

Residential Sales Price Distribution for the Suburbs, YTD May 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	83	\$373,583	\$320,000	0	0	0	0	1	1.2	0	0	1	1.2	2	2.41	8
Bay Village	Condominium	3	\$435,000	\$365,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	2	\$462,500	\$462,500	0	0	0	0	0	0	0	0	0	0	1	50	0
Beachwood	One Family	39	\$476,182	\$410,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Beachwood	Condominium	19	\$384,618	\$405,000	0	0	0	0	0	0	0	0	0	0	2	10.53	1
Bedford	One Family	65	\$133,043	\$134,000	1	1.54	4	6.15	4	6.15	7	10.77	12	18.46	20	30.77	13
Bedford	Two Family	6	\$134,733	\$149,950	0	0	0	0	2	33.33	0	0	0	0	1	16.67	3
Bedford	Condominium	7	\$100,667	\$100,000	0	0	1	14.29	1	14.29	3	42.86	0	0	1	14.29	1
Bedford	New Construction (inferred)	3	\$199,900	\$199,900	0	0	0	0	0	0	0	0	0	0	0	0	3
Bedford Heights	One Family	44	\$148,953	\$152,000	0	0	1	2.27	4	9.09	7	15.91	3	6.82	7	15.91	16
Bedford Heights	Condominium	3	\$99,333	\$105,000	0	0	1	33.33	0	0	1	33.33	0	0	1	33.33	0
Bentleyville	One Family	4	\$699,478	\$775,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	99	\$204,070	\$195,000	0	0	0	0	1	1.01	5	5.05	6	6.06	10	10.1	32
Berea	Two Family	2	\$167,500	\$167,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Berea	Condominium	9	\$127,633	\$140,300	1	11.11	0	0	1	11.11	1	11.11	0	0	3	33.33	2
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	6	\$383,027	\$387,450	0	0	0	0	0	0	0	0	0	0	0	0	1
Bratenahl	Two Family	2	\$1,036,250	\$1,036,250	0	0	0	0	0	0	0	0	1	50	0	0	0
Bratenahl	Condominium	12	\$254,125	\$252,500	0	0	0	0	0	0	0	0	2	16.67	1	8.33	1
Brecksville	One Family	55	\$449,715	\$390,000	0	0	0	0	0	0	0	0	0	0	1	1.82	2
Brecksville	Condominium	23	\$211,048	\$218,000	0	0	0	0	1	4.35	2	8.7	3	13.04	1	4.35	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	57	\$325,716	\$322,500	0	0	0	0	0	0	2	3.51	0	0	0	0	2
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	29	\$154,693	\$150,000	0	0	0	0	4	13.79	3	10.34	5	17.24	3	10.34	9
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	85	\$187,845	\$189,900	0	0	0	0	1	1.18	5	5.88	5	5.88	8	9.41	36
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	50	\$161,986	\$162,500	1	2	1	2	1	2	1	2	4	8	11	22	24
Brooklyn Heights	One Family	5	\$193,155	\$200,000	0	0	0	0	0	0	0	0	1	20	0	0	2

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Chagrin Falls	One Family	26	\$509,521	\$437,500	0	0	0	0	0	0	0	0	0	0	1	3.85	0
Chagrin Falls	Condominium	12	\$287,333	\$252,000	0	0	0	0	1	8.33	2	16.67	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
Cleveland	One Family	1506	\$107,470	\$83,000	313	20.78	250	16.6	229	15.21	139	9.23	125	8.3	148	9.83	162
Cleveland	Two Family	579	\$98,118	\$76,500	128	22.11	105	18.13	98	16.93	55	9.5	48	8.29	49	8.46	48
Cleveland	Condominium	215	\$146,100	\$45,000	117	54.42	14	6.51	2	0.93	5	2.33	4	1.86	6	2.79	18
Cleveland Heights	One Family	272	\$206,785	\$171,000	6	2.21	12	4.41	21	7.72	17	6.25	23	8.46	30	11.03	58
Cleveland Heights	Two Family	34	\$192,034	\$185,500	1	2.94	1	2.94	2	5.88	1	2.94	4	11.76	3	8.82	9
Cleveland Heights	Condominium	12	\$162,979	\$99,000	0	0	0	0	3	25	4	33.33	1	8.33	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	28	\$65,793	\$50,250	11	39.29	10	35.71	1	3.57	1	3.57	0	0	2	7.14	3
East Cleveland	Two Family	25	\$38,427	\$24,087	15	60	6	24	2	8	2	8	0	0	0	0	0
Euclid	One Family	301	\$119,714	\$115,000	9	2.99	37	12.29	41	13.62	44	14.62	41	13.62	47	15.61	72
Euclid	Two Family	15	\$149,866	\$150,000	1	6.67	1	6.67	0	0	0	0	1	6.67	5	33.33	4
Euclid	Condominium	28	\$57,886	\$56,000	8	28.57	9	32.14	8	28.57	2	7.14	1	3.57	0	0	0
Euclid	New Construction (inferred)	6	\$220,102	\$249,200	0	0	0	0	1	16.67	0	0	0	0	0	0	0
Fairview Park	One Family	80	\$277,009	\$255,000	0	0	1	1.25	1	1.25	0	0	2	2.5	2	2.5	16
Fairview Park	Condominium	6	\$136,500	\$154,500	0	0	1	16.67	0	0	0	0	1	16.67	0	0	4
Garfield Heights	One Family	236	\$108,264	\$110,100	5	2.12	33	13.98	50	21.19	23	9.75	39	16.53	54	22.88	29
Garfield Heights	Two Family	22	\$128,159	\$133,250	0	0	1	4.55	2	9.09	2	9.09	4	18.18	10	45.45	3
Garfield Heights	Condominium	1	\$103,000	\$103,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Gates Mills	One Family	18	\$858,314	\$815,500	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)	3	\$108,333	\$110,000	0	0	0	0	0	0	1	33.33	2	66.67	0	0	0
Highland Heights	One Family	31	\$368,890	\$368,000	0	0	0	0	0	0	1	3.23	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)	5	\$148,900	\$171,000	0	0	1	20	0	0	0	0	0	0	0	0	4
Highland Hills	One Family	2	\$70,000	\$70,000	1	50	0	0	0	0	1	50	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

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Independence	One Family	19	\$369,280	\$350,000	0	0	0	0	0	0	0	0	1	5.26	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	161	\$305,209	\$278,000	1	0.62	2	1.24	0	0	2	1.24	1	0.62	7	4.35	23
Lakewood	Two Family	48	\$280,830	\$255,000	0	0	0	0	0	0	0	0	1	2.08	0	0	7
Lakewood	Condominium	52	\$163,288	\$142,000	2	3.85	1	1.92	8	15.38	6	11.54	4	7.69	8	15.38	9
Lakewood	New Construction (inferred)	1	\$82,000	\$82,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Linndale	Two Family	3	\$161,000	\$160,000	0	0	0	0	0	0	0	0	0	0	0	0	3
Lyndhurst	One Family	92	\$211,349	\$197,000	0	0	0	0	2	2.17	2	2.17	3	3.26	10	10.87	32
Lyndhurst	Condominium	4	\$267,450	\$134,950	0	0	0	0	0	0	1	25	0	0	2	50	0
Maple Heights	One Family	217	\$102,249	\$97,500	14	6.45	34	15.67	46	21.2	25	11.52	33	15.21	30	13.82	33
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	8	\$40,875	\$38,500	6	75	2	25	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	13	\$464,038	\$370,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	Condominium	4	\$201,750	\$204,000	0	0	0	0	0	0	0	0	0	0	0	0	2
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	84	\$215,367	\$192,750	0	0	0	0	1	1.19	0	0	6	7.14	9	10.71	30
Mayfield Heights	Condominium	18	\$160,853	\$170,750	0	0	0	0	1	5.56	0	0	1	5.56	4	22.22	11
Mayfield Heights	New Construction (inferred)	3	\$460,745	\$472,334	0	0	0	0	0	0	1	33.33	0	0	0	0	0
Middleburg Heights	One Family	54	\$249,584	\$252,500	0	0	0	0	0	0	1	1.85	0	0	5	9.26	12
Middleburg Heights	Condominium	11	\$139,117	\$140,000	0	0	0	0	1	9.09	0	0	4	36.36	2	18.18	4
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	9	\$1,010,556	\$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	8	\$103,750	\$81,250	0	0	4	50	0	0	1	12.5	0	0	0	0	3
North Olmsted	One Family	133	\$227,383	\$235,000	0	0	0	0	1	0.75	4	3.01	4	3.01	10	7.52	26
North Olmsted	Condominium	44	\$118,234	\$104,650	1	2.27	8	18.18	6	13.64	7	15.91	8	18.18	6	13.64	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 Randall	One Family	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1

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North Royalton	One Family	88	\$307,203	\$294,500	0	0	1	1.14	1	1.14	1	1.14	3	3.41	6	6.82	6
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	40	\$127,516	\$119,500	0	0	1	2.5	3	7.5	12	30	5	12.5	7	17.5	11
North Royalton	New Construction (inferred)	10	\$396,644	\$345,000	0	0	0	0	0	0	1	10	0	0	0	0	0
Oakwood	One Family	16	\$135,975	\$129,050	2	12.5	2	12.5	1	6.25	1	6.25	1	6.25	3	18.75	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	35	\$258,154	\$239,000	0	0	0	0	0	0	1	2.86	0	0	1	2.86	5
Olmsted Falls	Two Family	1	\$299,500	\$299,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Olmsted Falls	Condominium	21	\$144,943	\$135,000	0	0	0	0	1	4.76	1	4.76	4	19.05	7	33.33	5
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	32	\$260,494	\$237,550	0	0	0	0	0	0	1	3.13	1	3.13	3	9.38	6
Olmsted Township	Condominium	4	\$118,950	\$115,400	0	0	0	0	0	0	0	0	3	75	1	25	0
Olmsted Township	New Construction (inferred)	9	\$442,882	\$504,600	0	0	0	0	1	11.11	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	4	\$444,750	\$428,500	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	447	\$179,310	\$176,000	1	0.22	2	0.45	15	3.36	24	5.37	30	6.71	47	10.51	200
Parma	Two Family	16	\$201,394	\$190,000	0	0	0	0	0	0	0	0	1	6.25	2	12.5	7
Parma	Condominium	19	\$157,369	\$150,000	0	0	1	5.26	0	0	0	0	1	5.26	8	42.11	5
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	85	\$184,576	\$185,000	0	0	1	1.18	1	1.18	2	2.35	4	4.71	6	7.06	43
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	5	\$100,000	\$120,000	0	0	1	20	1	20	0	0	3	60	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	26	\$596,426	\$441,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	3	\$898,936	\$899,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	53	\$209,476	\$197,000	0	0	1	1.89	0	0	0	0	3	5.66	7	13.21	17
Richmond Heights	Condominium	5	\$150,300	\$149,000	0	0	0	0	0	0	0	0	0	0	3	60	2
Rocky River	One Family	73	\$429,153	\$400,000	0	0	0	0	0	0	0	0	0	0	1	1.37	3
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	49	\$197,182	\$130,000	1	2.04	3	6.12	7	14.29	4	8.16	6	12.24	10	20.41	4
Rocky River	New Construction (inferred)	1	\$90,000	\$90,000	0	0	0	0	0	0	1	100	0	0	0	0	0

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Seven Hills	One Family	54	\$254,522	\$254,000	0	0	0	0	1	1.85	0	0	1	1.85	0	0	10
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	139	\$390,297	\$331,000	1	0.72	5	3.6	0	0	4	2.88	1	0.72	9	6.47	17
Shaker Heights	Two Family	21	\$208,057	\$207,500	0	0	0	0	1	4.76	0	0	1	4.76	2	9.52	6
Shaker Heights	Condominium	36	\$100,361	\$78,260	7	19.44	4	11.11	12	33.33	3	8.33	3	8.33	2	5.56	1
Solon	One Family	72	\$414,001	\$364,750	0	0	1	1.39	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)	3	\$342,243	\$189,000	0	0	0	0	1	33.33	0	0	0	0	0	0	1
South Euclid	One Family	150	\$154,248	\$146,700	1	0.67	5	3.33	11	7.33	16	10.67	17	11.33	30	20	40
South Euclid	Two Family	6	\$216,333	\$217,500	0	0	0	0	0	0	0	0	0	0	1	16.67	0
South Euclid	Condominium	10	\$77,650	\$64,000	0	0	5	50	3	30	0	0	0	0	1	10	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	184	\$321,546	\$300,000	0	0	2	1.09	1	0.54	0	0	0	0	0	0	17
Strongsville	Two Family	2	\$289,500	\$289,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	17	\$213,764	\$220,000	0	0	0	0	0	0	0	0	0	0	0	0	6
Strongsville	New Construction (inferred)	3	\$318,000	\$410,000	0	0	1	33.33	0	0	0	0	0	0	0	0	0
University Heights	One Family	79	\$255,034	\$231,500	0	0	0	0	1	1.27	0	0	1	1.27	3	3.8	14
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	9	\$292,678	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Warrensville Heights	One Family	45	\$113,214	\$108,000	5	11.11	4	8.89	9	20	4	8.89	6	13.33	5	11.11	10
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	19	\$44,237	\$42,500	11	57.89	7	36.84	1	5.26	0	0	0	0	0	0	0
Westlake	One Family	95	\$447,722	\$385,000	0	0	0	0	0	0	0	0	0	0	1	1.05	5
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	71	\$227,889	\$173,000	0	0	1	1.41	6	8.45	3	4.23	3	4.23	15	21.13	17
Westlake	New Construction (inferred)	34	\$489,509	\$439,183	0	0	0	0	0	0	0	0	0	0	0	0	2
Woodmere	One Family	2	\$379,950	\$379,950	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Cleveland	One Family	1506	\$107,470	\$83,000	313	20.78	250	16.6	229	15.21	139	9.23	125	8.3	148	9.83	162
City of Cleveland	Two Family	579	\$98,118	\$76,500	128	22.11	105	18.13	98	16.93	55	9.5	48	8.29	49	8.46	48
City of Cleveland	Condominium	215	\$146,100	\$45,000	117	54.42	14	6.51	2	0.93	5	2.33	4	1.86	6	2.79	18

Residential Sales Price Distribution for the Suburbs, YTD May 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
Eastern Suburbs	One Family	2111	\$216,856	\$155,000	56	2.65	153	7.25	192	9.1	154	7.3	189	8.95	268	12.7	400
Eastern Suburbs	Two Family	136	\$161,419	\$145,000	17	12.5	9	6.62	10	7.35	5	3.68	11	8.09	23	16.91	27
Eastern Suburbs	Condominium	208	\$156,107	\$100,000	32	15.38	30	14.42	30	14.42	17	8.17	10	4.81	17	8.17	24
Eastern Suburbs	New Construction (inferred)	38	\$313,570	\$199,900	0	0	2	5.26	3	7.89	3	7.89	2	5.26	0	0	10
Western Suburbs	One Family	1974	\$267,778	\$233,422	3	0.15	10	0.51	25	1.27	49	2.48	64	3.24	121	6.13	479
Western Suburbs	Two Family	80	\$262,987	\$241,500	0	0	0	0	0	0	0	0	3	3.75	2	2.5	19
Western Suburbs	Condominium	412	\$171,577	\$143,250	5	1.21	17	4.13	39	9.47	39	9.47	51	12.38	78	18.93	83
Western Suburbs	New Construction (inferred)	88	\$371,528	\$366,853	0	0	3	3.41	6	6.82	6	6.82	2	2.27	3	3.41	3
Total: All Suburbs	One Family	4085	\$241,463	\$195,000	59	1.44	163	3.99	217	5.31	203	4.97	253	6.19	389	9.52	879
Total: All Suburbs	Two Family	216	\$199,036	\$179,250	17	7.87	9	4.17	10	4.63	5	2.31	14	6.48	25	11.57	46
Total: All Suburbs	Condominium	620	\$166,387	\$136,000	37	5.97	47	7.58	69	11.13	56	9.03	61	9.84	95	15.32	107
Total: All Suburbs	New Construction (inferred)	126	\$354,048	\$264,000	0	0	5	3.97	9	7.14	9	7.14	4	3.17	3	2.38	13
Total: Cuyahoga County	One Family	5591	\$205,371	\$165,000	372	6.65	413	7.39	446	7.98	342	6.12	378	6.76	537	9.6	1041
Total: Cuyahoga County	Two Family	795	\$125,538	\$95,000	145	18.24	114	14.34	108	13.58	60	7.55	62	7.8	74	9.31	94
Total: Cuyahoga County	Condominium	835	\$161,163	\$128,000	154	18.44	61	7.31	71	8.5	61	7.31	65	7.78	101	12.1	125
Total: Cuyahoga County	New Construction (inferred)	126	\$354,048	\$264,000	0	0	5	3.97	9	7.14	9	7.14	4	3.17	3	2.38	13

Residential Sales Price Distribution for the Suburbs, YTD May 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
Bay Village	One Family	83	\$373,583	9.64	12	14.46	59	71.08
Bay Village	Condominium	3	\$435,000	0	0	0	3	100
Bay Village	New Construction (inferred)	2	\$462,500	0	0	0	1	50
Beachwood	One Family	39	\$476,182	5.13	5	12.82	32	82.05
Beachwood	Condominium	19	\$384,618	5.26	0	0	16	84.21
Bedford	One Family	65	\$133,043	20	4	6.15	0	0
Bedford	Two Family	6	\$134,733	50	0	0	0	0
Bedford	Condominium	7	\$100,667	14.29	0	0	0	0
Bedford	New Construction (inferred)	3	\$199,900	100	0	0	0	0
Bedford Heights	One Family	44	\$148,953	36.36	4	9.09	2	4.55
Bedford Heights	Condominium	3	\$99,333	0	0	0	0	0
Bentleyville	One Family	4	\$699,478	0	0	0	4	100
Berea	One Family	99	\$204,070	32.32	25	25.25	20	20.2
Berea	Two Family	2	\$167,500	100	0	0	0	0
Berea	Condominium	9	\$127,633	22.22	1	11.11	0	0
Berea	New Construction (inferred)	3	\$88,333	0	0	0	0	0
Bratenahl	One Family	6	\$383,027	16.67	0	0	5	83.33
Bratenahl	Two Family	2	\$1,036,250	0	0	0	1	50
Bratenahl	Condominium	12	\$254,125	8.33	2	16.67	6	50
Brecksville	One Family	55	\$449,715	3.64	2	3.64	50	90.91
Brecksville	Condominium	23	\$211,048	17.39	4	17.39	8	34.78
Brecksville	New Construction (inferred)	6	\$346,362	0	3	50	2	33.33
Broadview Heights	One Family	57	\$325,716	3.51	8	14.04	45	78.95
Broadview Heights	Two Family	1	\$124,816	0	0	0	0	0
Broadview Heights	Condominium	29	\$154,693	31.03	1	3.45	4	13.79
Broadview Heights	New Construction (inferred)	8	\$205,563	0	1	12.5	3	37.5
Brook Park	One Family	85	\$187,845	42.35	23	27.06	7	8.24
Brook Park	Condominium	9	\$140,767	11.11	0	0	0	0
Brooklyn	One Family	50	\$161,986	48	6	12	1	2
Brooklyn Heights	One Family	5	\$193,155	40	2	40	0	0

Residential Sales Price Distribution for the Suburbs, YTD May 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	One Family	26	\$509,521	0	3	11.54	22	84.62
Chagrin Falls	Condominium	12	\$287,333	16.67	1	8.33	6	50
Chagrin Falls Township	One Family	1	\$900,000	0	0	0	1	100
Cleveland	One Family	1506	\$107,470	10.76	59	3.92	81	5.38
Cleveland	Two Family	579	\$98,118	8.29	18	3.11	30	5.18
Cleveland	Condominium	215	\$146,100	8.37	12	5.58	37	17.21
Cleveland Heights	One Family	272	\$206,785	21.32	30	11.03	75	27.57
Cleveland Heights	Two Family	34	\$192,034	26.47	6	17.65	7	20.59
Cleveland Heights	Condominium	12	\$162,979	16.67	1	8.33	1	8.33
Cuyahoga Heights	One Family	2	\$204,500	50	1	50	0	0
East Cleveland	One Family	28	\$65,793	10.71	0	0	0	0
East Cleveland	Two Family	25	\$38,427	0	0	0	0	0
Euclid	One Family	301	\$119,714	23.92	7	2.33	3	1
Euclid	Two Family	15	\$149,866	26.67	3	20	0	0
Euclid	Condominium	28	\$57,886	0	0	0	0	0
Euclid	New Construction (inferred)	6	\$220,102	0	2	33.33	3	50
Fairview Park	One Family	80	\$277,009	20	18	22.5	40	50
Fairview Park	Condominium	6	\$136,500	66.67	0	0	0	0
Garfield Heights	One Family	236	\$108,264	12.29	2	0.85	1	0.42
Garfield Heights	Two Family	22	\$128,159	13.64	0	0	0	0
Garfield Heights	Condominium	1	\$103,000	0	0	0	0	0
Gates Mills	One Family	18	\$858,314	5.56	0	0	17	94.44
Glenwillow	One Family	3	\$353,300	33.33	0	0	2	66.67
Glenwillow	New Construction (inferred)	3	\$108,333	0	0	0	0	0
Highland Heights	One Family	31	\$368,890	6.45	4	12.9	24	77.42
Highland Heights	Condominium	3	\$278,567	0	1	33.33	2	66.67
Highland Heights	New Construction (inferred)	5	\$148,900	80	0	0	0	0
Highland Hills	One Family	2	\$70,000	0	0	0	0	0
Hunting Valley	One Family	2	\$3,800,000	0	0	0	2	100

Residential Sales Price Distribution for the Suburbs, YTD May 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 \$>
Independence	One Family	19	\$369,280	5.26	3	15.79	14	73.68
Independence	New Construction (inferred)	1	\$80,000	0	0	0	0	0
Lakewood	One Family	161	\$305,209	14.29	30	18.63	95	59.01
Lakewood	Two Family	48	\$280,830	14.58	13	27.08	27	56.25
Lakewood	Condominium	52	\$163,288	17.31	4	7.69	10	19.23
Lakewood	New Construction (inferred)	1	\$82,000	0	0	0	0	0
Linndale	Two Family	3	\$161,000	100	0	0	0	0
Lyndhurst	One Family	92	\$211,349	34.78	26	28.26	17	18.48
Lyndhurst	Condominium	4	\$267,450	0	0	0	1	25
Maple Heights	One Family	217	\$102,249	15.21	2	0.92	0	0
Maple Heights	Two Family	1	\$150,000	0	0	0	0	0
Maple Heights	Condominium	8	\$40,875	0	0	0	0	0
Maple Heights	New Construction (inferred)	2	\$184,000	0	0	0	1	50
Mayfield	One Family	13	\$464,038	0	0	0	13	100
Mayfield	Condominium	4	\$201,750	50	2	50	0	0
Mayfield	New Construction (inferred)	1	\$80,000	0	0	0	0	0
Mayfield Heights	One Family	84	\$215,367	35.71	19	22.62	19	22.62
Mayfield Heights	Condominium	18	\$160,853	61.11	1	5.56	0	0
Mayfield Heights	New Construction (inferred)	3	\$460,745	0	0	0	2	66.67
Middleburg Heights	One Family	54	\$249,584	22.22	9	16.67	27	50
Middleburg Heights	Condominium	11	\$139,117	36.36	0	0	0	0
Middleburg Heights	New Construction (inferred)	1	\$95,000	0	0	0	0	0
Moreland Hills	One Family	9	\$1,010,556	0	0	0	9	100
Moreland Hills	New Construction (inferred)	3	\$293,567	0	1	33.33	2	66.67
Newburgh Heights	One Family	8	\$103,750	37.5	0	0	0	0
North Olmsted	One Family	133	\$227,383	19.55	38	28.57	50	37.59
North Olmsted	Condominium	44	\$118,234	4.55	6	13.64	0	0
North Olmsted	New Construction (inferred)	2	\$120,000	0	0	0	0	0
North Randall	One Family	1	\$170,000	100	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD May 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
North Royalton	One Family	88	\$307,203	6.82	16	18.18	54	61.36
North Royalton	Two Family	1	\$210,000	0	1	100	0	0
North Royalton	Condominium	40	\$127,516	27.5	1	2.5	0	0
North Royalton	New Construction (inferred)	10	\$396,644	0	2	20	7	70
Oakwood	One Family	16	\$135,975	6.25	3	18.75	2	12.5
Oakwood	New Construction (inferred)	1	\$50,000	0	0	0	0	0
Olmsted Falls	One Family	35	\$258,154	14.29	16	45.71	12	34.29
Olmsted Falls	Two Family	1	\$299,500	0	0	0	1	100
Olmsted Falls	Condominium	21	\$144,943	23.81	3	14.29	0	0
Olmsted Falls	New Construction (inferred)	2	\$100,250	0	0	0	0	0
Olmsted Township	One Family	32	\$260,494	18.75	7	21.88	14	43.75
Olmsted Township	Condominium	4	\$118,950	0	0	0	0	0
Olmsted Township	New Construction (inferred)	9	\$442,882	11.11	0	0	7	77.78
Orange	One Family	11	\$636,264	0	1	9.09	10	90.91
Orange	Condominium	4	\$444,750	0	0	0	4	100
Orange	New Construction (inferred)	4	\$567,843	25	0	0	3	75
Parma	One Family	447	\$179,310	44.74	83	18.57	45	10.07
Parma	Two Family	16	\$201,394	43.75	2	12.5	4	25
Parma	Condominium	19	\$157,369	26.32	4	21.05	0	0
Parma	New Construction (inferred)	1	\$334,900	0	0	0	1	100
Parma Heights	One Family	85	\$184,576	50.59	22	25.88	6	7.06
Parma Heights	Two Family	1	\$235,000	0	1	100	0	0
Parma Heights	Condominium	5	\$100,000	0	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$242,400	0	1	50	1	50
Pepper Pike	One Family	26	\$596,426	0	1	3.85	25	96.15
Pepper Pike	New Construction (inferred)	3	\$898,936	0	0	0	3	100
Richmond Heights	One Family	53	\$209,476	32.08	10	18.87	15	28.3
Richmond Heights	Condominium	5	\$150,300	40	0	0	0	0
Rocky River	One Family	73	\$429,153	4.11	10	13.7	59	80.82
Rocky River	Two Family	4	\$341,375	0	0	0	4	100
Rocky River	Condominium	49	\$197,182	8.16	5	10.2	9	18.37
Rocky River	New Construction (inferred)	1	\$90,000	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD May 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
Seven Hills	One Family	54	\$254,522	18.52	14	25.93	28	51.85
Seven Hills	New Construction (inferred)	2	\$312,450	0	0	0	2	100
Shaker Heights	One Family	139	\$390,297	12.23	8	5.76	94	67.63
Shaker Heights	Two Family	21	\$208,057	28.57	6	28.57	5	23.81
Shaker Heights	Condominium	36	\$100,361	2.78	2	5.56	2	5.56
Solon	One Family	72	\$414,001	1.39	7	9.72	63	87.5
Solon	Condominium	3	\$95,833	0	0	0	0	0
Solon	New Construction (inferred)	3	\$342,243	33.33	0	0	1	33.33
South Euclid	One Family	150	\$154,248	26.67	21	14	9	6
South Euclid	Two Family	6	\$216,333	0	4	66.67	1	16.67
South Euclid	Condominium	10	\$77,650	10	0	0	0	0
South Euclid	New Construction (inferred)	1	\$170,000	100	0	0	0	0
Strongsville	One Family	184	\$321,546	9.24	33	17.93	131	71.2
Strongsville	Two Family	2	\$289,500	0	0	0	2	100
Strongsville	Condominium	17	\$213,764	35.29	10	58.82	1	5.88
Strongsville	New Construction (inferred)	3	\$318,000	0	0	0	2	66.67
University Heights	One Family	79	\$255,034	17.72	29	36.71	31	39.24
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	9	\$292,678	11.11	2	22.22	6	66.67
Warrensville Heights	One Family	45	\$113,214	22.22	1	2.22	1	2.22
Warrensville Heights	Two Family	1	\$77,500	0	0	0	0	0
Warrensville Heights	Condominium	19	\$44,237	0	0	0	0	0
Westlake	One Family	95	\$447,722	5.26	12	12.63	77	81.05
Westlake	Two Family	1	\$705,000	0	0	0	1	100
Westlake	Condominium	71	\$227,889	23.94	5	7.04	21	29.58
Westlake	New Construction (inferred)	34	\$489,509	5.88	3	8.82	29	85.29
Woodmere	One Family	2	\$379,950	0	1	50	1	50
City of Cleveland	One Family	1506	\$107,470	10.76	59	3.92	81	5.38
City of Cleveland	Two Family	579	\$98,118	8.29	18	3.11	30	5.18
City of Cleveland	Condominium	215	\$146,100	8.37	12	5.58	37	17.21

Residential Sales Price Distribution for the Suburbs, YTD May 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
Eastern Suburbs	One Family	2111	\$216,856	18.95	191	9.05	508	24.06
Eastern Suburbs	Two Family	136	\$161,419	19.85	20	14.71	14	10.29
Eastern Suburbs	Condominium	208	\$156,107	11.54	10	4.81	38	18.27
Eastern Suburbs	New Construction (inferred)	38	\$313,570	26.32	3	7.89	15	39.47
Western Suburbs	One Family	1974	\$267,778	24.27	389	19.71	834	42.25
Western Suburbs	Two Family	80	\$262,987	23.75	17	21.25	39	48.75
Western Suburbs	Condominium	412	\$171,577	20.15	44	10.68	56	13.59
Western Suburbs	New Construction (inferred)	88	\$371,528	3.41	10	11.36	55	62.5
Total: All Suburbs	One Family	4085	\$241,463	21.52	580	14.2	1342	32.85
Total: All Suburbs	Two Family	216	\$199,036	21.3	37	17.13	53	24.54
Total: All Suburbs	Condominium	620	\$166,387	17.26	54	8.71	94	15.16
Total: All Suburbs	New Construction (inferred)	126	\$354,048	10.32	13	10.32	70	55.56
Total: Cuyahoga County	One Family	5591	\$205,371	18.62	639	11.43	1423	25.45
Total: Cuyahoga County	Two Family	795	\$125,538	11.82	55	6.92	83	10.44
Total: Cuyahoga County	Condominium	835	\$161,163	14.97	66	7.9	131	15.69
Total: Cuyahoga County	New Construction (inferred)	126	\$354,048	10.32	13	10.32	70	55.56