Brecksville	Two Family	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Brecksville	Condominium	31	\$174,123	\$146,000	0	0	0	0	3	9.68	2	6.45	9	29.03	2	6.45	4
Brecksville	New Construction (inferred)	6	\$316,070	\$336,210	0	0	0	0	1	16.67	0	0	0	0	0	0	0
Broadview Heights	One Family	70	\$381,309	\$330,350	0	0	0	0	1	1.43	1	1.43	0	0	1	1.43	4
Broadview Heights	Condominium	35	\$158,836	\$158,454	0	0	1	2.86	5	14.29	1	2.86	3	8.57	5	14.29	14
Broadview Heights	New Construction (inferred)	23	\$370,455	\$366,985	0	0	0	0	0	0	1	4.35	1	4.35	3	13.04	4
Brook Park	One Family	125	\$173,167	\$178,000	2	1.6	1	0.8	1	0.8	2	1.6	9	7.2	19	15.2	62
Brook Park	Condominium	7	\$121,036	\$123,000	0	0	0	0	0	0	1	14.29	4	57.14	2	28.57	0
Brooklyn	One Family	53	\$150,072	\$149,500	0	0	0	0	4	7.55	4	7.55	12	22.64	8	15.09	19
Brooklyn	Two Family	1	\$237,500	\$237,500	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	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	97	\$408,840	\$332,000	15.46	11	11.34	69	71.13
Bay Village	Two Family	1	\$770,000	\$770,000	0	0	0	1	100
Bay Village	Condominium	2	\$487,500	\$487,500	0	0	0	2	100
Bay Village	New Construction (inferred)	2	\$484,950	\$484,950	0	0	0	2	100
Beachwood	One Family	72	\$445,149	\$367,500	0	5	6.94	67	93.06
Beachwood	Condominium	10	\$353,750	\$362,000	0	1	10	8	80
Beachwood	New Construction (inferred)	2	\$200,000	\$200,000	50	1	50	0	0
Bedford	One Family	89	\$129,548	\$127,500	22.47	6	6.74	0	0
Bedford	Two Family	8	\$107,438	\$100,000	25	0	0	0	0
Bedford	Condominium	9	\$64,611	\$51,000	0	0	0	0	0
Bedford Heights	One Family	56	\$165,474	\$170,500	46.43	10	17.86	1	1.79
Bedford Heights	Condominium	4	\$94,275	\$96,500	0	0	0	0	0
Bentleyville	One Family	5	\$832,320	\$785,600	0	0	0	5	100
Berea	One Family	106	\$186,702	\$175,000	39.62	16	15.09	16	15.09
Berea	Two Family	1	\$276,100	\$276,100	0	0	0	1	100
Berea	Condominium	6	\$80,250	\$81,750	0	0	0	0	0
Bratenahl	One Family	8	\$405,575	\$310,000	0	4	50	4	50
Bratenahl	Two Family	1	\$520,000	\$520,000	0	0	0	1	100
Bratenahl	Condominium	5	\$201,020	\$225,000	0	2	40	1	20
Bratenahl	New Construction (inferred)	1	\$61,850	\$61,850	0	0	0	0	0
Brecksville	One Family	55	\$437,513	\$385,000	5.45	4	7.27	47	85.45
Brecksville	Two Family	1	\$150,000	\$150,000	0	0	0	0	0
Brecksville	Condominium	31	\$174,123	\$146,000	12.9	5	16.13	6	19.35
Brecksville	New Construction (inferred)	6	\$316,070	\$336,210	0	2	33.33	3	50
Broadview Heights	One Family	70	\$381,309	\$330,350	5.71	14	20	49	70
Broadview Heights	Condominium	35	\$158,836	\$158,454	40	3	8.57	3	8.57
Broadview Heights	New Construction (inferred)	23	\$370,455	\$366,985	17.39	0	0	14	60.87
Brook Park	One Family	125	\$173,167	\$178,000	49.6	26	20.8	3	2.4
Brook Park	Condominium	7	\$121,036	\$123,000	0	0	0	0	0
Brooklyn	One Family	53	\$150,072	\$149,500	35.85	5	9.43	1	1.89
Brooklyn	Two Family	1	\$237,500	\$237,500	0	1	100	0	0

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Brooklyn Heights	One Family	9	\$214,278	\$215,000	1	11.11	0	0	0	0	0	0	0	0	0	0	2
Chagrin Falls	One Family	29	\$436,218	\$420,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls	Two Family	1	\$199,000	\$199,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls	Condominium	15	\$305,772	\$312,500	0	0	1	6.67	1	6.67	1	6.67	2	13.33	0	0	0
Cleveland	One Family	1851	\$109,573	\$87,500	367	19.83	283	15.29	255	13.78	186	10.05	162	8.75	218	11.78	198
Cleveland	Two Family	738	\$95,300	\$80,000	145	19.65	115	15.58	149	20.19	91	12.33	92	12.47	47	6.37	49
Cleveland	Condominium	119	\$211,378	\$169,900	15	12.61	7	5.88	1	0.84	10	8.4	1	0.84	12	10.08	27
Cleveland Heights	One Family	318	\$207,841	\$175,000	1	0.31	13	4.09	15	4.72	19	5.97	32	10.06	41	12.89	75
Cleveland Heights	Two Family	41	\$239,654	\$209,000	1	2.44	1	2.44	3	7.32	2	4.88	3	7.32	3	7.32	6
Cleveland Heights	Condominium	20	\$144,215	\$159,950	0	0	1	5	3	15	1	5	2	10	2	10	10
Cleveland Heights	New Construction (inferred)	3	\$504,360	\$330,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Cuyahoga Heights	One Family	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Cuyahoga Heights	Two Family	1	\$236,000	\$236,000	0	0	0	0	0	0	0	0	0	0	0	0	0
East Cleveland	One Family	25	\$65,365	\$36,300	14	56	4	16	1	4	0	0	1	4	2	8	1
East Cleveland	Two Family	16	\$46,329	\$37,750	10	62.5	2	12.5	2	12.5	1	6.25	0	0	1	6.25	0
Euclid	One Family	372	\$120,506	\$117,250	13	3.49	25	6.72	43	11.56	73	19.62	60	16.13	76	20.43	63
Euclid	Two Family	22	\$128,414	\$135,007	1	4.55	0	0	2	9.09	3	13.64	3	13.64	6	27.27	7
Euclid	Condominium	26	\$66,682	\$59,250	6	23.08	10	38.46	4	15.38	4	15.38	0	0	1	3.85	1
Euclid	New Construction (inferred)	4	\$216,350	\$237,450	0	0	0	0	0	0	0	0	0	0	1	25	0
Fairview Park	One Family	129	\$258,284	\$240,000	0	0	0	0	1	0.78	2	1.55	1	0.78	8	6.2	25
Fairview Park	Condominium	6	\$126,250	\$135,000	0	0	0	0	1	16.67	0	0	1	16.67	3	50	1
Garfield Heights	One Family	296	\$105,486	\$103,700	10	3.38	28	9.46	62	20.95	55	18.58	56	18.92	53	17.91	29
Garfield Heights	Two Family	24	\$112,583	\$109,250	2	8.33	1	4.17	6	25	2	8.33	4	16.67	5	20.83	3
Gates Mills	One Family	8	\$860,417	\$422,500	0	0	0	0	0	0	0	0	0	0	1	12.5	0
Gates Mills	Two Family	1	\$625,000	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	3	\$340,667	\$412,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Highland Heights	One Family	42	\$370,040	\$337,450	0	0	0	0	0	0	0	0	2	4.76	0	0	2
Highland Heights	Condominium	8	\$340,475	\$358,000	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
Highland Hills	One Family	3	\$121,353	\$124,060	0	0	0	0	0	0	0	0	3	100	0	0	0

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Brooklyn Heights	One Family	9	\$214,278	\$215,000	22.22	3	33.33	3	33.33
Chagrin Falls	One Family	29	\$436,218	\$420,000	3.45	2	6.9	26	89.66
Chagrin Falls	Two Family	1	\$199,000	\$199,000	100	0	0	0	0
Chagrin Falls	Condominium	15	\$305,772	\$312,500	0	0	0	10	66.67
Cleveland	One Family	1851	\$109,573	\$87,500	10.7	92	4.97	90	4.86
Cleveland	Two Family	738	\$95,300	\$80,000	6.64	27	3.66	23	3.12
Cleveland	Condominium	119	\$211,378	\$169,900	22.69	14	11.76	32	26.89
Cleveland Heights	One Family	318	\$207,841	\$175,000	23.58	42	13.21	80	25.16
Cleveland Heights	Two Family	41	\$239,654	\$209,000	14.63	6	14.63	16	39.02
Cleveland Heights	Condominium	20	\$144,215	\$159,950	50	1	5	0	0
Cleveland Heights	New Construction (inferred)	3	\$504,360	\$330,000	0	1	33.33	2	66.67
Cuyahoga Heights	One Family	1	\$100,000	\$100,000	0	0	0	0	0
Cuyahoga Heights	Two Family	1	\$236,000	\$236,000	0	1	100	0	0
East Cleveland	One Family	25	\$65,365	\$36,300	4	2	8	0	0
East Cleveland	Two Family	16	\$46,329	\$37,750	0	0	0	0	0
Euclid	One Family	372	\$120,506	\$117,250	16.94	15	4.03	4	1.08
Euclid	Two Family	22	\$128,414	\$135,007	31.82	0	0	0	0
Euclid	Condominium	26	\$66,682	\$59,250	3.85	0	0	0	0
Euclid	New Construction (inferred)	4	\$216,350	\$237,450	0	3	75	0	0
Fairview Park	One Family	129	\$258,284	\$240,000	19.38	33	25.58	59	45.74
Fairview Park	Condominium	6	\$126,250	\$135,000	16.67	0	0	0	0
Garfield Heights	One Family	296	\$105,486	\$103,700	9.8	3	1.01	0	0
Garfield Heights	Two Family	24	\$112,583	\$109,250	12.5	1	4.17	0	0
Gates Mills	One Family	8	\$860,417	\$422,500	0	0	0	7	87.5
Gates Mills	Two Family	1	\$625,000	\$625,000	0	0	0	1	100
Glenwillow	One Family	3	\$340,667	\$412,000	33.33	0	0	2	66.67
Highland Heights	One Family	42	\$370,040	\$337,450	4.76	8	19.05	30	71.43
Highland Heights	Condominium	8	\$340,475	\$358,000	0	0	0	8	100
Highland Heights	New Construction (inferred)	1	\$150,000	\$150,000	0	0	0	0	0
Highland Hills	One Family	3	\$121,353	\$124,060	0	0	0	0	0

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Hunting Valley	One Family	2	\$2,237,500	\$2,237,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	New Construction (inferred)	2	\$732,857	\$732,857	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	34	\$343,144	\$271,000	0	0	0	0	0	0	1	2.94	0	0	2	5.88	4
Independence	New Construction (inferred)	2	\$436,929	\$436,929	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	220	\$313,789	\$279,500	0	0	1	0.45	1	0.45	0	0	2	0.91	9	4.09	27
Lakewood	Two Family	99	\$269,289	\$270,000	0	0	0	0	1	1.01	0	0	1	1.01	4	4.04	13
Lakewood	Condominium	65	\$150,763	\$131,000	9	13.85	4	6.15	9	13.85	2	3.08	6	9.23	10	15.38	10
Lakewood	New Construction (inferred)	3	\$391,633	\$380,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Linndale	Two Family	1	\$76,000	\$76,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Lyndhurst	One Family	129	\$203,998	\$188,600	1	0.78	1	0.78	2	1.55	2	1.55	3	2.33	17	13.18	49
Lyndhurst	Condominium	14	\$147,393	\$118,500	0	0	0	0	1	7.14	3	21.43	4	28.57	4	28.57	0
Lyndhurst	New Construction (inferred)	1	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Maple Heights	One Family	238	\$101,765	\$100,000	14	5.88	26	10.92	49	20.59	37	15.55	47	19.75	46	19.33	18
Maple Heights	Two Family	4	\$133,679	\$136,858	0	0	0	0	0	0	0	0	1	25	2	50	1
Maple Heights	Condominium	1	\$55,500	\$55,500	0	0	1	100	0	0	0	0	0	0	0	0	0
Mayfield	One Family	14	\$303,393	\$312,000	0	0	0	0	0	0	0	0	0	0	0	0	4
Mayfield	New Construction (inferred)	5	\$133,800	\$80,000	0	0	0	0	4	80	0	0	0	0	0	0	0
Mayfield Heights	One Family	123	\$215,274	\$190,000	1	0.81	0	0	2	1.63	4	3.25	7	5.69	13	10.57	41
Mayfield Heights	Condominium	27	\$192,309	\$192,000	1	3.7	0	0	1	3.7	0	0	5	18.52	2	7.41	6
Mayfield Heights	New Construction (inferred)	3	\$506,167	\$708,500	0	0	0	0	0	0	1	33.33	0	0	0	0	0
Middleburg Heights	One Family	90	\$249,881	\$242,500	0	0	0	0	0	0	0	0	2	2.22	3	3.33	18
Middleburg Heights	Condominium	26	\$115,762	\$115,750	0	0	2	7.69	2	7.69	7	26.92	5	19.23	8	30.77	1
Middleburg Heights	New Construction (inferred)	2	\$222,500	\$222,500	0	0	0	0	1	50	0	0	0	0	0	0	0
Moreland Hills	One Family	26	\$804,429	\$782,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	1	\$225,000	\$225,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	1	\$824,900	\$824,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	10	\$94,550	\$87,500	1	10	1	10	3	30	2	20	1	10	1	10	1
Newburgh Heights	Two Family	3	\$80,000	\$80,000	0	0	0	0	3	100	0	0	0	0	0	0	0
North Olmsted	One Family	134	\$229,391	\$233,750	0	0	1	0.75	3	2.24	2	1.49	6	4.48	9	6.72	22
North Olmsted	Two Family	2	\$226,750	\$226,750	0	0	0	0	0	0	0	0	0	0	0	0	1

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Hunting Valley	One Family	2	\$2,237,500	\$2,237,500	0	0	0	2	100
Hunting Valley	New Construction (inferred)	2	\$732,857	\$732,857	0	0	0	2	100
Independence	One Family	34	\$343,144	\$271,000	11.76	6	17.65	21	61.76
Independence	New Construction (inferred)	2	\$436,929	\$436,929	0	1	50	1	50
Lakewood	One Family	220	\$313,789	\$279,500	12.27	41	18.64	139	63.18
Lakewood	Two Family	99	\$269,289	\$270,000	13.13	17	17.17	63	63.64
Lakewood	Condominium	65	\$150,763	\$131,000	15.38	3	4.62	12	18.46
Lakewood	New Construction (inferred)	3	\$391,633	\$380,000	33.33	0	0	2	66.67
Linndale	Two Family	1	\$76,000	\$76,000	0	0	0	0	0
Lyndhurst	One Family	129	\$203,998	\$188,600	37.98	29	22.48	25	19.38
Lyndhurst	Condominium	14	\$147,393	\$118,500	0	0	0	2	14.29
Lyndhurst	New Construction (inferred)	1	\$135,000	\$135,000	0	0	0	0	0
Maple Heights	One Family	238	\$101,765	\$100,000	7.56	1	0.42	0	0
Maple Heights	Two Family	4	\$133,679	\$136,858	25	0	0	0	0
Maple Heights	Condominium	1	\$55,500	\$55,500	0	0	0	0	0
Mayfield	One Family	14	\$303,393	\$312,000	28.57	1	7.14	9	64.29
Mayfield	New Construction (inferred)	5	\$133,800	\$80,000	0	0	0	1	20
Mayfield Heights	One Family	123	\$215,274	\$190,000	33.33	26	21.14	29	23.58
Mayfield Heights	Condominium	27	\$192,309	\$192,000	22.22	8	29.63	4	14.81
Mayfield Heights	New Construction (inferred)	3	\$506,167	\$708,500	0	0	0	2	66.67
Middleburg Heights	One Family	90	\$249,881	\$242,500	20	28	31.11	39	43.33
Middleburg Heights	Condominium	26	\$115,762	\$115,750	3.85	1	3.85	0	0
Middleburg Heights	New Construction (inferred)	2	\$222,500	\$222,500	0	0	0	1	50
Moreland Hills	One Family	26	\$804,429	\$782,500	0	0	0	26	100
Moreland Hills	Condominium	1	\$225,000	\$225,000	0	1	100	0	0
Moreland Hills	New Construction (inferred)	1	\$824,900	\$824,900	0	0	0	1	100
Newburgh Heights	One Family	10	\$94,550	\$87,500	10	0	0	0	0
Newburgh Heights	Two Family	3	\$80,000	\$80,000	0	0	0	0	0
North Olmsted	One Family	134	\$229,391	\$233,750	16.42	40	29.85	51	38.06
North Olmsted	Two Family	2	\$226,750	\$226,750	50	0	0	1	50

Residential Sales Price Distribution for the Suburbs, YTD May 2022

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
North Olmsted	Condominium	37	\$85,913	\$78,000	4	10.81	12	32.43	7	18.92	6	16.22	4	10.81	1	2.7	1
North Olmsted	New Construction (inferred)	1	\$68,000	\$68,000	0	0	0	0	1	100	0	0	0	0	0	0	0
North Randall	One Family	2	\$85,000	\$85,000	0	0	0	0	1	50	1	50	0	0	0	0	0
North Royalton	One Family	99	\$327,705	\$300,000	0	0	0	0	1	1.01	0	0	2	2.02	4	4.04	7
North Royalton	Condominium	48	\$124,542	\$116,000	2	4.17	3	6.25	7	14.58	7	14.58	9	18.75	11	22.92	6
North Royalton	New Construction (inferred)	16	\$238,830	\$165,000	0	0	2	12.5	0	0	1	6.25	1	6.25	2	12.5	6
Oakwood	One Family	11	\$147,260	\$149,000	0	0	0	0	3	27.27	1	9.09	1	9.09	2	18.18	1
Oakwood	Two Family	1	\$62,000	\$62,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Olmsted Falls	One Family	40	\$224,813	\$224,250	0	0	0	0	0	0	1	2.5	3	7.5	1	2.5	8
Olmsted Falls	Two Family	1	\$250,000	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Olmsted Falls	Condominium	28	\$138,134	\$144,750	1	3.57	1	3.57	2	7.14	2	7.14	5	17.86	7	25	8
Olmsted Falls	New Construction (inferred)	12	\$355,790	\$413,350	0	0	0	0	1	8.33	1	8.33	0	0	0	0	1
Olmsted Township	One Family	43	\$270,714	\$265,000	0	0	0	0	1	2.33	1	2.33	1	2.33	3	6.98	4
Olmsted Township	Two Family	2	\$212,500	\$212,500	0	0	0	0	0	0	0	0	0	0	1	50	0
Olmsted Township	Condominium	3	\$90,700	\$90,000	0	0	0	0	1	33.33	1	33.33	1	33.33	0	0	0
Olmsted Township	New Construction (inferred)	13	\$239,445	\$249,388	0	0	0	0	0	0	0	0	1	7.69	0	0	0
Orange	One Family	23	\$439,977	\$358,500	0	0	0	0	0	0	0	0	0	0	1	4.35	2
Orange	Condominium	4	\$462,750	\$458,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	8	\$684,175	\$698,068	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	551	\$169,432	\$165,000	1	0.18	7	1.27	16	2.9	28	5.08	53	9.62	104	18.87	214
Parma	Two Family	22	\$183,590	\$178,550	0	0	0	0	0	0	0	0	0	0	6	27.27	8
Parma	Condominium	19	\$150,490	\$143,000	0	0	0	0	1	5.26	2	10.53	2	10.53	6	31.58	5
Parma Heights	One Family	136	\$177,013	\$174,000	0	0	1	0.74	1	0.74	3	2.21	16	11.76	19	13.97	61
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	11	\$91,073	\$81,900	0	0	3	27.27	3	27.27	2	18.18	2	18.18	0	0	1
Parma Heights	New Construction (inferred)	2	\$214,450	\$214,450	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	One Family	54	\$615,792	\$612,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	New Construction (inferred)	3	\$748,200	\$719,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	64	\$205,393	\$200,000	0	0	0	0	1	1.56	1	1.56	7	10.94	3	4.69	21
Richmond Heights	Condominium	3	\$157,633	\$159,900	0	0	0	0	0	0	0	0	0	0	1	33.33	2
Rocky River	One Family	102	\$458,073	\$353,500	0	0	0	0	0	0	0	0	0	0	0	0	2

Residential Sales Price Distribution for the Suburbs, YTD May 2022

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
North Olmsted	Condominium	37	\$85,913	\$78,000	2.7	2	5.41	0	0
North Olmsted	New Construction (inferred)	1	\$68,000	\$68,000	0	0	0	0	0
North Randall	One Family	2	\$85,000	\$85,000	0	0	0	0	0
North Royalton	One Family	99	\$327,705	\$300,000	7.07	17	17.17	68	68.69
North Royalton	Condominium	48	\$124,542	\$116,000	12.5	0	0	3	6.25
North Royalton	New Construction (inferred)	16	\$238,830	\$165,000	37.5	0	0	4	25
Oakwood	One Family	11	\$147,260	\$149,000	9.09	2	18.18	1	9.09
Oakwood	Two Family	1	\$62,000	\$62,000	0	0	0	0	0
Olmsted Falls	One Family	40	\$224,813	\$224,250	20	15	37.5	12	30
Olmsted Falls	Two Family	1	\$250,000	\$250,000	0	1	100	0	0
Olmsted Falls	Condominium	28	\$138,134	\$144,750	28.57	2	7.14	0	0
Olmsted Falls	New Construction (inferred)	12	\$355,790	\$413,350	8.33	0	0	9	75
Olmsted Township	One Family	43	\$270,714	\$265,000	9.3	11	25.58	22	51.16
Olmsted Township	Two Family	2	\$212,500	\$212,500	0	0	0	1	50
Olmsted Township	Condominium	3	\$90,700	\$90,000	0	0	0	0	0
Olmsted Township	New Construction (inferred)	13	\$239,445	\$249,388	0	7	53.85	5	38.46
Orange	One Family	23	\$439,977	\$358,500	8.7	5	21.74	15	65.22
Orange	Condominium	4	\$462,750	\$458,000	0	0	0	4	100
Orange	New Construction (inferred)	8	\$684,175	\$698,068	0	0	0	8	100
Parma	One Family	551	\$169,432	\$165,000	38.84	93	16.88	35	6.35
Parma	Two Family	22	\$183,590	\$178,550	36.36	7	31.82	1	4.55
Parma	Condominium	19	\$150,490	\$143,000	26.32	3	15.79	0	0
Parma Heights	One Family	136	\$177,013	\$174,000	44.85	28	20.59	7	5.15
Parma Heights	Two Family	1	\$235,000	\$235,000	0	1	100	0	0
Parma Heights	Condominium	11	\$91,073	\$81,900	9.09	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$214,450	\$214,450	50	0	0	1	50
Pepper Pike	One Family	54	\$615,792	\$612,500	1.85	0	0	53	98.15
Pepper Pike	New Construction (inferred)	3	\$748,200	\$719,900	0	0	0	3	100
Richmond Heights	One Family	64	\$205,393	\$200,000	32.81	16	25	15	23.44
Richmond Heights	Condominium	3	\$157,633	\$159,900	66.67	0	0	0	0
Rocky River	One Family	102	\$458,073	\$353,500	1.96	5	4.9	95	93.14

Residential Sales Price Distribution for the Suburbs, YTD May 2022

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Rocky River	Two Family	2	\$331,250	\$331,250	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	50	\$160,945	\$114,000	0	0	3	6	9	18	9	18	8	16	2	4	6
Rocky River	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Seven Hills	One Family	73	\$257,118	\$259,900	0	0	0	0	0	0	0	0	0	0	8	10.96	12
Seven Hills	Two Family	2	\$317,500	\$317,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	Condominium	3	\$200,667	\$208,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Seven Hills	New Construction (inferred)	2	\$257,500	\$257,500	0	0	0	0	1	50	0	0	0	0	0	0	0
Shaker Heights	One Family	153	\$377,305	\$290,000	2	1.31	2	1.31	3	1.96	3	1.96	6	3.92	7	4.58	19
Shaker Heights	Two Family	36	\$228,532	\$212,500	0	0	0	0	1	2.78	3	8.33	1	2.78	2	5.56	6
Shaker Heights	Condominium	30	\$127,054	\$99,150	3	10	10	33.33	1	3.33	1	3.33	3	10	3	10	5
Solon	One Family	110	\$431,891	\$376,550	0	0	0	0	0	0	0	0	0	0	1	0.91	8
Solon	Condominium	11	\$165,500	\$174,000	0	0	2	18.18	1	9.09	1	9.09	1	9.09	0	0	2
Solon	New Construction (inferred)	9	\$214,849	\$129,900	0	0	0	0	3	33.33	1	11.11	0	0	3	33.33	0
South Euclid	One Family	227	\$152,660	\$148,000	1	0.44	3	1.32	11	4.85	35	15.42	26	11.45	45	19.82	71
South Euclid	Two Family	4	\$131,250	\$120,000	0	0	0	0	2	50	0	0	0	0	0	0	1
South Euclid	Condominium	10	\$98,450	\$68,000	1	10	3	30	2	20	1	10	0	0	1	10	1
Strongsville	One Family	225	\$303,781	\$290,000	0	0	1	0.44	1	0.44	1	0.44	4	1.78	7	3.11	17
Strongsville	Two Family	4	\$230,750	\$227,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	17	\$188,706	\$194,000	0	0	0	0	1	5.88	0	0	0	0	2	11.76	6
Strongsville	New Construction (inferred)	8	\$288,559	\$271,500	0	0	1	12.5	0	0	0	0	3	37.5	0	0	0
University Heights	One Family	115	\$224,358	\$220,000	0	0	0	0	1	0.87	6	5.22	4	3.48	7	6.09	32
University Heights	Two Family	19	\$227,754	\$264,500	0	0	0	0	0	0	0	0	1	5.26	1	5.26	4
University Heights	New Construction (inferred)	1	\$625,000	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	4	\$235,500	\$223,500	0	0	0	0	0	0	1	25	1	25	0	0	0
Valley View	New Construction (inferred)	2	\$139,950	\$139,950	0	0	0	0	0	0	0	0	0	0	2	100	0
Walton Hills	One Family	13	\$281,185	\$260,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Walton Hills	New Construction (inferred)	2	\$243,000	\$243,000	0	0	0	0	0	0	0	0	1	50	0	0	0
Warrensville Heights	One Family	46	\$125,457	\$115,500	3	6.52	6	13.04	6	13.04	5	10.87	5	10.87	11	23.91	5
Warrensville Heights	Condominium	14	\$38,600	\$36,350	11	78.57	3	21.43	0	0	0	0	0	0	0	0	0
Westlake	One Family	121	\$491,799	\$430,000	0	0	1	0.83	0	0	0	0	1	0.83	1	0.83	13
Westlake	Condominium	103	\$246,513	\$170,000	0	0	2	1.94	3	2.91	8	7.77	7	6.8	14	13.59	28
Westlake	New Construction (inferred)	44	\$418,876	\$401,770	0	0	0	0	0	0	0	0	0	0	1	2.27	7

Residential Sales Price Distribution for the Suburbs, YTD May 2022

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Rocky River	Two Family	2	\$331,250	\$331,250	0	0	0	2	100
Rocky River	Condominium	50	\$160,945	\$114,000	12	3	6	10	20
Rocky River	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0
Seven Hills	One Family	73	\$257,118	\$259,900	16.44	15	20.55	38	52.05
Seven Hills	Two Family	2	\$317,500	\$317,500	0	0	0	2	100
Seven Hills	Condominium	3	\$200,667	\$208,000	33.33	2	66.67	0	0
Seven Hills	New Construction (inferred)	2	\$257,500	\$257,500	0	0	0	1	50
Shaker Heights	One Family	153	\$377,305	\$290,000	12.42	16	10.46	95	62.09
Shaker Heights	Two Family	36	\$228,532	\$212,500	16.67	14	38.89	9	25
Shaker Heights	Condominium	30	\$127,054	\$99,150	16.67	1	3.33	3	10
Solon	One Family	110	\$431,891	\$376,550	7.27	14	12.73	87	79.09
Solon	Condominium	11	\$165,500	\$174,000	18.18	2	18.18	2	18.18
Solon	New Construction (inferred)	9	\$214,849	\$129,900	0	1	11.11	1	11.11
South Euclid	One Family	227	\$152,660	\$148,000	31.28	21	9.25	14	6.17
South Euclid	Two Family	4	\$131,250	\$120,000	25	1	25	0	0
South Euclid	Condominium	10	\$98,450	\$68,000	10	1	10	0	0
Strongsville	One Family	225	\$303,781	\$290,000	7.56	44	19.56	150	66.67
Strongsville	Two Family	4	\$230,750	\$227,000	25	2	50	1	25
Strongsville	Condominium	17	\$188,706	\$194,000	35.29	8	47.06	0	0
Strongsville	New Construction (inferred)	8	\$288,559	\$271,500	0	0	0	4	50
University Heights	One Family	115	\$224,358	\$220,000	27.83	29	25.22	36	31.3
University Heights	Two Family	19	\$227,754	\$264,500	21.05	3	15.79	10	52.63
University Heights	New Construction (inferred)	1	\$625,000	\$625,000	0	0	0	1	100
Valley View	One Family	4	\$235,500	\$223,500	0	0	0	2	50
Valley View	New Construction (inferred)	2	\$139,950	\$139,950	0	0	0	0	0
Walton Hills	One Family	13	\$281,185	\$260,000	7.69	4	30.77	8	61.54
Walton Hills	New Construction (inferred)	2	\$243,000	\$243,000	0	0	0	1	50
Warrensville Heights	One Family	46	\$125,457	\$115,500	10.87	3	6.52	2	4.35
Warrensville Heights	Condominium	14	\$38,600	\$36,350	0	0	0	0	0
Westlake	One Family	121	\$491,799	\$430,000	10.74	7	5.79	98	80.99
Westlake	Condominium	103	\$246,513	\$170,000	27.18	9	8.74	32	31.07
Westlake	New Construction (inferred)	44	\$418,876	\$401,770	15.91	8	18.18	28	63.64

Residential Sales Price Distribution for the Suburbs, YTD May 2022

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Woodmere	One Family	1	\$290,000	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	1851	\$109,573	\$87,500	367	19.83	283	15.29	255	13.78	186	10.05	162	8.75	218	11.78	198
City of Cleveland	Two Family	738	\$95,300	\$80,000	145	19.65	115	15.58	149	20.19	91	12.33	92	12.47	47	6.37	49
City of Cleveland	Condominium	119	\$211,378	\$169,900	15	12.61	7	5.88	1	0.84	10	8.4	1	0.84	12	10.08	27
Eastern Suburbs	One Family	2692	\$216,511	\$156,000	63	2.34	115	4.27	214	7.95	262	9.73	281	10.44	355	13.19	492
Eastern Suburbs	Two Family	182	\$178,296	\$155,250	16	8.79	6	3.3	20	10.99	11	6.04	14	7.69	21	11.54	31
Eastern Suburbs	Condominium	212	\$162,485	\$121,500	23	10.85	37	17.45	17	8.02	14	6.6	19	8.96	16	7.55	27
Eastern Suburbs	New Construction (inferred)	48	\$388,458	\$237,450	0	0	1	2.08	7	14.58	2	4.17	1	2.08	8	16.67	1
Western Suburbs	One Family	2512	\$267,849	\$225,000	4	0.16	15	0.6	33	1.31	49	1.95	122	4.86	224	8.92	581
Western Suburbs	Two Family	140	\$255,658	\$256,500	0	0	0	0	2	1.43	0	0	1	0.71	12	8.57	23
Western Suburbs	Condominium	497	\$163,448	\$135,000	17	3.42	32	6.44	55	11.07	52	10.46	66	13.28	74	14.89	92
Western Suburbs	New Construction (inferred)	137	\$342,591	\$275,000	0	0	3	2.19	5	3.65	4	2.92	6	4.38	6	4.38	20
Total: All Suburbs	One Family	5204	\$241,292	\$190,000	67	1.29	130	2.5	247	4.75	311	5.98	403	7.74	579	11.13	1073
Total: All Suburbs	Two Family	322	\$211,932	\$203,250	16	4.97	6	1.86	22	6.83	11	3.42	15	4.66	33	10.25	54
Total: All Suburbs	Condominium	709	\$163,160	\$132,500	40	5.64	69	9.73	72	10.16	66	9.31	85	11.99	90	12.69	119
Total: All Suburbs	New Construction (inferred)	185	\$354,492	\$260,000	0	0	4	2.16	12	6.49	6	3.24	7	3.78	14	7.57	21
Total: Cuyahoga County	One Family	7055	\$206,733	\$161,875	434	6.15	413	5.85	502	7.12	497	7.04	565	8.01	797	11.3	1271
Total: Cuyahoga County	Two Family	1060	\$130,729	\$99,750	161	15.19	121	11.42	171	16.13	102	9.62	107	10.09	80	7.55	103
Total: Cuyahoga County	Condominium	828	\$170,090	\$136,000	55	6.64	76	9.18	73	8.82	76	9.18	86	10.39	102	12.32	146
Total: Cuyahoga County	New Construction (inferred)	185	\$354,492	\$260,000	0	0	4	2.16	12	6.49	6	3.24	7	3.78	14	7.57	21

Residential Sales Price Distribution for the Suburbs, YTD May 2022

Source: Cuyahoga County Fiscal Office

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Woodmere	One Family	1	\$290,000	\$290,000	0	0	0	1	100
City of Cleveland	One Family	1851	\$109,573	\$87,500	10.7	92	4.97	90	4.86
City of Cleveland	Two Family	738	\$95,300	\$80,000	6.64	27	3.66	23	3.12
City of Cleveland	Condominium	119	\$211,378	\$169,900	22.69	14	11.76	32	26.89
Eastern Suburbs	One Family	2692	\$216,511	\$156,000	18.28	264	9.81	646	24
Eastern Suburbs	Two Family	182	\$178,296	\$155,250	17.03	26	14.29	37	20.33
Eastern Suburbs	Condominium	212	\$162,485	\$121,500	12.74	17	8.02	42	19.81
Eastern Suburbs	New Construction (inferred)	48	\$388,458	\$237,450	2.08	6	12.5	22	45.83
Western Suburbs	One Family	2512	\$267,849	\$225,000	23.13	462	18.39	1022	40.68
Western Suburbs	Two Family	140	\$255,658	\$256,500	16.43	29	20.71	73	52.14
Western Suburbs	Condominium	497	\$163,448	\$135,000	18.51	41	8.25	68	13.68
Western Suburbs	New Construction (inferred)	137	\$342,591	\$275,000	14.6	18	13.14	75	54.74
Total: All Suburbs	One Family	5204	\$241,292	\$190,000	20.62	726	13.95	1668	32.05
Total: All Suburbs	Two Family	322	\$211,932	\$203,250	16.77	55	17.08	110	34.16
Total: All Suburbs	Condominium	709	\$163,160	\$132,500	16.78	58	8.18	110	15.51
Total: All Suburbs	New Construction (inferred)	185	\$354,492	\$260,000	11.35	24	12.97	97	52.43
Total: Cuyahoga County	One Family	7055	\$206,733	\$161,875	18.02	818	11.59	1758	24.92
Total: Cuyahoga County	Two Family	1060	\$130,729	\$99,750	9.72	82	7.74	133	12.55
Total: Cuyahoga County	Condominium	828	\$170,090	\$136,000	17.63	72	8.7	142	17.15
Total: Cuyahoga County	New Construction (inferred)	185	\$354,492	\$260,000	11.35	24	12.97	97	52.43