

**Residential Sales Price Distribution for the Suburbs, YTD August 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	173	\$412,394	\$339,000	0	0	0	0	0	0	1	0.58	2	1.16	2	1.16	21
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)	5	\$550,280	\$485,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Beachwood	One Family	116	\$458,815	\$389,000	0	0	0	0	0	0	0	0	0	0	1	0.86	0
Beachwood	Condominium	26	\$394,525	\$413,750	0	0	0	0	0	0	0	0	0	0	4	15.38	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	156	\$129,684	\$129,250	1	0.64	11	7.05	17	10.9	19	12.18	23	14.74	40	25.64	35
Bedford	Two Family	13	\$124,358	\$120,000	2	15.38	1	7.69	1	7.69	2	15.38	1	7.69	2	15.38	3
Bedford	Condominium	13	\$65,323	\$53,000	2	15.38	7	53.85	2	15.38	0	0	0	0	2	15.38	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	101	\$168,906	\$173,000	1	0.99	3	2.97	4	3.96	8	7.92	4	3.96	16	15.84	42
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	11	\$914,327	\$820,000	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	194	\$197,753	\$186,500	0	0	2	1.03	5	2.58	3	1.55	13	6.7	26	13.4	66
Berea	Two Family	3	\$239,167	\$242,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Berea	Condominium	10	\$102,650	\$90,500	1	10	1	10	2	20	2	20	1	10	2	20	0
Bratenahl	One Family	19	\$556,305	\$400,000	0	0	0	0	0	0	0	0	1	5.26	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	108	\$471,442	\$405,000	0	0	0	0	0	0	0	0	1	0.93	0	0	5
Brecksville	Two Family	1	\$150,000	\$150,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Brecksville	Condominium	53	\$185,436	\$158,000	0	0	1	1.89	3	5.66	4	7.55	11	20.75	5	9.43	8
Brecksville	New Construction (inferred)	15	\$433,597	\$480,415	0	0	0	0	1	6.67	0	0	1	6.67	0	0	0
Broadview Heights	One Family	131	\$378,928	\$335,811	0	0	0	0	1	0.76	1	0.76	0	0	2	1.53	5
Broadview Heights	Condominium	69	\$164,525	\$159,000	0	0	3	4.35	7	10.14	3	4.35	4	5.8	9	13.04	31
Broadview Heights	New Construction (inferred)	34	\$361,972	\$363,418	0	0	0	0	0	0	1	2.94	1	2.94	3	8.82	5
Brook Park	One Family	216	\$175,390	\$180,000	2	0.93	1	0.46	5	2.31	5	2.31	13	6.02	25	11.57	112
Brook Park	Condominium	16	\$124,547	\$124,000	0	0	0	0	0	0	1	6.25	8	50	7	43.75	0
Brooklyn	One Family	92	\$157,478	\$156,750	0	0	2	2.17	6	6.52	3	3.26	16	17.39	14	15.22	36

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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	173	\$412,394	12.14	18	10.4	129	74.57
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)	5	\$550,280	0	1	20	4	80
Beachwood	One Family	116	\$458,815	0	8	6.9	107	92.24
Beachwood	Condominium	26	\$394,525	3.85	3	11.54	18	69.23
Beachwood	New Construction (inferred)	2	\$200,000	50	1	50	0	0
Bedford	One Family	156	\$129,684	22.44	10	6.41	0	0
Bedford	Two Family	13	\$124,358	23.08	0	0	1	7.69
Bedford	Condominium	13	\$65,323	0	0	0	0	0
Bedford	New Construction (inferred)	1	\$60,000	0	0	0	0	0
Bedford Heights	One Family	101	\$168,906	41.58	20	19.8	3	2.97
Bedford Heights	Condominium	6	\$99,350	0	0	0	0	0
Bentleyville	One Family	11	\$914,327	0	0	0	11	100
Bentleyville	New Construction (inferred)	1	\$325,000	0	0	0	1	100
Berea	One Family	194	\$197,753	34.02	41	21.13	38	19.59
Berea	Two Family	3	\$239,167	33.33	1	33.33	1	33.33
Berea	Condominium	10	\$102,650	0	1	10	0	0
Bratenahl	One Family	19	\$556,305	0	5	26.32	13	68.42
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	108	\$471,442	4.63	10	9.26	92	85.19
Brecksville	Two Family	1	\$150,000	0	0	0	0	0
Brecksville	Condominium	53	\$185,436	15.09	12	22.64	9	16.98
Brecksville	New Construction (inferred)	15	\$433,597	0	2	13.33	11	73.33
Broadview Heights	One Family	131	\$378,928	3.82	29	22.14	93	70.99
Broadview Heights	Condominium	69	\$164,525	44.93	3	4.35	9	13.04
Broadview Heights	New Construction (inferred)	34	\$361,972	14.71	5	14.71	19	55.88
Brook Park	One Family	216	\$175,390	51.85	48	22.22	5	2.31
Brook Park	Condominium	16	\$124,547	0	0	0	0	0
Brooklyn	One Family	92	\$157,478	39.13	13	14.13	2	2.17

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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	11	\$205,045	\$205,000	1	9.09	1	9.09	0	0	0	0	0	0	1	9.09	2
Chagrin Falls	One Family	60	\$528,654	\$442,000	0	0	0	0	0	0	0	0	0	0	0	0	2
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	22	\$310,072	\$321,250	0	0	1	4.55	2	9.09	1	4.55	2	9.09	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	2968	\$116,902	\$93,000	546	18.4	440	14.82	384	12.94	280	9.43	260	8.76	352	11.86	357
Cleveland	Two Family	1131	\$100,625	\$82,500	223	19.72	174	15.38	199	17.6	133	11.76	140	12.38	84	7.43	80
Cleveland	Condominium	186	\$205,272	\$165,500	15	8.06	19	10.22	4	2.15	13	6.99	3	1.61	23	12.37	42
Cleveland Heights	One Family	573	\$223,411	\$185,000	4	0.7	13	2.27	26	4.54	34	5.93	45	7.85	76	13.26	127
Cleveland Heights	Two Family	75	\$240,643	\$210,000	1	1.33	1	1.33	3	4	2	2.67	5	6.67	4	5.33	19
Cleveland Heights	Condominium	37	\$136,646	\$135,000	0	0	1	2.7	5	13.51	6	16.22	3	8.11	7	18.92	13
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
Cuyahoga Heights	New Construction (inferred)	1	\$125,000	\$125,000	0	0	0	0	0	0	0	0	1	100	0	0	0
East Cleveland	One Family	45	\$63,776	\$36,300	25	55.56	7	15.56	2	4.44	0	0	3	6.67	3	6.67	2
East Cleveland	Two Family	23	\$46,858	\$40,000	13	56.52	5	21.74	2	8.7	2	8.7	0	0	1	4.35	0
Euclid	One Family	626	\$120,510	\$119,950	23	3.67	49	7.83	77	12.3	110	17.57	90	14.38	132	21.09	116
Euclid	Two Family	37	\$136,125	\$140,000	1	2.7	0	0	3	8.11	6	16.22	3	8.11	10	27.03	13
Euclid	Condominium	53	\$67,422	\$60,000	13	24.53	20	37.74	10	18.87	5	9.43	0	0	2	3.77	3
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	210	\$264,830	\$248,289	0	0	0	0	1	0.48	4	1.9	3	1.43	9	4.29	36
Fairview Park	Condominium	16	\$130,481	\$135,000	0	0	1	6.25	1	6.25	0	0	3	18.75	8	50	3
Garfield Heights	One Family	481	\$111,739	\$113,000	16	3.33	40	8.32	81	16.84	73	15.18	91	18.92	111	23.08	64
Garfield Heights	Two Family	34	\$112,621	\$110,500	2	5.88	1	2.94	9	26.47	2	5.88	8	23.53	8	23.53	3
Gates Mills	One Family	18	\$837,685	\$520,000	0	0	0	0	0	0	0	0	0	0	1	5.56	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	8	\$412,075	\$416,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Highland Heights	One Family	91	\$394,621	\$375,000	0	0	0	0	0	0	0	0	2	2.2	1	1.1	3

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Brooklyn	Two Family	3	\$217,917	0	1	33.33	1	33.33
Brooklyn Heights	One Family	11	\$205,045	18.18	3	27.27	3	27.27
Chagrin Falls	One Family	60	\$528,654	3.33	2	3.33	56	93.33
Chagrin Falls	Two Family	1	\$199,000	100	0	0	0	0
Chagrin Falls	Condominium	22	\$310,072	4.55	1	4.55	14	63.64
Chagrin Falls	New Construction (inferred)	1	\$939,675	0	0	0	1	100
Cleveland	One Family	2968	\$116,902	12.03	168	5.66	181	6.1
Cleveland	Two Family	1131	\$100,625	7.07	44	3.89	54	4.77
Cleveland	Condominium	186	\$205,272	22.58	18	9.68	49	26.34
Cleveland Heights	One Family	573	\$223,411	22.16	87	15.18	161	28.1
Cleveland Heights	Two Family	75	\$240,643	25.33	11	14.67	29	38.67
Cleveland Heights	Condominium	37	\$136,646	35.14	2	5.41	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
Cuyahoga Heights	New Construction (inferred)	1	\$125,000	0	0	0	0	0
East Cleveland	One Family	45	\$63,776	4.44	3	6.67	0	0
East Cleveland	Two Family	23	\$46,858	0	0	0	0	0
Euclid	One Family	626	\$120,510	18.53	22	3.51	7	1.12
Euclid	Two Family	37	\$136,125	35.14	1	2.7	0	0
Euclid	Condominium	53	\$67,422	5.66	0	0	0	0
Euclid	New Construction (inferred)	5	\$207,080	20	3	60	0	0
Fairview Park	One Family	210	\$264,830	17.14	54	25.71	103	49.05
Fairview Park	Condominium	16	\$130,481	18.75	0	0	0	0
Garfield Heights	One Family	481	\$111,739	13.31	5	1.04	0	0
Garfield Heights	Two Family	34	\$112,621	8.82	1	2.94	0	0
Gates Mills	One Family	18	\$837,685	0	0	0	17	94.44
Gates Mills	Two Family	1	\$625,000	0	0	0	1	100
Glenwillow	One Family	8	\$412,075	12.5	0	0	7	87.5
Highland Heights	One Family	91	\$394,621	3.3	9	9.89	76	83.52

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Highland Heights	Condominium	13	\$327,600	\$330,800	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	2	\$137,500	\$137,500	0	0	0	0	0	0	0	0	1	50	1	50	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	68	\$375,394	\$297,000	0	0	0	0	0	0	1	1.47	0	0	4	5.88	4
Independence	New Construction (inferred)	5	\$483,771	\$643,857	0	0	0	0	0	0	0	0	0	0	1	20	0
Lakewood	One Family	401	\$319,948	\$285,000	0	0	2	0.5	4	1	3	0.75	3	0.75	12	2.99	45
Lakewood	Two Family	161	\$273,924	\$275,000	0	0	0	0	1	0.62	0	0	1	0.62	5	3.11	19
Lakewood	Condominium	118	\$151,999	\$126,800	11	9.32	14	11.86	18	15.25	7	5.93	9	7.63	17	14.41	15
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	229	\$217,650	\$201,000	1	0.44	1	0.44	3	1.31	2	0.87	9	3.93	23	10.04	74
Lyndhurst	Condominium	25	\$160,720	\$130,000	0	0	0	0	3	12	4	16	4	16	8	32	2
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	407	\$102,729	\$103,500	22	5.41	58	14.25	74	18.18	56	13.76	76	18.67	79	19.41	41
Maple Heights	Two Family	6	\$129,119	\$130,358	0	0	0	0	0	0	0	0	3	50	2	33.33	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	25	\$336,872	\$330,000	0	0	0	0	0	0	0	0	0	0	1	4	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)	6	\$124,833	\$80,000	0	0	0	0	5	83.33	0	0	0	0	0	0	0
Mayfield Heights	One Family	213	\$213,795	\$192,000	1	0.47	0	0	3	1.41	5	2.35	10	4.69	22	10.33	73
Mayfield Heights	Two Family	1	\$270,000	\$270,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield Heights	Condominium	41	\$185,413	\$180,000	1	2.44	0	0	1	2.44	0	0	7	17.07	5	12.2	12
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	154	\$251,870	\$250,000	0	0	1	0.65	0	0	0	0	3	1.95	4	2.6	28
Middleburg Heights	Two Family	1	\$260,000	\$260,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Middleburg Heights	Condominium	40	\$122,933	\$122,000	0	0	1	2.5	2	5	12	30	7	17.5	13	32.5	3
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	40	\$833,404	\$827,500	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

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Highland Heights	Condominium	13	\$327,600	0	0	0	13	100
Highland Heights	New Construction (inferred)	2	\$137,500	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	68	\$375,394	5.88	12	17.65	47	69.12
Independence	New Construction (inferred)	5	\$483,771	0	1	20	3	60
Lakewood	One Family	401	\$319,948	11.22	73	18.2	259	64.59
Lakewood	Two Family	161	\$273,924	11.8	31	19.25	104	64.6
Lakewood	Condominium	118	\$151,999	12.71	5	4.24	22	18.64
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	229	\$217,650	32.31	57	24.89	59	25.76
Lyndhurst	Condominium	25	\$160,720	8	0	0	4	16
Lyndhurst	New Construction (inferred)	1	\$135,000	0	0	0	0	0
Maple Heights	One Family	407	\$102,729	10.07	1	0.25	0	0
Maple Heights	Two Family	6	\$129,119	16.67	0	0	0	0
Maple Heights	Condominium	9	\$43,944	0	0	0	0	0
Mayfield	One Family	25	\$336,872	16	2	8	18	72
Mayfield	Condominium	1	\$205,000	0	1	100	0	0
Mayfield	New Construction (inferred)	6	\$124,833	0	0	0	1	16.67
Mayfield Heights	One Family	213	\$213,795	34.27	53	24.88	46	21.6
Mayfield Heights	Two Family	1	\$270,000	0	0	0	1	100
Mayfield Heights	Condominium	41	\$185,413	29.27	11	26.83	4	9.76
Mayfield Heights	New Construction (inferred)	3	\$506,167	0	0	0	2	66.67
Middleburg Heights	One Family	154	\$251,870	18.18	43	27.92	75	48.7
Middleburg Heights	Two Family	1	\$260,000	0	0	0	1	100
Middleburg Heights	Condominium	40	\$122,933	7.5	2	5	0	0
Middleburg Heights	New Construction (inferred)	3	\$353,333	0	0	0	2	66.67
Moreland Hills	One Family	40	\$833,404	0	0	0	40	100
Moreland Hills	Condominium	1	\$225,000	0	1	100	0	0

**Residential Sales Price Distribution for the Suburbs, YTD August 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
Moreland Hills	New Construction (inferred)	4	\$391,050	\$255,400	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	17	\$106,141	\$115,000	2	11.76	1	5.88	3	17.65	2	11.76	2	11.76	5	29.41	2
Newburgh Heights	Two Family	5	\$88,400	\$85,000	0	0	0	0	3	60	1	20	1	20	0	0	0
North Olmsted	One Family	264	\$236,917	\$236,250	0	0	0	0	3	1.14	2	0.76	8	3.03	18	6.82	50
North Olmsted	Two Family	3	\$234,467	\$249,900	0	0	0	0	0	0	0	0	0	0	0	0	1
North Olmsted	Condominium	68	\$97,743	\$85,000	6	8.82	16	23.53	13	19.12	7	10.29	9	13.24	12	17.65	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	4	\$104,750	\$102,000	0	0	0	0	1	25	2	50	0	0	1	25	0
North Royalton	One Family	201	\$340,581	\$310,000	0	0	0	0	1	0.5	0	0	3	1.49	3	1.49	13
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	87	\$122,883	\$120,500	4	4.6	8	9.2	12	13.79	8	9.2	16	18.39	24	27.59	9
North Royalton	New Construction (inferred)	25	\$303,351	\$179,000	0	0	2	8	1	4	1	4	1	4	2	8	8
Oakwood	One Family	20	\$182,238	\$158,200	0	0	0	0	3	15	3	15	1	5	2	10	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	74	\$256,661	\$247,000	0	0	0	0	0	0	1	1.35	3	4.05	1	1.35	10
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	47	\$148,067	\$147,500	2	4.26	1	2.13	2	4.26	2	4.26	7	14.89	13	27.66	14
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	80	\$279,342	\$265,000	0	0	0	0	1	1.25	1	1.25	2	2.5	4	5	9
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)	22	\$215,160	\$248,740	0	0	2	9.09	1	4.55	0	0	2	9.09	0	0	1
Orange	One Family	41	\$480,904	\$475,000	0	0	0	0	0	0	0	0	0	0	1	2.44	3
Orange	Condominium	6	\$472,333	\$474,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	17	\$675,003	\$708,275	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	933	\$175,930	\$170,000	3	0.32	7	0.75	23	2.47	44	4.72	83	8.9	150	16.08	366
Parma	Two Family	40	\$192,802	\$183,500	0	0	0	0	1	2.5	1	2.5	0	0	7	17.5	12
Parma	Condominium	34	\$149,192	\$141,500	0	0	1	2.94	2	5.88	3	8.82	5	14.71	8	23.53	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	247	\$178,784	\$178,000	0	0	1	0.4	5	2.02	5	2.02	23	9.31	29	11.74	118
Parma Heights	Two Family	2	\$227,500	\$227,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma Heights	Condominium	14	\$87,300	\$75,250	0	0	4	28.57	5	35.71	2	14.29	1	7.14	1	7.14	1

**Residential Sales Price Distribution for the Suburbs, YTD August 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
Moreland Hills	New Construction (inferred)	4	\$391,050	0	2	50	2	50
Newburgh Heights	One Family	17	\$106,141	11.76	0	0	0	0
Newburgh Heights	Two Family	5	\$88,400	0	0	0	0	0
North Olmsted	One Family	264	\$236,917	18.94	72	27.27	111	42.05
North Olmsted	Two Family	3	\$234,467	33.33	1	33.33	1	33.33
North Olmsted	Condominium	68	\$97,743	1.47	3	4.41	1	1.47
North Olmsted	New Construction (inferred)	1	\$68,000	0	0	0	0	0
North Randall	One Family	4	\$104,750	0	0	0	0	0
North Royalton	One Family	201	\$340,581	6.47	26	12.94	155	77.11
North Royalton	Two Family	1	\$130,000	0	0	0	0	0
North Royalton	Condominium	87	\$122,883	10.34	2	2.3	4	4.6
North Royalton	New Construction (inferred)	25	\$303,351	32	0	0	10	40
Oakwood	One Family	20	\$182,238	15	4	20	4	20
Oakwood	Two Family	2	\$113,500	50	0	0	0	0
Olmsted Falls	One Family	74	\$256,661	13.51	25	33.78	34	45.95
Olmsted Falls	Two Family	2	\$205,000	50	1	50	0	0
Olmsted Falls	Condominium	47	\$148,067	29.79	6	12.77	0	0
Olmsted Falls	New Construction (inferred)	21	\$393,065	4.76	0	0	18	85.71
Olmsted Township	One Family	80	\$279,342	11.25	21	26.25	42	52.5
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)	22	\$215,160	4.55	7	31.82	9	40.91
Orange	One Family	41	\$480,904	7.32	6	14.63	31	75.61
Orange	Condominium	6	\$472,333	0	0	0	6	100
Orange	New Construction (inferred)	17	\$675,003	0	1	5.88	16	94.12
Parma	One Family	933	\$175,930	39.23	172	18.44	85	9.11
Parma	Two Family	40	\$192,802	30	16	40	3	7.5
Parma	Condominium	34	\$149,192	26.47	6	17.65	0	0
Parma	New Construction (inferred)	1	\$660,000	0	0	0	1	100
Parma Heights	One Family	247	\$178,784	47.77	52	21.05	14	5.67
Parma Heights	Two Family	2	\$227,500	0	2	100	0	0
Parma Heights	Condominium	14	\$87,300	7.14	0	0	0	0



**Residential Sales Price Distribution for the Suburbs, YTD August 2022**

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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
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	96	\$602,081	\$598,925	0	0	0	0	0	0	0	0	0	0	0	0	2
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	99	\$203,946	\$200,000	0	0	0	0	2	2.02	1	1.01	10	10.1	8	8.08	31
Richmond Heights	Condominium	9	\$159,544	\$159,900	0	0	0	0	0	0	0	0	1	11.11	2	22.22	6
Rocky River	One Family	197	\$461,373	\$365,000	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	103	\$188,597	\$124,000	0	0	6	5.83	18	17.48	17	16.5	16	15.53	8	7.77	13
Rocky River	New Construction (inferred)	5	\$712,201	\$857,964	0	0	0	0	0	0	1	20	0	0	0	0	0
Seven Hills	One Family	143	\$262,367	\$256,000	0	0	0	0	0	0	0	0	0	0	8	5.59	22
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	298	\$412,815	\$335,000	2	0.67	2	0.67	4	1.34	5	1.68	6	2.01	9	3.02	29
Shaker Heights	Two Family	52	\$217,704	\$207,500	0	0	0	0	1	1.92	4	7.69	3	5.77	3	5.77	11
Shaker Heights	Condominium	51	\$134,402	\$92,500	6	11.76	14	27.45	4	7.84	4	7.84	3	5.88	4	7.84	6
Solon	One Family	223	\$454,434	\$399,000	0	0	1	0.45	0	0	0	0	0	0	1	0.45	9
Solon	Condominium	18	\$165,917	\$140,000	0	0	2	11.11	4	22.22	2	11.11	1	5.56	0	0	3
Solon	New Construction (inferred)	10	\$277,599	\$150,000	0	0	0	0	2	20	1	10	0	0	3	30	0
South Euclid	One Family	393	\$156,275	\$152,747	2	0.51	6	1.53	14	3.56	52	13.23	47	11.96	75	19.08	127
South Euclid	Two Family	10	\$155,865	\$166,500	0	0	0	0	2	20	0	0	0	0	1	10	6
South Euclid	Condominium	19	\$95,237	\$66,000	1	5.26	8	42.11	3	15.79	2	10.53	0	0	2	10.53	1
Strongsville	One Family	438	\$323,482	\$301,000	0	0	1	0.23	1	0.23	2	0.46	5	1.14	8	1.83	22
Strongsville	Two Family	8	\$256,625	\$257,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	36	\$193,181	\$193,250	0	0	0	0	1	2.78	0	0	0	0	2	5.56	17
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	216	\$235,577	\$225,000	0	0	0	0	3	1.39	5	2.31	7	3.24	14	6.48	56
University Heights	Two Family	26	\$232,374	\$263,250	0	0	0	0	0	0	0	0	1	3.85	1	3.85	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

**Residential Sales Price Distribution for the Suburbs, YTD August 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
Parma Heights	New Construction (inferred)	3	\$242,800	33.33	0	0	2	66.67
Pepper Pike	One Family	96	\$602,081	2.08	0	0	94	97.92
Pepper Pike	New Construction (inferred)	5	\$820,219	0	0	0	5	100
Richmond Heights	One Family	99	\$203,946	31.31	24	24.24	23	23.23
Richmond Heights	Condominium	9	\$159,544	66.67	0	0	0	0
Rocky River	One Family	197	\$461,373	1.52	12	6.09	182	92.39
Rocky River	Two Family	3	\$325,833	0	0	0	3	100
Rocky River	Condominium	103	\$188,597	12.62	3	2.91	22	21.36
Rocky River	New Construction (inferred)	5	\$712,201	0	0	0	4	80
Seven Hills	One Family	143	\$262,367	15.38	35	24.48	78	54.55
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	298	\$412,815	9.73	29	9.73	212	71.14
Shaker Heights	Two Family	52	\$217,704	21.15	18	34.62	12	23.08
Shaker Heights	Condominium	51	\$134,402	11.76	3	5.88	7	13.73
Solon	One Family	223	\$454,434	4.04	18	8.07	194	87
Solon	Condominium	18	\$165,917	16.67	3	16.67	3	16.67
Solon	New Construction (inferred)	10	\$277,599	0	2	20	2	20
South Euclid	One Family	393	\$156,275	32.32	50	12.72	20	5.09
South Euclid	Two Family	10	\$155,865	60	1	10	0	0
South Euclid	Condominium	19	\$95,237	5.26	2	10.53	0	0
Strongsville	One Family	438	\$323,482	5.02	79	18.04	320	73.06
Strongsville	Two Family	8	\$256,625	12.5	3	37.5	4	50
Strongsville	Condominium	36	\$193,181	47.22	15	41.67	1	2.78
Strongsville	New Construction (inferred)	13	\$288,930	0	0	0	7	53.85
University Heights	One Family	216	\$235,577	25.93	57	26.39	74	34.26
University Heights	Two Family	26	\$232,374	23.08	4	15.38	14	53.85
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

**Residential Sales Price Distribution for the Suburbs, YTD August 2022**

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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
Walton Hills	One Family	19	\$262,732	\$255,000	0	0	0	0	0	0	1	5.26	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
Warrensville Heights	One Family	83	\$127,020	\$119,900	3	3.61	11	13.25	10	12.05	11	13.25	12	14.46	13	15.66	14
Warrensville Heights	Condominium	25	\$40,320	\$40,400	17	68	8	32	0	0	0	0	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$255,000	\$255,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	One Family	205	\$488,374	\$430,000	0	0	1	0.49	0	0	0	0	1	0.49	3	1.46	18
Westlake	Condominium	163	\$246,283	\$170,000	0	0	2	1.23	6	3.68	11	6.75	9	5.52	23	14.11	45
Westlake	New Construction (inferred)	68	\$414,364	\$418,733	0	0	0	0	0	0	0	0	0	0	1	1.47	13
Woodmere	One Family	2	\$297,500	\$297,500	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	2968	\$116,902	\$93,000	546	18.4	440	14.82	384	12.94	280	9.43	260	8.76	352	11.86	357
City of Cleveland	Two Family	1131	\$100,625	\$82,500	223	19.72	174	15.38	199	17.6	133	11.76	140	12.38	84	7.43	80
City of Cleveland	Condominium	186	\$205,272	\$165,500	15	8.06	19	10.22	4	2.15	13	6.99	3	1.61	23	12.37	42
Eastern Suburbs	One Family	4747	\$231,965	\$165,000	103	2.17	203	4.28	327	6.89	391	8.24	447	9.42	635	13.38	861
Eastern Suburbs	Two Family	288	\$179,941	\$165,000	19	6.6	9	3.13	24	8.33	19	6.6	25	8.68	32	11.11	64
Eastern Suburbs	Condominium	382	\$163,386	\$123,000	43	11.26	68	17.8	35	9.16	27	7.07	24	6.28	36	9.42	49
Eastern Suburbs	New Construction (inferred)	76	\$430,864	\$327,500	0	0	2	2.63	7	9.21	2	2.63	4	5.26	8	10.53	2
Western Suburbs	One Family	4540	\$278,409	\$237,050	6	0.13	19	0.42	56	1.23	76	1.67	182	4.01	323	7.11	991
Western Suburbs	Two Family	235	\$256,660	\$254,000	0	0	0	0	4	1.7	1	0.43	1	0.43	16	6.81	35
Western Suburbs	Condominium	884	\$168,761	\$139,000	24	2.71	59	6.67	93	10.52	80	9.05	107	12.1	152	17.19	170
Western Suburbs	New Construction (inferred)	227	\$371,401	\$363,555	0	0	7	3.08	7	3.08	4	1.76	9	3.96	7	3.08	30
Total: All Suburbs	One Family	9287	\$254,669	\$202,500	109	1.17	222	2.39	383	4.12	467	5.03	629	6.77	958	10.32	1852
Total: All Suburbs	Two Family	523	\$214,413	\$208,000	19	3.63	9	1.72	28	5.35	20	3.82	26	4.97	48	9.18	99
Total: All Suburbs	Condominium	1266	\$167,139	\$135,000	67	5.29	127	10.03	128	10.11	107	8.45	131	10.35	188	14.85	219
Total: All Suburbs	New Construction (inferred)	303	\$386,316	\$362,405	0	0	9	2.97	14	4.62	6	1.98	13	4.29	15	4.95	32
Total: Cuyahoga County	One Family	12255	\$221,304	\$173,900	655	5.34	662	5.4	767	6.26	747	6.1	889	7.25	1310	10.69	2209
Total: Cuyahoga County	Two Family	1654	\$136,605	\$108,333	242	14.63	183	11.06	227	13.72	153	9.25	166	10.04	132	7.98	179
Total: Cuyahoga County	Condominium	1452	\$172,024	\$139,000	82	5.65	146	10.06	132	9.09	120	8.26	134	9.23	211	14.53	261
Total: Cuyahoga County	New Construction (inferred)	303	\$386,316	\$362,405	0	0	9	2.97	14	4.62	6	1.98	13	4.29	15	4.95	32

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

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
Walton Hills	One Family	19	\$262,732	5.26	7	36.84	10	52.63
Walton Hills	New Construction (inferred)	3	\$402,982	0	0	0	2	66.67
Warrensville Heights	One Family	83	\$127,020	16.87	6	7.23	3	3.61
Warrensville Heights	Condominium	25	\$40,320	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$255,000	0	0	0	1	100
Westlake	One Family	205	\$488,374	8.78	18	8.78	164	80
Westlake	Condominium	163	\$246,283	27.61	17	10.43	50	30.67
Westlake	New Construction (inferred)	68	\$414,364	19.12	10	14.71	44	64.71
Woodmere	One Family	2	\$297,500	0	0	0	2	100
Woodmere	New Construction (inferred)	4	\$464,312	0	0	0	3	75
City of Cleveland	One Family	2968	\$116,902	12.03	168	5.66	181	6.1
City of Cleveland	Two Family	1131	\$100,625	7.07	44	3.89	54	4.77
City of Cleveland	Condominium	186	\$205,272	22.58	18	9.68	49	26.34
Eastern Suburbs	One Family	4747	\$231,965	18.14	486	10.24	1294	27.26
Eastern Suburbs	Two Family	288	\$179,941	22.22	37	12.85	59	20.49
Eastern Suburbs	Condominium	382	\$163,386	12.83	29	7.59	71	18.59
Eastern Suburbs	New Construction (inferred)	76	\$430,864	2.63	10	13.16	41	53.95
Western Suburbs	One Family	4540	\$278,409	21.83	856	18.85	2031	44.74
Western Suburbs	Two Family	235	\$256,660	14.89	56	23.83	122	51.91
Western Suburbs	Condominium	884	\$168,761	19.23	77	8.71	122	13.8
Western Suburbs	New Construction (inferred)	227	\$371,401	13.22	26	11.45	137	60.35
Total: All Suburbs	One Family	9287	\$254,669	19.94	1342	14.45	3325	35.8
Total: All Suburbs	Two Family	523	\$214,413	18.93	93	17.78	181	34.61
Total: All Suburbs	Condominium	1266	\$167,139	17.3	106	8.37	193	15.24
Total: All Suburbs	New Construction (inferred)	303	\$386,316	10.56	36	11.88	178	58.75
Total: Cuyahoga County	One Family	12255	\$221,304	18.03	1510	12.32	3506	28.61
Total: Cuyahoga County	Two Family	1654	\$136,605	10.82	137	8.28	235	14.21
Total: Cuyahoga County	Condominium	1452	\$172,024	17.98	124	8.54	242	16.67
Total: Cuyahoga County	New Construction (inferred)	303	\$386,316	10.56	36	11.88	178	58.75