

**Residential Sales Price Distribution for the Suburbs, YTD July 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	145	\$430,560	\$352,000	0	0	0	0	1	0.69	0	0	1	0.69	1	0.69	12
Bay Village	Condominium	5	\$425,600	\$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	64	\$491,399	\$423,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Beachwood	Condominium	28	\$369,098	\$365,000	0	0	0	0	0	0	0	0	0	0	2	7.14	3
Beachwood	New Construction (inferred)	1	\$240,000	\$240,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	98	\$134,200	\$131,500	4	4.08	4	4.08	7	7.14	13	13.27	15	15.31	24	24.49	23
Bedford	Two Family	9	\$145,933	\$159,900	0	0	0	0	1	11.11	0	0	2	22.22	1	11.11	5
Bedford	Condominium	9	\$109,111	\$110,000	0	0	1	11.11	1	11.11	2	22.22	2	22.22	2	22.22	1
Bedford	New Construction (inferred)	4	\$201,399	\$199,900	0	0	0	0	0	0	0	0	0	0	0	0	3
Bedford Heights	One Family	65	\$157,891	\$167,000	0	0	1	1.54	4	6.15	8	12.31	7	10.77	9	13.85	24
Bedford Heights	Condominium	4	\$98,500	\$100,500	0	0	1	25	0	0	2	50	0	0	1	25	0
Bentleyville	One Family	6	\$878,818	\$886,455	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	154	\$223,084	\$210,000	0	0	0	0	1	0.65	4	2.6	6	3.9	14	9.09	41
Berea	Two Family	3	\$187,000	\$172,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Berea	Condominium	10	\$118,370	\$135,150	2	20	0	0	1	10	1	10	0	0	3	30	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	10	\$433,316	\$424,950	0	0	0	0	0	0	0	0	0	0	0	0	1
Bratenahl	Two Family	3	\$969,167	\$835,000	0	0	0	0	0	0	0	0	1	33.33	0	0	0
Bratenahl	Condominium	19	\$297,863	\$280,500	0	0	0	0	0	0	0	0	2	10.53	1	5.26	2
Brecksville	One Family	72	\$446,993	\$398,000	0	0	0	0	0	0	0	0	0	0	1	1.39	2
Brecksville	Two Family	1	\$174,000	\$174,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	Condominium	33	\$223,858	\$201,000	0	0	0	0	1	3.03	1	3.03	5	15.15	3	9.09	6
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	85	\$346,674	\$330,000	0	0	0	0	0	0	1	1.18	0	0	0	0	3
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	46	\$167,680	\$153,000	0	0	0	0	5	10.87	5	10.87	7	15.22	5	10.87	11
Broadview Heights	New Construction (inferred)	12	\$234,125	\$222,500	0	0	1	8.33	1	8.33	1	8.33	1	8.33	1	8.33	0
Brook Park	One Family	127	\$191,403	\$195,000	0	0	1	0.79	1	0.79	7	5.51	7	5.51	12	9.45	50
Brook Park	Condominium	10	\$139,840	\$140,000	0	0	0	0	0	0	0	0	1	10	8	80	1
Brook Park	New Construction (inferred)	1	\$291,500	\$291,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn	One Family	67	\$165,932	\$165,000	1	1.49	2	2.99	1	1.49	2	2.99	5	7.46	12	17.91	30

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Brooklyn	Two Family	2	\$100,000	\$100,000	0	0	0	0	0	0	2	100	0	0	0	0	0
Brooklyn Heights	One Family	8	\$232,410	\$229,889	0	0	0	0	0	0	0	0	1	12.5	0	0	2
Chagrin Falls	One Family	37	\$567,123	\$535,000	0	0	0	0	0	0	0	0	0	0	1	2.7	0
Chagrin Falls	Two Family	1	\$185,000	\$185,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls	Condominium	20	\$326,100	\$311,500	0	0	0	0	1	5	2	10	1	5	0	0	2
Chagrin Falls	New Construction (inferred)	1	\$235,000	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	0
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	2182	\$113,987	\$85,000	430	19.71	350	16.04	336	15.4	196	8.98	180	8.25	218	9.99	250
Cleveland	Two Family	835	\$102,860	\$80,000	174	20.84	146	17.49	131	15.69	85	10.18	78	9.34	68	8.14	75
Cleveland	Condominium	247	\$160,092	\$51,000	117	47.37	15	6.07	3	1.21	6	2.43	6	2.43	10	4.05	22
Cleveland Heights	One Family	423	\$220,721	\$187,000	6	1.42	18	4.26	28	6.62	27	6.38	36	8.51	37	8.75	87
Cleveland Heights	Two Family	50	\$207,603	\$202,500	1	2	1	2	3	6	1	2	4	8	5	10	10
Cleveland Heights	Condominium	23	\$160,398	\$109,000	0	0	0	0	6	26.09	4	17.39	3	13.04	4	17.39	3
Cuyahoga Heights	One Family	3	\$219,667	\$239,000	0	0	0	0	0	0	0	0	0	0	0	0	1
East Cleveland	One Family	36	\$68,528	\$52,750	14	38.89	12	33.33	2	5.56	2	5.56	0	0	2	5.56	3
East Cleveland	Two Family	34	\$41,513	\$35,050	20	58.82	8	23.53	2	5.88	3	8.82	0	0	1	2.94	0
Euclid	One Family	432	\$123,785	\$122,000	15	3.47	41	9.49	55	12.73	62	14.35	58	13.43	71	16.44	113
Euclid	Two Family	20	\$146,574	\$145,000	1	5	1	5	0	0	0	0	1	5	9	45	5
Euclid	Condominium	38	\$59,217	\$59,000	12	31.58	11	28.95	10	26.32	3	7.89	1	2.63	1	2.63	0
Euclid	New Construction (inferred)	8	\$226,751	\$247,500	0	0	0	0	1	12.5	0	0	0	0	0	0	0
Fairview Park	One Family	119	\$273,876	\$257,901	0	0	1	0.84	1	0.84	0	0	2	1.68	4	3.36	23
Fairview Park	Two Family	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairview Park	Condominium	10	\$135,600	\$156,000	1	10	1	10	0	0	0	0	1	10	0	0	7
Garfield Heights	One Family	332	\$108,950	\$111,500	11	3.31	44	13.25	69	20.78	29	8.73	52	15.66	78	23.49	46
Garfield Heights	Two Family	38	\$131,655	\$133,250	0	0	1	2.63	3	7.89	3	7.89	5	13.16	19	50	7
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	26	\$813,552	\$794,000	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)	3	\$108,333	\$110,000	0	0	0	0	0	0	1	33.33	2	66.67	0	0	0

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Highland Heights	One Family	56	\$398,546	\$380,000	0	0	0	0	0	0	1	1.79	0	0	0	0	4
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)	9	\$241,389	\$175,000	0	0	1	11.11	0	0	0	0	1	11.11	0	0	5
Highland Hills	One Family	4	\$98,000	\$104,000	1	25	0	0	0	0	1	25	1	25	1	25	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
Hunting Valley	Condominium	1	\$637,500	\$637,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	31	\$361,814	\$312,000	0	0	0	0	0	0	0	0	1	3.23	1	3.23	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	254	\$323,244	\$290,000	1	0.39	2	0.79	1	0.39	2	0.79	1	0.39	9	3.54	32
Lakewood	Two Family	80	\$293,568	\$277,500	0	0	0	0	0	0	0	0	1	1.25	1	1.25	6
Lakewood	Condominium	81	\$154,419	\$132,000	3	3.7	5	6.17	11	13.58	8	9.88	11	13.58	10	12.35	14
Lakewood	New Construction (inferred)	2	\$147,000	\$147,000	0	0	0	0	1	50	0	0	0	0	0	0	0
Linndale	Two Family	4	\$152,625	\$159,500	0	0	0	0	0	0	0	0	0	0	1	25	3
Lyndhurst	One Family	139	\$225,382	\$205,000	0	0	0	0	1	0.72	3	2.16	5	3.6	16	11.51	40
Lyndhurst	Condominium	9	\$409,978	\$140,000	0	0	0	0	1	11.11	2	22.22	0	0	2	22.22	0
Maple Heights	One Family	297	\$103,827	\$100,000	17	5.72	49	16.5	54	18.18	38	12.79	42	14.14	51	17.17	43
Maple Heights	Two Family	2	\$146,500	\$146,500	0	0	0	0	0	0	0	0	0	0	2	100	0
Maple Heights	Condominium	13	\$40,615	\$38,000	10	76.92	2	15.38	1	7.69	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	22	\$446,073	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Mayfield	Condominium	5	\$206,400	\$208,000	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	135	\$217,722	\$202,000	0	0	0	0	1	0.74	0	0	6	4.44	17	12.59	43
Mayfield Heights	Condominium	28	\$162,602	\$173,250	0	0	1	3.57	1	3.57	1	3.57	1	3.57	4	14.29	18
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	84	\$259,445	\$268,625	0	0	0	0	0	0	1	1.19	0	0	6	7.14	16
Middleburg Heights	Two Family	3	\$230,533	\$245,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Middleburg Heights	Condominium	22	\$132,504	\$128,250	0	0	0	0	1	4.55	1	4.55	9	40.91	7	31.82	4
Middleburg Heights	New Construction (inferred)	2	\$210,675	\$210,675	0	0	0	0	0	0	1	50	0	0	0	0	0
Moreland Hills	One Family	18	\$995,972	\$847,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	4	\$291,425	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0

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Newburgh Heights	One Family	12	\$91,075	\$71,250	2	16.67	4	33.33	1	8.33	1	8.33	0	0	1	8.33	3
Newburgh Heights	Two Family	4	\$118,800	\$122,100	0	0	0	0	0	0	1	25	1	25	2	50	0
North Olmsted	One Family	197	\$241,720	\$241,500	0	0	0	0	1	0.51	4	2.03	5	2.54	14	7.11	33
North Olmsted	Two Family	1	\$375,000	\$375,000	0	0	0	0	0	0	0	0	0	0	0	0	0
North Olmsted	Condominium	62	\$127,778	\$112,750	1	1.61	11	17.74	7	11.29	8	12.9	10	16.13	12	19.35	2
North Olmsted	New Construction (inferred)	3	\$199,600	\$140,000	0	0	0	0	0	0	1	33.33	0	0	1	33.33	0
North Randall	One Family	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1
North Royalton	One Family	141	\$325,530	\$315,000	0	0	1	0.71	2	1.42	1	0.71	3	2.13	7	4.96	9
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	69	\$132,586	\$135,000	0	0	1	1.45	8	11.59	16	23.19	6	8.7	13	18.84	22
North Royalton	New Construction (inferred)	13	\$345,418	\$252,000	0	0	0	0	0	0	1	7.69	0	0	0	0	3
Oakwood	One Family	22	\$143,118	\$132,250	2	9.09	2	9.09	1	4.55	2	9.09	1	4.55	5	22.73	2
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	53	\$260,322	\$245,000	0	0	0	0	0	0	2	3.77	0	0	2	3.77	7
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	29	\$151,924	\$139,200	0	0	0	0	1	3.45	2	6.9	6	20.69	7	24.14	6
Olmsted Falls	New Construction (inferred)	7	\$296,565	\$175,000	0	0	1	14.29	0	0	0	0	0	0	1	14.29	3
Olmsted Township	One Family	49	\$282,679	\$270,000	0	0	0	0	0	0	1	2.04	1	2.04	4	8.16	6
Olmsted Township	Condominium	5	\$118,260	\$115,500	0	0	0	0	0	0	0	0	4	80	1	20	0
Olmsted Township	New Construction (inferred)	10	\$462,084	\$508,438	0	0	0	0	1	10	0	0	0	0	0	0	1
Orange	One Family	24	\$614,908	\$606,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	Condominium	6	\$502,333	\$436,000	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	676	\$182,399	\$179,950	3	0.44	4	0.59	17	2.51	34	5.03	37	5.47	74	10.95	297
Parma	Two Family	26	\$197,204	\$186,250	0	0	0	0	0	0	1	3.85	1	3.85	3	11.54	11
Parma	Condominium	25	\$156,201	\$150,000	0	0	2	8	0	0	0	0	1	4	10	40	7
Parma	New Construction (inferred)	2	\$298,400	\$298,400	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	One Family	129	\$186,646	\$187,000	0	0	2	1.55	2	1.55	3	2.33	5	3.88	12	9.3	56
Parma Heights	Two Family	2	\$197,500	\$197,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Parma Heights	Condominium	7	\$99,143	\$104,000	0	0	1	14.29	1	14.29	2	28.57	3	42.86	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

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Pepper Pike	One Family	49	\$643,663	\$515,000	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	76	\$218,073	\$205,950	0	0	1	1.32	0	0	0	0	1	1.32	9	11.84	25
Richmond Heights	Condominium	9	\$136,850	\$149,000	0	0	1	11.11	0	0	1	11.11	0	0	4	44.44	3
Rocky River	One Family	126	\$436,605	\$400,000	0	0	0	0	0	0	0	0	0	0	1	0.79	3
Rocky River	Two Family	6	\$357,500	\$345,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	70	\$209,527	\$134,950	1	1.43	4	5.71	8	11.43	8	11.43	8	11.43	15	21.43	5
Rocky River	New Construction (inferred)	2	\$91,050	\$91,050	0	0	0	0	0	0	2	100	0	0	0	0	0
Seven Hills	One Family	91	\$259,144	\$255,000	0	0	0	0	1	1.1	1	1.1	0	0	1	1.1	14
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	202	\$410,591	\$340,500	1	0.5	4	1.98	3	1.49	5	2.48	3	1.49	11	5.45	21
Shaker Heights	Two Family	32	\$274,788	\$221,500	0	0	0	0	1	3.13	0	0	1	3.13	2	6.25	9
Shaker Heights	Condominium	48	\$115,165	\$85,000	8	16.67	4	8.33	14	29.17	4	8.33	4	8.33	5	10.42	1
Solon	One Family	135	\$473,769	\$425,000	0	0	1	0.74	0	0	0	0	0	0	0	0	1
Solon	Condominium	6	\$147,750	\$147,500	0	0	1	16.67	0	0	0	0	2	33.33	0	0	2
Solon	New Construction (inferred)	4	\$500,182	\$473,864	0	0	0	0	1	25	0	0	0	0	0	0	1
South Euclid	One Family	238	\$155,974	\$150,000	3	1.26	7	2.94	15	6.3	19	7.98	28	11.76	49	20.59	69
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	15	\$84,213	\$66,000	0	0	7	46.67	4	26.67	0	0	0	0	2	13.33	2
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	299	\$326,196	\$300,000	0	0	2	0.67	1	0.33	0	0	3	1	0	0	22
Strongsville	Two Family	5	\$292,960	\$285,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	20	\$212,619	\$220,000	0	0	0	0	0	0	0	0	0	0	1	5	6
Strongsville	New Construction (inferred)	6	\$288,850	\$347,500	0	0	1	16.67	1	16.67	0	0	0	0	0	0	0
University Heights	One Family	147	\$262,927	\$250,000	0	0	1	0.68	2	1.36	2	1.36	1	0.68	7	4.76	20
University Heights	Two Family	5	\$212,500	\$220,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Valley View	One Family	12	\$332,692	\$339,250	0	0	0	0	0	0	0	0	0	0	2	16.67	1
Walton Hills	One Family	15	\$284,913	\$260,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Warrensville Heights	One Family	62	\$115,307	\$109,000	6	9.68	5	8.06	14	22.58	5	8.06	8	12.9	8	12.9	11
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	24	\$44,854	\$43,750	14	58.33	9	37.5	1	4.17	0	0	0	0	0	0	0

**Residential Sales Price Distribution for the Suburbs, YTD July 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
Warrensville Heights	New Construction (inferred)	1	\$95,000	\$95,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Westlake	One Family	147	\$450,019	\$400,000	0	0	0	0	0	0	0	0	0	0	1	0.68	8
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	102	\$244,283	\$185,000	0	0	1	0.98	6	5.88	3	2.94	5	4.9	17	16.67	26
Westlake	New Construction (inferred)	43	\$494,622	\$463,000	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	2182	\$113,987	\$85,000	430	19.71	350	16.04	336	15.4	196	8.98	180	8.25	218	9.99	250
City of Cleveland	Two Family	835	\$102,860	\$80,000	174	20.84	146	17.49	131	15.69	85	10.18	78	9.34	68	8.14	75
City of Cleveland	Condominium	247	\$160,092	\$51,000	117	47.37	15	6.07	3	1.21	6	2.43	6	2.43	10	4.05	22
Eastern Suburbs	One Family	3206	\$234,074	\$163,350	82	2.56	194	6.05	257	8.02	218	6.8	264	8.23	399	12.45	588
Eastern Suburbs	Two Family	205	\$176,250	\$146,500	22	10.73	11	5.37	11	5.37	8	3.9	15	7.32	42	20.49	39
Eastern Suburbs	Condominium	309	\$175,437	\$116,500	44	14.24	38	12.3	40	12.94	22	7.12	16	5.18	28	9.06	39
Eastern Suburbs	New Construction (inferred)	50	\$317,439	\$237,500	0	0	2	4	3	6	4	8	3	6	0	0	11
Western Suburbs	One Family	3054	\$279,716	\$242,650	5	0.16	15	0.49	30	0.98	63	2.06	78	2.55	176	5.76	667
Western Suburbs	Two Family	138	\$266,985	\$255,000	0	0	0	0	0	0	3	2.17	3	2.17	5	3.62	25
Western Suburbs	Condominium	606	\$176,720	\$145,000	8	1.32	26	4.29	50	8.25	55	9.08	77	12.71	112	18.48	119
Western Suburbs	New Construction (inferred)	119	\$368,412	\$326,350	0	0	3	2.52	7	5.88	7	5.88	2	1.68	4	3.36	9
Total: All Suburbs	One Family	6260	\$256,341	\$206,000	87	1.39	209	3.34	287	4.58	281	4.49	342	5.46	575	9.19	1255
Total: All Suburbs	Two Family	343	\$212,756	\$190,000	22	6.41	11	3.21	11	3.21	11	3.21	18	5.25	47	13.7	64
Total: All Suburbs	Condominium	915	\$176,287	\$140,000	52	5.68	64	6.99	90	9.84	77	8.42	93	10.16	140	15.3	158
Total: All Suburbs	New Construction (inferred)	169	\$353,331	\$268,000	0	0	5	2.96	10	5.92	11	6.51	5	2.96	4	2.37	20
Total: Cuyahoga County	One Family	8442	\$219,547	\$173,750	517	6.12	559	6.62	623	7.38	477	5.65	522	6.18	793	9.39	1505
Total: Cuyahoga County	Two Family	1178	\$134,859	\$105,000	196	16.64	157	13.33	142	12.05	96	8.15	96	8.15	115	9.76	139
Total: Cuyahoga County	Condominium	1162	\$172,845	\$135,750	169	14.54	79	6.8	93	8	83	7.14	99	8.52	150	12.91	180
Total: Cuyahoga County	New Construction (inferred)	169	\$353,331	\$268,000	0	0	5	2.96	10	5.92	11	6.51	5	2.96	4	2.37	20

**Residential Sales Price Distribution for the Suburbs, YTD July 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	145	\$430,560	8.28	17	11.72	113	77.93
Bay Village	Condominium	5	\$425,600	0	0	0	5	100
Bay Village	New Construction (inferred)	2	\$462,500	0	0	0	1	50
Beachwood	One Family	64	\$491,399	3.13	5	7.81	57	89.06
Beachwood	Condominium	28	\$369,098	10.71	2	7.14	21	75
Beachwood	New Construction (inferred)	1	\$240,000	0	1	100	0	0
Bedford	One Family	98	\$134,200	23.47	7	7.14	1	1.02
Bedford	Two Family	9	\$145,933	55.56	0	0	0	0
Bedford	Condominium	9	\$109,111	11.11	0	0	0	0
Bedford	New Construction (inferred)	4	\$201,399	75	1	25	0	0
Bedford Heights	One Family	65	\$157,891	36.92	8	12.31	4	6.15
Bedford Heights	Condominium	4	\$98,500	0	0	0	0	0
Bentleyville	One Family	6	\$878,818	0	0	0	6	100
Berea	One Family	154	\$223,084	26.62	45	29.22	43	27.92
Berea	Two Family	3	\$187,000	66.67	1	33.33	0	0
Berea	Condominium	10	\$118,370	20	1	10	0	0
Berea	New Construction (inferred)	3	\$88,333	0	0	0	0	0
Bratenahl	One Family	10	\$433,316	10	0	0	9	90
Bratenahl	Two Family	3	\$969,167	0	0	0	2	66.67
Bratenahl	Condominium	19	\$297,863	10.53	2	10.53	12	63.16
Brecksville	One Family	72	\$446,993	2.78	4	5.56	65	90.28
Brecksville	Two Family	1	\$174,000	100	0	0	0	0
Brecksville	Condominium	33	\$223,858	18.18	5	15.15	12	36.36
Brecksville	New Construction (inferred)	6	\$346,362	0	3	50	2	33.33
Broadview Heights	One Family	85	\$346,674	3.53	8	9.41	73	85.88
Broadview Heights	Two Family	1	\$124,816	0	0	0	0	0
Broadview Heights	Condominium	46	\$167,680	23.91	3	6.52	10	21.74
Broadview Heights	New Construction (inferred)	12	\$234,125	0	3	25	4	33.33
Brook Park	One Family	127	\$191,403	39.37	38	29.92	11	8.66
Brook Park	Condominium	10	\$139,840	10	0	0	0	0
Brook Park	New Construction (inferred)	1	\$291,500	0	0	0	1	100
Brooklyn	One Family	67	\$165,932	44.78	12	17.91	2	2.99

**Residential Sales Price Distribution for the Suburbs, YTD July 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
Brooklyn	Two Family	2	\$100,000	0	0	0	0	0
Brooklyn Heights	One Family	8	\$232,410	25	3	37.5	2	25
Chagrin Falls	One Family	37	\$567,123	0	3	8.11	33	89.19
Chagrin Falls	Two Family	1	\$185,000	100	0	0	0	0
Chagrin Falls	Condominium	20	\$326,100	10	2	10	12	60
Chagrin Falls	New Construction (inferred)	1	\$235,000	0	1	100	0	0
Chagrin Falls Township	One Family	1	\$900,000	0	0	0	1	100
Cleveland	One Family	2182	\$113,987	11.46	84	3.85	138	6.32
Cleveland	Two Family	835	\$102,860	8.98	30	3.59	48	5.75
Cleveland	Condominium	247	\$160,092	8.91	18	7.29	50	20.24
Cleveland Heights	One Family	423	\$220,721	20.57	57	13.48	127	30.02
Cleveland Heights	Two Family	50	\$207,603	20	11	22	14	28
Cleveland Heights	Condominium	23	\$160,398	13.04	1	4.35	2	8.7
Cuyahoga Heights	One Family	3	\$219,667	33.33	2	66.67	0	0
East Cleveland	One Family	36	\$68,528	8.33	0	0	1	2.78
East Cleveland	Two Family	34	\$41,513	0	0	0	0	0
Euclid	One Family	432	\$123,785	26.16	12	2.78	5	1.16
Euclid	Two Family	20	\$146,574	25	3	15	0	0
Euclid	Condominium	38	\$59,217	0	0	0	0	0
Euclid	New Construction (inferred)	8	\$226,751	0	4	50	3	37.5
Fairview Park	One Family	119	\$273,876	19.33	28	23.53	60	50.42
Fairview Park	Two Family	1	\$275,000	0	0	0	1	100
Fairview Park	Condominium	10	\$135,600	70	0	0	0	0
Garfield Heights	One Family	332	\$108,950	13.86	2	0.6	1	0.3
Garfield Heights	Two Family	38	\$131,655	18.42	0	0	0	0
Garfield Heights	Condominium	1	\$103,000	0	0	0	0	0
Gates Mills	One Family	26	\$813,552	3.85	0	0	25	96.15
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



**Residential Sales Price Distribution for the Suburbs, YTD July 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
Highland Heights	One Family	56	\$398,546	7.14	6	10.71	45	80.36
Highland Heights	Condominium	3	\$278,567	0	1	33.33	2	66.67
Highland Heights	New Construction (inferred)	9	\$241,389	55.56	0	0	2	22.22
Highland Hills	One Family	4	\$98,000	0	0	0	0	0
Hunting Valley	One Family	2	\$3,800,000	0	0	0	2	100
Hunting Valley	Condominium	1	\$637,500	0	0	0	1	100
Independence	One Family	31	\$361,814	3.23	5	16.13	23	74.19
Independence	New Construction (inferred)	1	\$80,000	0	0	0	0	0
Lakewood	One Family	254	\$323,244	12.6	41	16.14	165	64.96
Lakewood	Two Family	80	\$293,568	7.5	18	22.5	54	67.5
Lakewood	Condominium	81	\$154,419	17.28	5	6.17	14	17.28
Lakewood	New Construction (inferred)	2	\$147,000	0	1	50	0	0
Linndale	Two Family	4	\$152,625	75	0	0	0	0
Lyndhurst	One Family	139	\$225,382	28.78	39	28.06	35	25.18
Lyndhurst	Condominium	9	\$409,978	0	0	0	4	44.44
Maple Heights	One Family	297	\$103,827	14.48	3	1.01	0	0
Maple Heights	Two Family	2	\$146,500	0	0	0	0	0
Maple Heights	Condominium	13	\$40,615	0	0	0	0	0
Maple Heights	New Construction (inferred)	2	\$184,000	0	0	0	1	50
Mayfield	One Family	22	\$446,073	4.55	1	4.55	20	90.91
Mayfield	Condominium	5	\$206,400	40	3	60	0	0
Mayfield	New Construction (inferred)	1	\$80,000	0	0	0	0	0
Mayfield Heights	One Family	135	\$217,722	31.85	32	23.7	36	26.67
Mayfield Heights	Condominium	28	\$162,602	64.29	2	7.14	0	0
Mayfield Heights	New Construction (inferred)	3	\$460,745	0	0	0	2	66.67
Middleburg Heights	One Family	84	\$259,445	19.05	13	15.48	48	57.14
Middleburg Heights	Two Family	3	\$230,533	33.33	1	33.33	1	33.33
Middleburg Heights	Condominium	22	\$132,504	18.18	0	0	0	0
Middleburg Heights	New Construction (inferred)	2	\$210,675	0	0	0	1	50
Moreland Hills	One Family	18	\$995,972	0	0	0	18	100
Moreland Hills	New Construction (inferred)	4	\$291,425	0	1	25	3	75

**Residential Sales Price Distribution for the Suburbs, YTD July 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 \$250K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Newburgh Heights	One Family	12	\$91,075	25	0	0	0	0
Newburgh Heights	Two Family	4	\$118,800	0	0	0	0	0
North Olmsted	One Family	197	\$241,720	16.75	56	28.43	84	42.64
North Olmsted	Two Family	1	\$375,000	0	0	0	1	100
North Olmsted	Condominium	62	\$127,778	3.23	8	12.9	3	4.84
North Olmsted	New Construction (inferred)	3	\$199,600	0	0	0	1	33.33
North Randall	One Family	1	\$170,000	100	0	0	0	0
North Royalton	One Family	141	\$325,530	6.38	24	17.02	94	66.67
North Royalton	Two Family	1	\$210,000	0	1	100	0	0
North Royalton	Condominium	69	\$132,586	31.88	3	4.35	0	0
North Royalton	New Construction (inferred)	13	\$345,418	23.08	2	15.38	7	53.85
Oakwood	One Family	22	\$143,118	9.09	5	22.73	2	9.09
Oakwood	New Construction (inferred)	1	\$50,000	0	0	0	0	0
Olmsted Falls	One Family	53	\$260,322	13.21	21	39.62	21	39.62
Olmsted Falls	Two Family	1	\$299,500	0	0	0	1	100
Olmsted Falls	Condominium	29	\$151,924	20.69	7	24.14	0	0
Olmsted Falls	New Construction (inferred)	7	\$296,565	42.86	0	0	2	28.57
Olmsted Township	One Family	49	\$282,679	12.24	11	22.45	26	53.06
Olmsted Township	Condominium	5	\$118,260	0	0	0	0	0
Olmsted Township	New Construction (inferred)	10	\$462,084	10	0	0	8	80
Orange	One Family	24	\$614,908	0	1	4.17	23	95.83
Orange	Condominium	6	\$502,333	0	0	0	6	100
Orange	New Construction (inferred)	4	\$567,843	25	0	0	3	75
Parma	One Family	676	\$182,399	43.93	138	20.41	72	10.65
Parma	Two Family	26	\$197,204	42.31	4	15.38	6	23.08
Parma	Condominium	25	\$156,201	28	5	20	0	0
Parma	New Construction (inferred)	2	\$298,400	0	0	0	2	100
Parma Heights	One Family	129	\$186,646	43.41	38	29.46	11	8.53
Parma Heights	Two Family	2	\$197,500	50	1	50	0	0
Parma Heights	Condominium	7	\$99,143	0	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$242,400	0	1	50	1	50

**Residential Sales Price Distribution for the Suburbs, YTD July 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
Pepper Pike	One Family	49	\$643,663	0	1	2.04	48	97.96
Pepper Pike	New Construction (inferred)	3	\$898,936	0	0	0	3	100
Richmond Heights	One Family	76	\$218,073	32.89	18	23.68	22	28.95
Richmond Heights	Condominium	9	\$136,850	33.33	0	0	0	0
Rocky River	One Family	126	\$436,605	2.38	12	9.52	110	87.3
Rocky River	Two Family	6	\$357,500	0	0	0	6	100
Rocky River	Condominium	70	\$209,527	7.14	5	7.14	16	22.86
Rocky River	New Construction (inferred)	2	\$91,050	0	0	0	0	0
Seven Hills	One Family	91	\$259,144	15.38	23	25.27	51	56.04
Seven Hills	New Construction (inferred)	2	\$312,450	0	0	0	2	100
Shaker Heights	One Family	202	\$410,591	10.4	13	6.44	141	69.8
Shaker Heights	Two Family	32	\$274,788	28.13	9	28.13	10	31.25
Shaker Heights	Condominium	48	\$115,165	2.08	5	10.42	3	6.25
Solon	One Family	135	\$473,769	0.74	11	8.15	122	90.37
Solon	Condominium	6	\$147,750	33.33	1	16.67	0	0
Solon	New Construction (inferred)	4	\$500,182	25	0	0	2	50
South Euclid	One Family	238	\$155,974	28.99	35	14.71	13	5.46
South Euclid	Two Family	6	\$216,333	0	4	66.67	1	16.67
South Euclid	Condominium	15	\$84,213	13.33	0	0	0	0
South Euclid	New Construction (inferred)	1	\$170,000	100	0	0	0	0
Strongsville	One Family	299	\$326,196	7.36	54	18.06	217	72.58
Strongsville	Two Family	5	\$292,960	0	1	20	4	80
Strongsville	Condominium	20	\$212,619	30	11	55	2	10
Strongsville	New Construction (inferred)	6	\$288,850	0	0	0	4	66.67
University Heights	One Family	147	\$262,927	13.61	42	28.57	72	48.98
University Heights	Two Family	5	\$212,500	40	3	60	0	0
Valley View	One Family	12	\$332,692	8.33	1	8.33	8	66.67
Walton Hills	One Family	15	\$284,913	6.67	3	20	11	73.33
Warrensville Heights	One Family	62	\$115,307	17.74	4	6.45	1	1.61
Warrensville Heights	Two Family	1	\$77,500	0	0	0	0	0
Warrensville Heights	Condominium	24	\$44,854	0	0	0	0	0

**Residential Sales Price Distribution for the Suburbs, YTD July 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
Warrensville Heights	New Construction (inferred)	1	\$95,000	0	0	0	0	0
Westlake	One Family	147	\$450,019	5.44	15	10.2	123	83.67
Westlake	Two Family	1	\$705,000	0	0	0	1	100
Westlake	Condominium	102	\$244,283	25.49	10	9.8	34	33.33
Westlake	New Construction (inferred)	43	\$494,622	4.65	3	6.98	38	88.37
Woodmere	One Family	2	\$379,950	0	1	50	1	50
City of Cleveland	One Family	2182	\$113,987	11.46	84	3.85	138	6.32
City of Cleveland	Two Family	835	\$102,860	8.98	30	3.59	48	5.75
City of Cleveland	Condominium	247	\$160,092	8.91	18	7.29	50	20.24
Eastern Suburbs	One Family	3206	\$234,074	18.34	312	9.73	892	27.82
Eastern Suburbs	Two Family	205	\$176,250	19.02	30	14.63	27	13.17
Eastern Suburbs	Condominium	309	\$175,437	12.62	19	6.15	63	20.39
Eastern Suburbs	New Construction (inferred)	50	\$317,439	22	8	16	19	38
Western Suburbs	One Family	3054	\$279,716	21.84	606	19.84	1414	46.3
Western Suburbs	Two Family	138	\$266,985	18.12	27	19.57	75	54.35
Western Suburbs	Condominium	606	\$176,720	19.64	63	10.4	96	15.84
Western Suburbs	New Construction (inferred)	119	\$368,412	7.56	13	10.92	74	62.18
Total: All Suburbs	One Family	6260	\$256,341	20.05	918	14.66	2306	36.84
Total: All Suburbs	Two Family	343	\$212,756	18.66	57	16.62	102	29.74
Total: All Suburbs	Condominium	915	\$176,287	17.27	82	8.96	159	17.38
Total: All Suburbs	New Construction (inferred)	169	\$353,331	11.83	21	12.43	93	55.03
Total: Cuyahoga County	One Family	8442	\$219,547	17.83	1002	11.87	2444	28.95
Total: Cuyahoga County	Two Family	1178	\$134,859	11.8	87	7.39	150	12.73
Total: Cuyahoga County	Condominium	1162	\$172,845	15.49	100	8.61	209	17.99
Total: Cuyahoga County	New Construction (inferred)	169	\$353,331	11.83	21	12.43	93	55.03