

Residential Sales Price Distribution for the Suburbs, YTD July 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), School 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	147	\$407,396	\$350,500	0	0	0	0	0	0	1	0.68	1	0.68	2	1.36	20
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	4	\$513,750	\$540,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	4	\$631,600	\$620,750	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	105	\$458,294	\$384,000	0	0	0	0	0	0	0	0	0	0	1	0.95	0
Beachwood	Condominium	20	\$348,495	\$322,500	0	0	0	0	0	0	0	0	0	0	4	20	1
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	129	\$129,279	\$128,000	1	0.78	10	7.75	12	9.3	16	12.4	20	15.5	33	25.58	28
Bedford	Two Family	12	\$111,396	\$103,125	2	16.67	1	8.33	1	8.33	2	16.67	1	8.33	2	16.67	3
Bedford	Condominium	10	\$63,470	\$52,000	1	10	6	60	2	20	0	0	0	0	1	10	0
Bedford	New Construction (inferred)	1	\$60,000	\$60,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Bedford Heights	One Family	85	\$167,660	\$172,000	1	1.18	3	3.53	3	3.53	8	9.41	3	3.53	14	16.47	34
Bedford Heights	Condominium	6	\$99,350	\$99,500	0	0	0	0	1	16.67	3	50	2	33.33	0	0	0
Bentleyville	One Family	8	\$769,575	\$742,800	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	New Construction (inferred)	1	\$325,000	\$325,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	158	\$193,503	\$184,000	0	0	2	1.27	3	1.9	3	1.9	13	8.23	21	13.29	57
Berea	Two Family	1	\$276,100	\$276,100	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	Condominium	9	\$98,722	\$86,000	1	11.11	1	11.11	2	22.22	2	22.22	1	11.11	1	11.11	0
Bratenahl	One Family	17	\$562,241	\$400,000	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	7	\$232,443	\$225,000	0	0	1	14.29	0	0	0	0	1	14.29	0	0	1
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	90	\$478,130	\$400,000	0	0	0	0	0	0	0	0	1	1.11	0	0	4
Brecksville	Two Family	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Brecksville	Condominium	46	\$191,341	\$159,000	0	0	0	0	3	6.52	2	4.35	11	23.91	4	8.7	7
Brecksville	New Construction (inferred)	13	\$408,491	\$472,790	0	0	0	0	1	7.69	0	0	1	7.69	0	0	0
Broadview Heights	One Family	110	\$378,091	\$320,000	0	0	0	0	1	0.91	1	0.91	0	0	2	1.82	4
Broadview Heights	Condominium	61	\$159,765	\$159,000	0	0	3	4.92	6	9.84	3	4.92	4	6.56	8	13.11	28
Broadview Heights	New Construction (inferred)	28	\$377,952	\$368,618	0	0	0	0	0	0	1	3.57	1	3.57	3	10.71	5
Brook Park	One Family	183	\$176,137	\$180,000	2	1.09	1	0.55	3	1.64	4	2.19	12	6.56	22	12.02	94
Brook Park	Condominium	13	\$124,673	\$125,000	0	0	0	0	0	0	1	7.69	6	46.15	6	46.15	0
Brooklyn	One Family	78	\$156,487	\$155,500	0	0	1	1.28	5	6.41	3	3.85	16	20.51	11	14.1	30

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Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	147	\$407,396	13.61	13	8.84	110	74.83
Bay Village	Two Family	1	\$770,000	0	0	0	1	100
Bay Village	Condominium	4	\$513,750	0	0	0	4	100
Bay Village	New Construction (inferred)	4	\$631,600	0	0	0	4	100
Beachwood	One Family	105	\$458,294	0	8	7.62	96	91.43
Beachwood	Condominium	20	\$348,495	5	3	15	12	60
Beachwood	New Construction (inferred)	2	\$200,000	50	1	50	0	0
Bedford	One Family	129	\$129,279	21.71	9	6.98	0	0
Bedford	Two Family	12	\$111,396	25	0	0	0	0
Bedford	Condominium	10	\$63,470	0	0	0	0	0
Bedford	New Construction (inferred)	1	\$60,000	0	0	0	0	0
Bedford Heights	One Family	85	\$167,660	40	16	18.82	3	3.53
Bedford Heights	Condominium	6	\$99,350	0	0	0	0	0
Bentleyville	One Family	8	\$769,575	0	0	0	8	100
Bentleyville	New Construction (inferred)	1	\$325,000	0	0	0	1	100
Berea	One Family	158	\$193,503	36.08	31	19.62	28	17.72
Berea	Two Family	1	\$276,100	0	0	0	1	100
Berea	Condominium	9	\$98,722	0	1	11.11	0	0
Bratenahl	One Family	17	\$562,241	0	5	29.41	12	70.59
Bratenahl	Two Family	1	\$520,000	0	0	0	1	100
Bratenahl	Condominium	7	\$232,443	14.29	2	28.57	2	28.57
Bratenahl	New Construction (inferred)	1	\$61,850	0	0	0	0	0
Brecksville	One Family	90	\$478,130	4.44	6	6.67	79	87.78
Brecksville	Two Family	1	\$150,000	0	0	0	0	0
Brecksville	Condominium	46	\$191,341	15.22	10	21.74	9	19.57
Brecksville	New Construction (inferred)	13	\$408,491	0	2	15.38	9	69.23
Broadview Heights	One Family	110	\$378,091	3.64	26	23.64	76	69.09
Broadview Heights	Condominium	61	\$159,765	45.9	3	4.92	6	9.84
Broadview Heights	New Construction (inferred)	28	\$377,952	17.86	1	3.57	17	60.71
Brook Park	One Family	183	\$176,137	51.37	40	21.86	5	2.73
Brook Park	Condominium	13	\$124,673	0	0	0	0	0
Brooklyn	One Family	78	\$156,487	38.46	10	12.82	2	2.56

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Brooklyn	Two Family	3	\$217,917	\$237,500	0	0	0	0	0	0	0	0	0	0	1	33.33	0
Brooklyn Heights	One Family	10	\$219,350	\$210,000	1	10	0	0	0	0	0	0	0	0	1	10	2
Chagrin Falls	One Family	49	\$514,139	\$444,000	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	21	\$306,980	\$312,500	0	0	1	4.76	2	9.52	1	4.76	2	9.52	0	0	1
Chagrin Falls	New Construction (inferred)	1	\$939,675	\$939,675	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	2596	\$115,870	\$92,500	481	18.53	394	15.18	334	12.87	245	9.44	229	8.82	303	11.67	308
Cleveland	Two Family	1005	\$99,442	\$80,000	197	19.6	164	16.32	185	18.41	114	11.34	125	12.44	65	6.47	68
Cleveland	Condominium	162	\$211,531	\$169,950	15	9.26	7	4.32	3	1.85	13	8.02	3	1.85	21	12.96	38
Cleveland Heights	One Family	500	\$218,929	\$180,000	4	0.8	15	3	25	5	32	6.4	42	8.4	56	11.2	112
Cleveland Heights	Two Family	61	\$236,070	\$209,000	1	1.64	1	1.64	3	4.92	2	3.28	4	6.56	4	6.56	14
Cleveland Heights	Condominium	31	\$140,282	\$138,000	0	0	1	3.23	4	12.9	4	12.9	3	9.68	5	16.13	12
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	2	\$105,000	\$105,000	0	0	0	0	0	0	1	50	1	50	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	42	\$63,122	\$37,150	23	54.76	7	16.67	2	4.76	0	0	3	7.14	3	7.14	1
East Cleveland	Two Family	22	\$48,689	\$42,500	12	54.55	5	22.73	2	9.09	2	9.09	0	0	1	4.55	0
Euclid	One Family	538	\$121,092	\$118,414	21	3.9	39	7.25	61	11.34	100	18.59	80	14.87	109	20.26	102
Euclid	Two Family	33	\$138,622	\$142,500	1	3.03	0	0	2	6.06	5	15.15	3	9.09	8	24.24	13
Euclid	Condominium	43	\$64,267	\$55,000	9	20.93	20	46.51	7	16.28	4	9.3	0	0	2	4.65	1
Euclid	New Construction (inferred)	5	\$207,080	\$235,000	0	0	0	0	0	0	0	0	0	0	1	20	1
Fairview Park	One Family	180	\$264,277	\$249,950	0	0	0	0	1	0.56	2	1.11	3	1.67	8	4.44	31
Fairview Park	Condominium	13	\$129,938	\$135,000	0	0	1	7.69	1	7.69	0	0	2	15.38	6	46.15	3
Garfield Heights	One Family	409	\$109,641	\$110,000	12	2.93	36	8.8	75	18.34	67	16.38	75	18.34	92	22.49	48
Garfield Heights	Two Family	30	\$111,387	\$108,750	2	6.67	1	3.33	8	26.67	2	6.67	7	23.33	6	20	3
Gates Mills	One Family	16	\$883,333	\$530,000	0	0	0	0	0	0	0	0	0	0	1	6.25	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	6	\$419,683	\$416,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Highland Heights	One Family	75	\$382,242	\$360,621	0	0	0	0	0	0	0	0	2	2.67	1	1.33	3
Highland Heights	Condominium	10	\$338,880	\$344,500	0	0	0	0	0	0	0	0	0	0	0	0	0

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Brooklyn	Two Family	3	\$217,917	0	1	33.33	1	33.33
Brooklyn Heights	One Family	10	\$219,350	20	3	30	3	30
Chagrin Falls	One Family	49	\$514,139	2.04	2	4.08	46	93.88
Chagrin Falls	Two Family	1	\$199,000	100	0	0	0	0
Chagrin Falls	Condominium	21	\$306,980	4.76	1	4.76	13	61.9
Chagrin Falls	New Construction (inferred)	1	\$939,675	0	0	0	1	100
Cleveland	One Family	2596	\$115,870	11.86	148	5.7	154	5.93
Cleveland	Two Family	1005	\$99,442	6.77	41	4.08	46	4.58
Cleveland	Condominium	162	\$211,531	23.46	18	11.11	44	27.16
Cleveland Heights	One Family	500	\$218,929	22.4	78	15.6	136	27.2
Cleveland Heights	Two Family	61	\$236,070	22.95	9	14.75	23	37.7
Cleveland Heights	Condominium	31	\$140,282	38.71	2	6.45	0	0
Cleveland Heights	New Construction (inferred)	3	\$504,360	0	1	33.33	2	66.67
Cuyahoga Heights	One Family	2	\$105,000	0	0	0	0	0
Cuyahoga Heights	Two Family	1	\$236,000	0	1	100	0	0
East Cleveland	One Family	42	\$63,122	2.38	3	7.14	0	0
East Cleveland	Two Family	22	\$48,689	0	0	0	0	0
Euclid	One Family	538	\$121,092	18.96	19	3.53	7	1.3
Euclid	Two Family	33	\$138,622	39.39	1	3.03	0	0
Euclid	Condominium	43	\$64,267	2.33	0	0	0	0
Euclid	New Construction (inferred)	5	\$207,080	20	3	60	0	0
Fairview Park	One Family	180	\$264,277	17.22	46	25.56	89	49.44
Fairview Park	Condominium	13	\$129,938	23.08	0	0	0	0
Garfield Heights	One Family	409	\$109,641	11.74	4	0.98	0	0
Garfield Heights	Two Family	30	\$111,387	10	1	3.33	0	0
Gates Mills	One Family	16	\$883,333	0	0	0	15	93.75
Gates Mills	Two Family	1	\$625,000	0	0	0	1	100
Glenwillow	One Family	6	\$419,683	16.67	0	0	5	83.33
Highland Heights	One Family	75	\$382,242	4	8	10.67	61	81.33
Highland Heights	Condominium	10	\$338,880	0	0	0	10	100

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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	5	\$118,012	\$116,000	0	0	0	0	0	0	0	0	5	100	0	0	0
Hunting Valley	One Family	4	\$1,632,500	\$1,350,000	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	58	\$376,143	\$292,500	0	0	0	0	0	0	1	1.72	0	0	4	6.9	3
Independence	New Construction (inferred)	4	\$425,964	\$436,929	0	0	0	0	0	0	0	0	0	0	1	25	0
Lakewood	One Family	340	\$324,630	\$289,450	0	0	2	0.59	2	0.59	2	0.59	2	0.59	11	3.24	37
Lakewood	Two Family	134	\$277,347	\$275,000	0	0	0	0	1	0.75	0	0	1	0.75	4	2.99	15
Lakewood	Condominium	98	\$147,419	\$118,000	10	10.2	9	9.18	17	17.35	7	7.14	8	8.16	14	14.29	12
Lakewood	New Construction (inferred)	4	\$307,475	\$284,950	0	0	1	25	0	0	0	0	0	0	0	0	1
Linndale	Two Family	2	\$80,500	\$80,500	0	0	0	0	2	100	0	0	0	0	0	0	0
Lyndhurst	One Family	195	\$216,658	\$199,475	1	0.51	2	1.03	1	0.51	2	1.03	7	3.59	21	10.77	66
Lyndhurst	Condominium	22	\$163,477	\$130,000	0	0	0	0	2	9.09	4	18.18	4	18.18	7	31.82	1
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	349	\$103,053	\$103,000	16	4.58	44	12.61	70	20.06	51	14.61	66	18.91	69	19.77	32
Maple Heights	Two Family	5	\$129,943	\$135,715	0	0	0	0	0	0	0	0	2	40	2	40	1
Maple Heights	Condominium	9	\$43,944	\$49,000	3	33.33	6	66.67	0	0	0	0	0	0	0	0	0
Mayfield	One Family	20	\$297,465	\$297,000	0	0	0	0	0	0	0	0	0	0	1	5	4
Mayfield	Condominium	1	\$205,000	\$205,000	0	0	0	0	0	0	0	0	0	0	0	0	0
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	182	\$214,350	\$191,189	1	0.55	0	0	3	1.65	5	2.75	9	4.95	17	9.34	64
Mayfield Heights	Condominium	33	\$188,089	\$185,000	1	3.03	0	0	1	3.03	0	0	6	18.18	3	9.09	9
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	134	\$253,116	\$249,500	0	0	0	0	0	0	0	0	2	1.49	5	3.73	25
Middleburg Heights	Condominium	35	\$124,106	\$124,000	0	0	1	2.86	2	5.71	9	25.71	7	20	12	34.29	2
Middleburg Heights	New Construction (inferred)	3	\$353,333	\$375,000	0	0	0	0	1	33.33	0	0	0	0	0	0	0
Moreland Hills	One Family	37	\$820,166	\$815,000	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)	3	\$442,900	\$275,300	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	16	\$104,400	\$110,000	2	12.5	1	6.25	3	18.75	2	12.5	2	12.5	4	25	2

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Highland Heights	New Construction (inferred)	1	\$150,000	0	0	0	0	0
Highland Hills	One Family	5	\$118,012	0	0	0	0	0
Hunting Valley	One Family	4	\$1,632,500	0	0	0	4	100
Hunting Valley	New Construction (inferred)	2	\$732,857	0	0	0	2	100
Independence	One Family	58	\$376,143	5.17	10	17.24	40	68.97
Independence	New Construction (inferred)	4	\$425,964	0	1	25	2	50
Lakewood	One Family	340	\$324,630	10.88	56	16.47	228	67.06
Lakewood	Two Family	134	\$277,347	11.19	23	17.16	90	67.16
Lakewood	Condominium	98	\$147,419	12.24	4	4.08	17	17.35
Lakewood	New Construction (inferred)	4	\$307,475	25	0	0	2	50
Linndale	Two Family	2	\$80,500	0	0	0	0	0
Lyndhurst	One Family	195	\$216,658	33.85	49	25.13	46	23.59
Lyndhurst	Condominium	22	\$163,477	4.55	0	0	4	18.18
Lyndhurst	New Construction (inferred)	1	\$135,000	0	0	0	0	0
Maple Heights	One Family	349	\$103,053	9.17	1	0.29	0	0
Maple Heights	Two Family	5	\$129,943	20	0	0	0	0
Maple Heights	Condominium	9	\$43,944	0	0	0	0	0
Mayfield	One Family	20	\$297,465	20	2	10	13	65
Mayfield	Condominium	1	\$205,000	0	1	100	0	0
Mayfield	New Construction (inferred)	5	\$133,800	0	0	0	1	20
Mayfield Heights	One Family	182	\$214,350	35.16	44	24.18	39	21.43
Mayfield Heights	Condominium	33	\$188,089	27.27	9	27.27	4	12.12
Mayfield Heights	New Construction (inferred)	3	\$506,167	0	0	0	2	66.67
Middleburg Heights	One Family	134	\$253,116	18.66	39	29.1	63	47.01
Middleburg Heights	Condominium	35	\$124,106	5.71	2	5.71	0	0
Middleburg Heights	New Construction (inferred)	3	\$353,333	0	0	0	2	66.67
Moreland Hills	One Family	37	\$820,166	0	0	0	37	100
Moreland Hills	Condominium	1	\$225,000	0	1	100	0	0
Moreland Hills	New Construction (inferred)	3	\$442,900	0	1	33.33	2	66.67
Newburgh Heights	One Family	16	\$104,400	12.5	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD July 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), School 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
Newburgh Heights	Two Family	4	\$81,625	\$82,500	0	0	0	0	3	75	1	25	0	0	0	0	0
North Olmsted	One Family	229	\$237,656	\$240,000	0	0	1	0.44	3	1.31	2	0.87	7	3.06	16	6.99	39
North Olmsted	Two Family	2	\$226,750	\$226,750	0	0	0	0	0	0	0	0	0	0	0	0	1
North Olmsted	Condominium	56	\$95,548	\$82,750	6	10.71	14	25	11	19.64	6	10.71	5	8.93	9	16.07	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	3	\$91,333	\$100,000	0	0	0	0	1	33.33	2	66.67	0	0	0	0	0
North Royalton	One Family	168	\$337,993	\$307,500	0	0	0	0	1	0.6	0	0	3	1.79	3	1.79	12
North Royalton	Two Family	1	\$130,000	\$130,000	0	0	0	0	0	0	0	0	0	0	1	100	0
North Royalton	Condominium	73	\$121,387	\$118,000	4	5.48	7	9.59	9	12.33	8	10.96	14	19.18	17	23.29	9
North Royalton	New Construction (inferred)	22	\$281,045	\$174,000	0	0	2	9.09	1	4.55	1	4.55	1	4.55	2	9.09	7
Oakwood	One Family	18	\$183,598	\$158,200	0	0	0	0	3	16.67	2	11.11	1	5.56	2	11.11	3
Oakwood	Two Family	2	\$113,500	\$113,500	0	0	1	50	0	0	0	0	0	0	0	0	1
Olmsted Falls	One Family	62	\$251,781	\$243,000	0	0	0	0	0	0	1	1.61	3	4.84	1	1.61	8
Olmsted Falls	Two Family	2	\$205,000	\$205,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Olmsted Falls	Condominium	39	\$145,619	\$147,000	2	5.13	1	2.56	2	5.13	2	5.13	6	15.38	10	25.64	11
Olmsted Falls	New Construction (inferred)	21	\$393,065	\$434,460	0	0	0	0	1	4.76	1	4.76	0	0	0	0	1
Olmsted Township	One Family	67	\$281,167	\$265,000	0	0	0	0	1	1.49	1	1.49	2	2.99	3	4.48	6
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)	21	\$211,125	\$248,091	0	0	2	9.52	1	4.76	0	0	2	9.52	0	0	1
Orange	One Family	37	\$488,331	\$475,000	0	0	0	0	0	0	0	0	0	0	1	2.7	3
Orange	Condominium	5	\$456,800	\$433,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	13	\$705,284	\$708,275	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	802	\$174,941	\$170,000	2	0.25	8	1	19	2.37	36	4.49	74	9.23	135	16.83	311
Parma	Two Family	30	\$189,292	\$182,500	0	0	0	0	1	3.33	1	3.33	0	0	6	20	8
Parma	Condominium	31	\$148,665	\$143,000	0	0	1	3.23	2	6.45	3	9.68	4	12.9	7	22.58	9
Parma	New Construction (inferred)	1	\$660,000	\$660,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	One Family	216	\$177,852	\$177,500	0	0	1	0.46	3	1.39	6	2.78	23	10.65	27	12.5	99
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	14	\$86,521	\$75,250	0	0	4	28.57	5	35.71	2	14.29	2	14.29	0	0	1
Parma Heights	New Construction (inferred)	3	\$242,800	\$259,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	One Family	81	\$618,602	\$605,000	0	0	0	0	0	0	0	0	0	0	0	0	2

Residential Sales Price Distribution for the Suburbs, YTD July 2022
Source: Cuyahoga County Fiscal Office
Prepared by Northern Ohio Data and Information Service (NODIS), Schoo

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
Newburgh Heights	Two Family	4	\$81,625	0	0	0	0	0
North Olmsted	One Family	229	\$237,656	17.03	64	27.95	97	42.36
North Olmsted	Two Family	2	\$226,750	50	0	0	1	50
North Olmsted	Condominium	56	\$95,548	1.79	3	5.36	1	1.79
North Olmsted	New Construction (inferred)	1	\$68,000	0	0	0	0	0
North Randall	One Family	3	\$91,333	0	0	0	0	0
North Royalton	One Family	168	\$337,993	7.14	23	13.69	126	75
North Royalton	Two Family	1	\$130,000	0	0	0	0	0
North Royalton	Condominium	73	\$121,387	12.33	2	2.74	3	4.11
North Royalton	New Construction (inferred)	22	\$281,045	31.82	0	0	8	36.36
Oakwood	One Family	18	\$183,598	16.67	3	16.67	4	22.22
Oakwood	Two Family	2	\$113,500	50	0	0	0	0
Olmsted Falls	One Family	62	\$251,781	12.9	21	33.87	28	45.16
Olmsted Falls	Two Family	2	\$205,000	50	1	50	0	0
Olmsted Falls	Condominium	39	\$145,619	28.21	5	12.82	0	0
Olmsted Falls	New Construction (inferred)	21	\$393,065	4.76	0	0	18	85.71
Olmsted Township	One Family	67	\$281,167	8.96	19	28.36	35	52.24
Olmsted Township	Two Family	2	\$212,500	0	0	0	1	50
Olmsted Township	Condominium	3	\$90,700	0	0	0	0	0
Olmsted Township	New Construction (inferred)	21	\$211,125	4.76	7	33.33	8	38.1
Orange	One Family	37	\$488,331	8.11	5	13.51	28	75.68
Orange	Condominium	5	\$456,800	0	0	0	5	100
Orange	New Construction (inferred)	13	\$705,284	0	0	0	13	100
Parma	One Family	802	\$174,941	38.78	149	18.58	68	8.48
Parma	Two Family	30	\$189,292	26.67	12	40	2	6.67
Parma	Condominium	31	\$148,665	29.03	5	16.13	0	0
Parma	New Construction (inferred)	1	\$660,000	0	0	0	1	100
Parma Heights	One Family	216	\$177,852	45.83	45	20.83	12	5.56
Parma Heights	Two Family	1	\$235,000	0	1	100	0	0
Parma Heights	Condominium	14	\$86,521	7.14	0	0	0	0
Parma Heights	New Construction (inferred)	3	\$242,800	33.33	0	0	2	66.67
Pepper Pike	One Family	81	\$618,602	2.47	0	0	79	97.53

Residential Sales Price Distribution for the Suburbs, YTD July 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), School 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
Pepper Pike	New Construction (inferred)	5	\$820,219	\$804,800	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	87	\$206,083	\$200,000	0	0	0	0	2	2.3	1	1.15	8	9.2	6	6.9	27
Richmond Heights	Condominium	8	\$156,488	\$159,450	0	0	0	0	0	0	0	0	1	12.5	2	25	5
Rocky River	One Family	166	\$470,801	\$358,450	0	0	0	0	0	0	0	0	0	0	0	0	3
Rocky River	Two Family	3	\$325,833	\$330,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	85	\$176,234	\$124,900	0	0	5	5.88	15	17.65	14	16.47	13	15.29	6	7.06	11
Rocky River	New Construction (inferred)	2	\$478,982	\$478,982	0	0	0	0	0	0	1	50	0	0	0	0	0
Seven Hills	One Family	126	\$260,214	\$255,750	0	0	0	0	0	0	0	0	0	0	9	7.14	20
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	247	\$403,840	\$331,000	2	0.81	2	0.81	4	1.62	5	2.02	6	2.43	9	3.64	25
Shaker Heights	Two Family	49	\$220,298	\$210,000	0	0	0	0	1	2.04	3	6.12	3	6.12	3	6.12	10
Shaker Heights	Condominium	44	\$128,444	\$92,250	4	9.09	14	31.82	3	6.82	3	6.82	3	6.82	3	6.82	6
Solon	One Family	188	\$453,857	\$396,800	0	0	0	0	0	0	0	0	0	0	1	0.53	9
Solon	Condominium	16	\$147,669	\$102,000	0	0	2	12.5	4	25	2	12.5	1	6.25	0	0	3
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	342	\$156,087	\$153,500	2	0.58	6	1.75	12	3.51	43	12.57	41	11.99	64	18.71	116
South Euclid	Two Family	8	\$152,581	\$163,750	0	0	0	0	2	25	0	0	0	0	1	12.5	4
South Euclid	Condominium	17	\$97,794	\$66,000	1	5.88	7	41.18	3	17.65	1	5.88	0	0	2	11.76	1
Strongsville	One Family	359	\$318,006	\$300,000	0	0	1	0.28	1	0.28	2	0.56	5	1.39	7	1.95	20
Strongsville	Two Family	8	\$256,625	\$257,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	25	\$187,460	\$192,000	0	0	0	0	1	4	0	0	0	0	2	8	12
Strongsville	New Construction (inferred)	13	\$288,930	\$330,000	0	0	2	15.38	0	0	0	0	4	30.77	0	0	0
University Heights	One Family	188	\$233,394	\$224,700	0	0	0	0	3	1.6	5	2.66	5	2.66	10	5.32	51
University Heights	Two Family	24	\$229,242	\$254,000	0	0	0	0	0	0	0	0	1	4.17	1	4.17	6
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	6	\$213,500	\$169,500	0	0	0	0	0	0	1	16.67	2	33.33	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	18	\$264,633	\$257,500	0	0	0	0	0	0	1	5.56	0	0	0	0	1
Walton Hills	New Construction (inferred)	3	\$402,982	\$375,000	0	0	0	0	0	0	0	0	1	33.33	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD July 2022
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Prepared by Northern Ohio Data and Information Service (NODIS), Schoo

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
Pepper Pike	New Construction (inferred)	5	\$820,219	0	0	0	5	100
Richmond Heights	One Family	87	\$206,083	31.03	22	25.29	21	24.14
Richmond Heights	Condominium	8	\$156,488	62.5	0	0	0	0
Rocky River	One Family	166	\$470,801	1.81	9	5.42	154	92.77
Rocky River	Two Family	3	\$325,833	0	0	0	3	100
Rocky River	Condominium	85	\$176,234	12.94	3	3.53	18	21.18
Rocky River	New Construction (inferred)	2	\$478,982	0	0	0	1	50
Seven Hills	One Family	126	\$260,214	15.87	29	23.02	68	53.97
Seven Hills	Two Family	2	\$317,500	0	0	0	2	100
Seven Hills	Condominium	3	\$200,667	33.33	2	66.67	0	0
Seven Hills	New Construction (inferred)	2	\$257,500	0	0	0	1	50
Shaker Heights	One Family	247	\$403,840	10.12	23	9.31	171	69.23
Shaker Heights	Two Family	49	\$220,298	20.41	18	36.73	11	22.45
Shaker Heights	Condominium	44	\$128,444	13.64	3	6.82	5	11.36
Solon	One Family	188	\$453,857	4.79	18	9.57	160	85.11
Solon	Condominium	16	\$147,669	18.75	2	12.5	2	12.5
Solon	New Construction (inferred)	9	\$214,849	0	1	11.11	1	11.11
South Euclid	One Family	342	\$156,087	33.92	40	11.7	18	5.26
South Euclid	Two Family	8	\$152,581	50	1	12.5	0	0
South Euclid	Condominium	17	\$97,794	5.88	2	11.76	0	0
Strongsville	One Family	359	\$318,006	5.57	66	18.38	257	71.59
Strongsville	Two Family	8	\$256,625	12.5	3	37.5	4	50
Strongsville	Condominium	25	\$187,460	48	10	40	0	0
Strongsville	New Construction (inferred)	13	\$288,930	0	0	0	7	53.85
University Heights	One Family	188	\$233,394	27.13	49	26.06	65	34.57
University Heights	Two Family	24	\$229,242	25	4	16.67	12	50
University Heights	New Construction (inferred)	1	\$625,000	0	0	0	1	100
Valley View	One Family	6	\$213,500	0	1	16.67	2	33.33
Valley View	New Construction (inferred)	2	\$139,950	0	0	0	0	0
Walton Hills	One Family	18	\$264,633	5.56	6	33.33	10	55.56
Walton Hills	New Construction (inferred)	3	\$402,982	0	0	0	2	66.67

Residential Sales Price Distribution for the Suburbs, YTD July 2022

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales < \$45K	Percent < \$45K	Sales \$45K to \$65K	Percent \$45K to \$65K	Sales \$65K to \$85K	Percent \$65K to \$85K	Sales \$85K to \$105K	Percent \$85K to \$105K	Sales \$105K to \$125K	Percent \$105K to \$125K	Sales \$125K to \$150K	Percent \$125K to \$150K	Sales \$150K to \$200K
Warrensville Heights	One Family	72	\$122,585	\$112,500	3	4.17	11	15.28	10	13.89	9	12.5	9	12.5	13	18.06	11
Warrensville Heights	Condominium	19	\$39,516	\$40,400	13	68.42	6	31.58	0	0	0	0	0	0	0	0	0
Westlake	One Family	177	\$471,549	\$420,000	0	0	1	0.56	0	0	0	0	1	0.56	1	0.56	18
Westlake	Condominium	145	\$240,718	\$170,000	0	0	2	1.38	5	3.45	11	7.59	9	6.21	21	14.48	39
Westlake	New Construction (inferred)	55	\$405,297	\$385,100	0	0	0	0	0	0	0	0	0	0	1	1.82	12
Woodmere	One Family	1	\$290,000	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodmere	New Construction (inferred)	4	\$464,312	\$564,710	0	0	0	0	0	0	0	0	1	25	0	0	0
City of Cleveland	One Family	2596	\$115,870	\$92,500	481	18.53	394	15.18	334	12.87	245	9.44	229	8.82	303	11.67	308
City of Cleveland	Two Family	1005	\$99,442	\$80,000	197	19.6	164	16.32	185	18.41	114	11.34	125	12.44	65	6.47	68
City of Cleveland	Condominium	162	\$211,531	\$169,950	15	9.26	7	4.32	3	1.85	13	8.02	3	1.85	21	12.96	38
Eastern Suburbs	One Family	4077	\$229,846	\$163,000	89	2.18	176	4.32	290	7.11	353	8.66	387	9.49	528	12.95	746
Eastern Suburbs	Two Family	254	\$177,262	\$163,750	18	7.09	9	3.54	22	8.66	17	6.69	21	8.27	28	11.02	56
Eastern Suburbs	Condominium	323	\$159,033	\$120,000	32	9.91	64	19.81	29	8.98	22	6.81	23	7.12	29	8.98	41
Eastern Suburbs	New Construction (inferred)	66	\$436,007	\$339,500	0	0	2	3.03	7	10.61	2	3.03	2	3.03	8	12.12	2
Western Suburbs	One Family	3860	\$276,770	\$235,000	5	0.13	18	0.47	43	1.11	65	1.68	168	4.35	289	7.49	843
Western Suburbs	Two Family	193	\$259,964	\$260,000	0	0	0	0	4	2.07	1	0.52	1	0.52	14	7.25	26
Western Suburbs	Condominium	753	\$165,667	\$136,000	23	3.05	49	6.51	82	10.89	71	9.43	93	12.35	123	16.33	146
Western Suburbs	New Construction (inferred)	197	\$356,655	\$339,500	0	0	7	3.55	7	3.55	4	2.03	9	4.57	7	3.55	28
Total: All Suburbs	One Family	7937	\$252,667	\$200,000	94	1.18	194	2.44	333	4.2	418	5.27	555	6.99	817	10.29	1589
Total: All Suburbs	Two Family	447	\$212,970	\$205,000	18	4.03	9	2.01	26	5.82	18	4.03	22	4.92	42	9.4	82
Total: All Suburbs	Condominium	1076	\$163,676	\$135,000	55	5.11	113	10.5	111	10.32	93	8.64	116	10.78	152	14.13	187
Total: All Suburbs	New Construction (inferred)	263	\$376,568	\$339,500	0	0	9	3.42	14	5.32	6	2.28	11	4.18	15	5.7	30
Total: Cuyahoga County	One Family	10533	\$218,951	\$171,000	575	5.46	588	5.58	667	6.33	663	6.29	784	7.44	1120	10.63	1897
Total: Cuyahoga County	Two Family	1452	\$134,392	\$105,000	215	14.81	173	11.91	211	14.53	132	9.09	147	10.12	107	7.37	150
Total: Cuyahoga County	Condominium	1238	\$169,938	\$138,000	70	5.65	120	9.69	114	9.21	106	8.56	119	9.61	173	13.97	225
Total: Cuyahoga County	New Construction (inferred)	263	\$376,568	\$339,500	0	0	9	3.42	14	5.32	6	2.28	11	4.18	15	5.7	30

Residential Sales Price Distribution for the Suburbs, YTD July 2022

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Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Warrensville Heights	One Family	72	\$122,585	15.28	3	4.17	3	4.17
Warrensville Heights	Condominium	19	\$39,516	0	0	0	0	0
Westlake	One Family	177	\$471,549	10.17	16	9.04	140	79.1
Westlake	Condominium	145	\$240,718	26.9	15	10.34	43	29.66
Westlake	New Construction (inferred)	55	\$405,297	21.82	9	16.36	33	60
Woodmere	One Family	1	\$290,000	0	0	0	1	100
Woodmere	New Construction (inferred)	4	\$464,312	0	0	0	3	75
City of Cleveland	One Family	2596	\$115,870	11.86	148	5.7	154	5.93
City of Cleveland	Two Family	1005	\$99,442	6.77	41	4.08	46	4.58
City of Cleveland	Condominium	162	\$211,531	23.46	18	11.11	44	27.16
Eastern Suburbs	One Family	4077	\$229,846	18.3	418	10.25	1090	26.74
Eastern Suburbs	Two Family	254	\$177,262	22.05	35	13.78	48	18.9
Eastern Suburbs	Condominium	323	\$159,033	12.69	26	8.05	57	17.65
Eastern Suburbs	New Construction (inferred)	66	\$436,007	3.03	7	10.61	36	54.55
Western Suburbs	One Family	3860	\$276,770	21.84	721	18.68	1708	44.25
Western Suburbs	Two Family	193	\$259,964	13.47	41	21.24	106	54.92
Western Suburbs	Condominium	753	\$165,667	19.39	65	8.63	101	13.41
Western Suburbs	New Construction (inferred)	197	\$356,655	14.21	20	10.15	115	58.38
Total: All Suburbs	One Family	7937	\$252,667	20.02	1139	14.35	2798	35.25
Total: All Suburbs	Two Family	447	\$212,970	18.34	76	17	154	34.45
Total: All Suburbs	Condominium	1076	\$163,676	17.38	91	8.46	158	14.68
Total: All Suburbs	New Construction (inferred)	263	\$376,568	11.41	27	10.27	151	57.41
Total: Cuyahoga County	One Family	10533	\$218,951	18.01	1287	12.22	2952	28.03
Total: Cuyahoga County	Two Family	1452	\$134,392	10.33	117	8.06	200	13.77
Total: Cuyahoga County	Condominium	1238	\$169,938	18.17	109	8.8	202	16.32
Total: Cuyahoga County	New Construction (inferred)	263	\$376,568	11.41	27	10.27	151	57.41