

Residential Sales Price Distribution for the Suburbs, YTD August 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	166	\$436,982	\$364,000	0	0	0	0	1	0.6	0	0	1	0.6	1	0.6	13
Bay Village	Condominium	6	\$425,500	\$395,000	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	81	\$502,549	\$443,000	0	0	0	0	0	0	0	0	0	0	0	0	3
Beachwood	Condominium	33	\$389,886	\$385,000	0	0	0	0	0	0	0	0	0	0	1	3.03	5
Beachwood	New Construction (inferred)	2	\$252,500	\$252,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	110	\$136,554	\$136,000	4	3.64	4	3.64	6	5.45	15	13.64	17	15.45	29	26.36	24
Bedford	Two Family	11	\$160,309	\$160,000	0	0	0	0	1	9.09	0	0	2	18.18	1	9.09	6
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	75	\$158,703	\$167,000	0	0	1	1.33	5	6.67	9	12	8	10.67	9	12	29
Bedford Heights	Condominium	4	\$98,500	\$100,500	0	0	1	25	0	0	2	50	0	0	1	25	0
Bentleyville	One Family	9	\$893,825	\$887,910	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	179	\$226,207	\$216,800	0	0	0	0	1	0.56	4	2.23	8	4.47	14	7.82	46
Berea	Two Family	3	\$187,000	\$172,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Berea	Condominium	12	\$123,892	\$140,150	2	16.67	0	0	1	8.33	1	8.33	0	0	4	33.33	3
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	11	\$525,742	\$450,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bratenahl	Two Family	4	\$790,875	\$545,500	0	0	0	0	0	0	0	0	1	25	0	0	0
Bratenahl	Condominium	23	\$324,637	\$280,500	0	0	0	0	0	0	0	0	2	8.7	1	4.35	2
Brecksville	One Family	85	\$434,382	\$390,000	0	0	0	0	0	0	0	0	0	0	1	1.18	3
Brecksville	Two Family	1	\$174,000	\$174,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	Condominium	37	\$227,459	\$220,000	0	0	1	2.7	1	2.7	1	2.7	5	13.51	3	8.11	5
Brecksville	New Construction (inferred)	8	\$401,534	\$360,000	0	0	0	0	0	0	1	12.5	0	0	0	0	0
Broadview Heights	One Family	105	\$354,409	\$350,000	0	0	0	0	0	0	1	0.95	1	0.95	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	55	\$170,035	\$155,000	0	0	0	0	5	9.09	5	9.09	10	18.18	6	10.91	14
Broadview Heights	New Construction (inferred)	17	\$297,790	\$240,900	0	0	1	5.88	1	5.88	1	5.88	1	5.88	1	5.88	0
Brook Park	One Family	156	\$195,125	\$196,500	0	0	1	0.64	1	0.64	7	4.49	8	5.13	16	10.26	55
Brook Park	Condominium	12	\$139,922	\$140,000	0	0	0	0	0	0	0	0	1	8.33	10	83.33	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	84	\$165,976	\$166,500	2	2.38	3	3.57	2	2.38	3	3.57	5	5.95	14	16.67	35

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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	New Construction (inferred)	1	\$60,000	\$60,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Brooklyn Heights	One Family	10	\$217,578	\$214,889	0	0	0	0	0	0	0	0	1	10	1	10	3
Chagrin Falls	One Family	46	\$616,979	\$573,000	0	0	0	0	0	0	0	0	0	0	1	2.17	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	22	\$318,818	\$311,500	0	0	0	0	1	4.55	3	13.64	1	4.55	0	0	2
Chagrin Falls	New Construction (inferred)	2	\$209,000	\$209,000	0	0	0	0	0	0	0	0	0	0	0	0	1
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	2574	\$113,580	\$85,000	515	20.01	415	16.12	382	14.84	223	8.66	208	8.08	267	10.37	299
Cleveland	Two Family	974	\$103,136	\$82,000	207	21.25	157	16.12	152	15.61	101	10.37	91	9.34	85	8.73	91
Cleveland	Condominium	267	\$161,482	\$65,000	119	44.57	15	5.62	5	1.87	9	3.37	9	3.37	12	4.49	24
Cleveland Heights	One Family	491	\$223,080	\$189,000	7	1.43	20	4.07	31	6.31	31	6.31	38	7.74	41	8.35	107
Cleveland Heights	Two Family	59	\$214,283	\$210,000	1	1.69	1	1.69	3	5.08	1	1.69	4	6.78	6	10.17	11
Cleveland Heights	Condominium	27	\$150,978	\$103,000	0	0	0	0	7	25.93	7	25.93	2	7.41	5	18.52	3
Cleveland Heights	New Construction (inferred)	1	\$171,000	\$171,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Cuyahoga Heights	One Family	4	\$217,250	\$224,500	0	0	0	0	0	0	0	0	0	0	0	0	1
East Cleveland	One Family	38	\$67,211	\$52,750	15	39.47	13	34.21	2	5.26	2	5.26	0	0	2	5.26	3
East Cleveland	Two Family	36	\$42,387	\$35,050	21	58.33	8	22.22	2	5.56	3	8.33	1	2.78	1	2.78	0
Euclid	One Family	502	\$124,111	\$120,000	18	3.59	47	9.36	65	12.95	72	14.34	72	14.34	77	15.34	126
Euclid	Two Family	26	\$145,999	\$145,000	1	3.85	1	3.85	0	0	1	3.85	2	7.69	11	42.31	7
Euclid	Condominium	44	\$59,944	\$55,000	16	36.36	12	27.27	10	22.73	3	6.82	1	2.27	1	2.27	1
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	148	\$283,960	\$260,000	0	0	2	1.35	1	0.68	1	0.68	2	1.35	4	2.7	25
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	16	\$146,375	\$161,500	1	6.25	1	6.25	0	0	0	0	3	18.75	0	0	11
Fairview Park	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Garfield Heights	One Family	400	\$108,969	\$111,000	17	4.25	49	12.25	82	20.5	38	9.5	63	15.75	90	22.5	56
Garfield Heights	Two Family	41	\$130,607	\$134,500	0	0	2	4.88	3	7.32	3	7.32	5	12.2	20	48.78	8
Garfield Heights	Condominium	1	\$103,000	\$103,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Garfield Heights	New Construction (inferred)	1	\$165,000	\$165,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Gates Mills	One Family	30	\$814,245	\$769,000	0	0	0	0	0	0	0	0	0	0	0	0	1

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Glenwillow	One Family	4	\$365,475	\$408,500	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	69	\$401,436	\$387,000	0	0	0	0	0	0	2	2.9	0	0	0	0	4
Highland Heights	Condominium	5	\$329,140	\$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	3	\$3,283,333	\$2,250,000	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	40	\$354,691	\$310,000	0	0	0	0	0	0	0	0	1	2.5	1	2.5	3
Independence	New Construction (inferred)	2	\$144,250	\$144,250	0	0	0	0	1	50	0	0	0	0	0	0	0
Lakewood	One Family	293	\$328,083	\$292,000	1	0.34	2	0.68	1	0.34	2	0.68	1	0.34	11	3.75	34
Lakewood	Two Family	94	\$296,653	\$280,000	0	0	0	0	0	0	0	0	1	1.06	1	1.06	6
Lakewood	Condominium	102	\$149,584	\$124,000	7	6.86	6	5.88	13	12.75	14	13.73	12	11.76	11	10.78	16
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	169	\$227,465	\$205,900	0	0	0	0	1	0.59	4	2.37	6	3.55	19	11.24	46
Lyndhurst	Condominium	17	\$289,518	\$140,000	2	11.76	0	0	1	5.88	2	11.76	2	11.76	2	11.76	2
Maple Heights	One Family	355	\$104,933	\$100,000	20	5.63	60	16.9	61	17.18	44	12.39	53	14.93	60	16.9	52
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	15	\$39,733	\$38,000	12	80	2	13.33	1	6.67	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	3	\$206,333	\$251,000	0	0	0	0	0	0	1	33.33	0	0	0	0	0
Mayfield	One Family	28	\$408,855	\$336,667	0	0	0	0	0	0	1	3.57	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	157	\$219,586	\$202,500	0	0	0	0	1	0.64	0	0	6	3.82	20	12.74	50
Mayfield Heights	Condominium	34	\$168,040	\$173,250	0	0	2	5.88	1	2.94	1	2.94	1	2.94	5	14.71	19
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	100	\$259,038	\$266,125	0	0	0	0	0	0	1	1	0	0	6	6	22
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	28	\$130,324	\$128,000	0	0	1	3.57	1	3.57	1	3.57	11	39.29	9	32.14	5

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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	23	\$910,500	\$759,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	6	\$296,783	\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	14	\$92,671	\$75,000	3	21.43	3	21.43	2	14.29	1	7.14	0	0	2	14.29	3
Newburgh Heights	Two Family	5	\$129,020	\$127,200	0	0	0	0	0	0	1	20	1	20	2	40	1
North Olmsted	One Family	237	\$243,888	\$244,000	0	0	0	0	2	0.84	5	2.11	5	2.11	14	5.91	40
North Olmsted	Two Family	2	\$290,000	\$290,000	0	0	0	0	0	0	0	0	0	0	0	0	0
North Olmsted	Condominium	70	\$132,846	\$114,000	1	1.43	11	15.71	8	11.43	10	14.29	10	14.29	13	18.57	2
North Olmsted	New Construction (inferred)	6	\$157,300	\$120,000	0	0	0	0	2	33.33	1	16.67	0	0	1	16.67	1
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	164	\$329,559	\$315,225	0	0	1	0.61	2	1.22	1	0.61	3	1.83	8	4.88	10
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	81	\$135,478	\$140,000	0	0	1	1.23	9	11.11	15	18.52	7	8.64	19	23.46	26
North Royalton	New Construction (inferred)	16	\$344,965	\$253,500	0	0	0	0	0	0	1	6.25	0	0	0	0	4
Oakwood	One Family	24	\$136,200	\$130,000	3	12.5	2	8.33	1	4.17	3	12.5	1	4.17	5	20.83	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	62	\$270,948	\$248,000	0	0	0	0	0	0	2	3.23	0	0	2	3.23	8
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	34	\$152,406	\$142,500	0	0	0	0	1	2.94	3	8.82	6	17.65	9	26.47	7
Olmsted Falls	New Construction (inferred)	8	\$282,619	\$178,500	0	0	1	12.5	0	0	0	0	0	0	1	12.5	4
Olmsted Township	One Family	58	\$288,741	\$281,500	0	0	0	0	0	0	1	1.72	1	1.72	4	6.9	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)	11	\$425,844	\$504,600	0	0	1	9.09	1	9.09	0	0	0	0	0	0	1
Orange	One Family	26	\$610,877	\$606,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	Condominium	9	\$527,944	\$540,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	6	\$465,228	\$473,685	0	0	0	0	0	0	0	0	0	0	0	0	1
Parma	One Family	800	\$185,832	\$182,750	3	0.38	5	0.63	17	2.13	38	4.75	42	5.25	85	10.63	335
Parma	Two Family	30	\$201,543	\$190,650	0	0	0	0	0	0	1	3.33	1	3.33	3	10	12
Parma	Condominium	27	\$156,445	\$155,000	0	0	2	7.41	0	0	0	0	1	3.7	10	37.04	9
Parma	New Construction (inferred)	4	\$239,200	\$268,450	0	0	0	0	1	25	0	0	0	0	0	0	0
Parma Heights	One Family	157	\$187,573	\$187,500	0	0	2	1.27	2	1.27	3	1.91	5	3.18	18	11.46	67

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Parma Heights	Two Family	3	\$218,333	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Parma Heights	Condominium	8	\$92,125	\$97,000	1	12.5	1	12.5	1	12.5	2	25	3	37.5	0	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	0
Pepper Pike	One Family	54	\$655,658	\$552,500	0	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	0
Richmond Heights	One Family	87	\$226,213	\$215,000	0	0	1	1.15	0	0	0	0	1	1.15	8	9.2	27	
Richmond Heights	Condominium	12	\$150,421	\$157,500	0	0	1	8.33	0	0	1	8.33	0	0	4	33.33	6	
Richmond Heights	New Construction (inferred)	1	\$179,900	\$179,900	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Rocky River	One Family	154	\$452,290	\$400,000	0	0	0	0	0	0	0	0	0	0	1	0.65	4	
Rocky River	Two Family	8	\$346,875	\$345,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	82	\$201,756	\$132,500	1	1.22	4	4.88	8	9.76	10	12.2	9	10.98	20	24.39	7	
Rocky River	New Construction (inferred)	3	\$245,700	\$92,100	0	0	0	0	0	0	2	66.67	0	0	0	0	0	
Seven Hills	One Family	111	\$263,445	\$265,000	0	0	0	0	1	0.9	0	0	0	0	2	1.8	18	
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	250	\$415,029	\$351,400	1	0.4	6	2.4	3	1.2	6	2.4	3	1.2	11	4.4	27	
Shaker Heights	Two Family	40	\$269,030	\$224,750	0	0	0	0	1	2.5	0	0	2	5	2	5	10	
Shaker Heights	Condominium	51	\$125,763	\$85,000	9	17.65	4	7.84	14	27.45	4	7.84	4	7.84	5	9.8	1	
Shaker Heights	New Construction (inferred)	4	\$541,250	\$602,000	0	0	0	0	0	0	0	0	0	0	0	0	0	
Solon	One Family	169	\$486,607	\$425,000	0	0	1	0.59	0	0	0	0	0	0	0	0	4	
Solon	Condominium	7	\$158,071	\$180,000	0	0	1	14.29	0	0	0	0	2	28.57	0	0	2	
Solon	New Construction (inferred)	5	\$566,956	\$758,728	0	0	0	0	1	20	0	0	0	0	0	0	1	
South Euclid	One Family	283	\$156,046	\$150,000	3	1.06	9	3.18	19	6.71	23	8.13	33	11.66	58	20.49	80	
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	16	\$82,856	\$65,500	0	0	8	50	4	25	0	0	0	0	2	12.5	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	358	\$332,913	\$307,500	0	0	2	0.56	1	0.28	0	0	3	0.84	0	0	26	
Strongsville	Two Family	5	\$292,960	\$285,000	0	0	0	0	0	0	0	0	0	0	0	0	0	
Strongsville	Condominium	22	\$211,199	\$219,950	0	0	0	0	0	0	0	0	0	0	1	4.55	7	
Strongsville	New Construction (inferred)	7	\$317,571	\$410,000	0	0	1	14.29	1	14.29	0	0	0	0	0	0	0	
University Heights	One Family	179	\$267,559	\$260,000	0	0	1	0.56	2	1.12	2	1.12	1	0.56	8	4.47	25	
University Heights	Two Family	7	\$217,214	\$220,000	0	0	0	0	0	0	0	0	0	0	0	0	2	
Valley View	One Family	13	\$320,177	\$300,000	0	0	0	0	0	0	0	0	0	0	2	15.38	2	

Residential Sales Price Distribution for the Suburbs, YTD August 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
Walton Hills	One Family	21	\$284,652	\$259,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Walton Hills	New Construction (inferred)	1	\$336,000	\$336,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Warrensville Heights	One Family	69	\$118,190	\$116,000	5	7.25	6	8.7	15	21.74	5	7.25	9	13.04	11	15.94	12
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	29	\$46,741	\$47,500	14	48.28	14	48.28	1	3.45	0	0	0	0	0	0	0
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	174	\$460,760	\$405,000	0	0	0	0	0	0	0	0	0	0	1	0.57	10
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	121	\$248,774	\$187,000	0	0	1	0.83	6	4.96	3	2.48	6	4.96	19	15.7	32
Westlake	New Construction (inferred)	47	\$494,375	\$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	2574	\$113,580	\$85,000	515	20.01	415	16.12	382	14.84	223	8.66	208	8.08	267	10.37	299
City of Cleveland	Two Family	974	\$103,136	\$82,000	207	21.25	157	16.12	152	15.61	101	10.37	91	9.34	85	8.73	91
City of Cleveland	Condominium	267	\$161,482	\$65,000	119	44.57	15	5.62	5	1.87	9	3.37	9	3.37	12	4.49	24
Eastern Suburbs	One Family	3802	\$239,027	\$165,250	97	2.55	223	5.87	296	7.79	259	6.81	312	8.21	454	11.94	689
Eastern Suburbs	Two Family	239	\$180,028	\$151,000	23	9.62	12	5.02	11	4.6	9	3.77	18	7.53	46	19.25	46
Eastern Suburbs	Condominium	364	\$183,638	\$125,000	53	14.56	46	12.64	41	11.26	26	7.14	17	4.67	29	7.97	48
Eastern Suburbs	New Construction (inferred)	66	\$326,620	\$247,500	0	0	2	3.03	3	4.55	4	6.06	3	4.55	0	0	15
Western Suburbs	One Family	3641	\$283,913	\$246,000	6	0.16	18	0.49	32	0.88	69	1.9	87	2.39	204	5.6	766
Western Suburbs	Two Family	160	\$270,362	\$260,000	0	0	0	0	0	0	3	1.88	3	1.88	5	3.13	26
Western Suburbs	Condominium	718	\$176,928	\$145,250	13	1.81	29	4.04	54	7.52	65	9.05	88	12.26	135	18.8	145
Western Suburbs	New Construction (inferred)	145	\$362,695	\$324,900	0	0	5	3.45	10	6.9	8	5.52	2	1.38	4	2.76	12
Total: All Suburbs	One Family	7443	\$260,985	\$211,000	103	1.38	241	3.24	328	4.41	328	4.41	399	5.36	658	8.84	1455
Total: All Suburbs	Two Family	399	\$216,252	\$200,000	23	5.76	12	3.01	11	2.76	12	3.01	21	5.26	51	12.78	72
Total: All Suburbs	Condominium	1082	\$179,185	\$141,750	66	6.1	75	6.93	95	8.78	91	8.41	105	9.7	164	15.16	193
Total: All Suburbs	New Construction (inferred)	211	\$351,411	\$268,000	0	0	7	3.32	13	6.16	12	5.69	5	2.37	4	1.9	27
Total: Cuyahoga County	One Family	10017	\$223,107	\$175,000	618	6.17	656	6.55	710	7.09	551	5.5	607	6.06	925	9.23	1754
Total: Cuyahoga County	Two Family	1373	\$136,008	\$109,000	230	16.75	169	12.31	163	11.87	113	8.23	112	8.16	136	9.91	163
Total: Cuyahoga County	Condominium	1349	\$175,682	\$139,160	185	13.71	90	6.67	100	7.41	100	7.41	114	8.45	176	13.05	217
Total: Cuyahoga County	New Construction (inferred)	211	\$351,411	\$268,000	0	0	7	3.32	13	6.16	12	5.69	5	2.37	4	1.9	27

Residential Sales Price Distribution for the Suburbs, YTD August 2023

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	166	\$436,982	\$364,000	7.83	18	10.84	132	79.52
Bay Village	Condominium	6	\$425,500	\$395,000	0	0	0	6	100
Bay Village	New Construction (inferred)	2	\$462,500	\$462,500	0	0	0	1	50
Beachwood	One Family	81	\$502,549	\$443,000	3.7	5	6.17	73	90.12
Beachwood	Condominium	33	\$389,886	\$385,000	15.15	2	6.06	25	75.76
Beachwood	New Construction (inferred)	2	\$252,500	\$252,500	0	1	50	1	50
Bedford	One Family	110	\$136,554	\$136,000	21.82	10	9.09	1	0.91
Bedford	Two Family	11	\$160,309	\$160,000	54.55	0	0	1	9.09
Bedford	Condominium	9	\$109,111	\$110,000	11.11	0	0	0	0
Bedford	New Construction (inferred)	4	\$201,399	\$199,900	75	1	25	0	0
Bedford Heights	One Family	75	\$158,703	\$167,000	38.67	10	13.33	4	5.33
Bedford Heights	Condominium	4	\$98,500	\$100,500	0	0	0	0	0
Bentleyville	One Family	9	\$893,825	\$887,910	0	0	0	9	100
Berea	One Family	179	\$226,207	\$216,800	25.7	55	30.73	51	28.49
Berea	Two Family	3	\$187,000	\$172,500	66.67	1	33.33	0	0
Berea	Condominium	12	\$123,892	\$140,150	25	1	8.33	0	0
Berea	New Construction (inferred)	3	\$88,333	\$70,000	0	0	0	0	0
Bratenahl	One Family	11	\$525,742	\$450,000	9.09	0	0	10	90.91
Bratenahl	Two Family	4	\$790,875	\$545,500	0	0	0	3	75
Bratenahl	Condominium	23	\$324,637	\$280,500	8.7	2	8.7	16	69.57
Brecksville	One Family	85	\$434,382	\$390,000	3.53	5	5.88	76	89.41
Brecksville	Two Family	1	\$174,000	\$174,000	100	0	0	0	0
Brecksville	Condominium	37	\$227,459	\$220,000	13.51	7	18.92	14	37.84
Brecksville	New Construction (inferred)	8	\$401,534	\$360,000	0	3	37.5	4	50
Broadview Heights	One Family	105	\$354,409	\$350,000	2.86	9	8.57	91	86.67
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0	0
Broadview Heights	Condominium	55	\$170,035	\$155,000	25.45	4	7.27	11	20
Broadview Heights	New Construction (inferred)	17	\$297,790	\$240,900	0	4	23.53	8	47.06
Brook Park	One Family	156	\$195,125	\$196,500	35.26	51	32.69	17	10.9
Brook Park	Condominium	12	\$139,922	\$140,000	8.33	0	0	0	0
Brook Park	New Construction (inferred)	1	\$291,500	\$291,500	0	0	0	1	100
Brooklyn	One Family	84	\$165,976	\$166,500	41.67	17	20.24	3	3.57

Residential Sales Price Distribution for the Suburbs, YTD August 2023

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Brooklyn	Two Family	2	\$100,000	\$100,000	0	0	0	0	0
Brooklyn	New Construction (inferred)	1	\$60,000	\$60,000	0	0	0	0	0
Brooklyn Heights	One Family	10	\$217,578	\$214,889	30	3	30	2	20
Chagrin Falls	One Family	46	\$616,979	\$573,000	0	3	6.52	42	91.3
Chagrin Falls	Two Family	1	\$185,000	\$185,000	100	0	0	0	0
Chagrin Falls	Condominium	22	\$318,818	\$311,500	9.09	2	9.09	13	59.09
Chagrin Falls	New Construction (inferred)	2	\$209,000	\$209,000	50	1	50	0	0
Chagrin Falls Township	One Family	1	\$900,000	\$900,000	0	0	0	1	100
Cleveland	One Family	2574	\$113,580	\$85,000	11.62	103	4	162	6.29
Cleveland	Two Family	974	\$103,136	\$82,000	9.34	38	3.9	52	5.34
Cleveland	Condominium	267	\$161,482	\$65,000	8.99	19	7.12	55	20.6
Cleveland Heights	One Family	491	\$223,080	\$189,000	21.79	65	13.24	151	30.75
Cleveland Heights	Two Family	59	\$214,283	\$210,000	18.64	14	23.73	18	30.51
Cleveland Heights	Condominium	27	\$150,978	\$103,000	11.11	1	3.7	2	7.41
Cleveland Heights	New Construction (inferred)	1	\$171,000	\$171,000	100	0	0	0	0
Cuyahoga Heights	One Family	4	\$217,250	\$224,500	25	3	75	0	0
East Cleveland	One Family	38	\$67,211	\$52,750	7.89	0	0	1	2.63
East Cleveland	Two Family	36	\$42,387	\$35,050	0	0	0	0	0
Euclid	One Family	502	\$124,111	\$120,000	25.1	16	3.19	9	1.79
Euclid	Two Family	26	\$145,999	\$145,000	26.92	3	11.54	0	0
Euclid	Condominium	44	\$59,944	\$55,000	2.27	0	0	0	0
Euclid	New Construction (inferred)	8	\$226,751	\$247,500	0	4	50	3	37.5
Fairview Park	One Family	148	\$283,960	\$260,000	16.89	34	22.97	79	53.38
Fairview Park	Two Family	1	\$275,000	\$275,000	0	0	0	1	100
Fairview Park	Condominium	16	\$146,375	\$161,500	68.75	0	0	0	0
Fairview Park	New Construction (inferred)	1	\$100,000	\$100,000	0	0	0	0	0
Garfield Heights	One Family	400	\$108,969	\$111,000	14	4	1	1	0.25
Garfield Heights	Two Family	41	\$130,607	\$134,500	19.51	0	0	0	0
Garfield Heights	Condominium	1	\$103,000	\$103,000	0	0	0	0	0
Garfield Heights	New Construction (inferred)	1	\$165,000	\$165,000	100	0	0	0	0
Gates Mills	One Family	30	\$814,245	\$769,000	3.33	0	0	29	96.67

Residential Sales Price Distribution for the Suburbs, YTD August 2023

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Glenwillow	One Family	4	\$365,475	\$408,500	25	0	0	3	75
Glenwillow	New Construction (inferred)	3	\$108,333	\$110,000	0	0	0	0	0
Highland Heights	One Family	69	\$401,436	\$387,000	5.8	7	10.14	56	81.16
Highland Heights	Condominium	5	\$329,140	\$300,000	0	1	20	4	80
Highland Heights	New Construction (inferred)	9	\$241,389	\$175,000	55.56	0	0	2	22.22
Highland Hills	One Family	4	\$98,000	\$104,000	0	0	0	0	0
Hunting Valley	One Family	3	\$3,283,333	\$2,250,000	0	0	0	3	100
Hunting Valley	Condominium	1	\$637,500	\$637,500	0	0	0	1	100
Independence	One Family	40	\$354,691	\$310,000	7.5	5	12.5	30	75
Independence	New Construction (inferred)	2	\$144,250	\$144,250	0	1	50	0	0
Lakewood	One Family	293	\$328,083	\$292,000	11.6	45	15.36	196	66.89
Lakewood	Two Family	94	\$296,653	\$280,000	6.38	21	22.34	65	69.15
Lakewood	Condominium	102	\$149,584	\$124,000	15.69	7	6.86	16	15.69
Lakewood	New Construction (inferred)	2	\$147,000	\$147,000	0	1	50	0	0
Linndale	Two Family	4	\$152,625	\$159,500	75	0	0	0	0
Lyndhurst	One Family	169	\$227,465	\$205,900	27.22	49	28.99	44	26.04
Lyndhurst	Condominium	17	\$289,518	\$140,000	11.76	1	5.88	5	29.41
Maple Heights	One Family	355	\$104,933	\$100,000	14.65	3	0.85	2	0.56
Maple Heights	Two Family	2	\$146,500	\$146,500	0	0	0	0	0
Maple Heights	Condominium	15	\$39,733	\$38,000	0	0	0	0	0
Maple Heights	New Construction (inferred)	3	\$206,333	\$251,000	0	0	0	2	66.67
Mayfield	One Family	28	\$408,855	\$336,667	3.57	3	10.71	23	82.14
Mayfield	Condominium	5	\$206,400	\$208,000	40	3	60	0	0
Mayfield	New Construction (inferred)	1	\$80,000	\$80,000	0	0	0	0	0
Mayfield Heights	One Family	157	\$219,586	\$202,500	31.85	36	22.93	44	28.03
Mayfield Heights	Condominium	34	\$168,040	\$173,250	55.88	3	8.82	2	5.88
Mayfield Heights	New Construction (inferred)	3	\$460,745	\$472,334	0	0	0	2	66.67
Middleburg Heights	One Family	100	\$259,038	\$266,125	22	14	14	57	57
Middleburg Heights	Two Family	3	\$230,533	\$245,000	33.33	1	33.33	1	33.33
Middleburg Heights	Condominium	28	\$130,324	\$128,000	17.86	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD August 2023

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Middleburg Heights	New Construction (inferred)	2	\$210,675	\$210,675	0	0	0	1	50
Moreland Hills	One Family	23	\$910,500	\$759,000	0	0	0	23	100
Moreland Hills	New Construction (inferred)	6	\$296,783	\$300,000	0	1	16.67	5	83.33
Newburgh Heights	One Family	14	\$92,671	\$75,000	21.43	0	0	0	0
Newburgh Heights	Two Family	5	\$129,020	\$127,200	20	0	0	0	0
North Olmsted	One Family	237	\$243,888	\$244,000	16.88	67	28.27	104	43.88
North Olmsted	Two Family	2	\$290,000	\$290,000	0	1	50	1	50
North Olmsted	Condominium	70	\$132,846	\$114,000	2.86	10	14.29	5	7.14
North Olmsted	New Construction (inferred)	6	\$157,300	\$120,000	16.67	0	0	1	16.67
North Randall	One Family	1	\$170,000	\$170,000	100	0	0	0	0
North Royalton	One Family	164	\$329,559	\$315,225	6.1	26	15.85	113	68.9
North Royalton	Two Family	1	\$210,000	\$210,000	0	1	100	0	0
North Royalton	Condominium	81	\$135,478	\$140,000	32.1	4	4.94	0	0
North Royalton	New Construction (inferred)	16	\$344,965	\$253,500	25	2	12.5	9	56.25
Oakwood	One Family	24	\$136,200	\$130,000	8.33	5	20.83	2	8.33
Oakwood	New Construction (inferred)	1	\$50,000	\$50,000	0	0	0	0	0
Olmsted Falls	One Family	62	\$270,948	\$248,000	12.9	23	37.1	27	43.55
Olmsted Falls	Two Family	1	\$299,500	\$299,500	0	0	0	1	100
Olmsted Falls	Condominium	34	\$152,406	\$142,500	20.59	8	23.53	0	0
Olmsted Falls	New Construction (inferred)	8	\$282,619	\$178,500	50	0	0	2	25
Olmsted Township	One Family	58	\$288,741	\$281,500	10.34	12	20.69	34	58.62
Olmsted Township	Condominium	5	\$118,260	\$115,500	0	0	0	0	0
Olmsted Township	New Construction (inferred)	11	\$425,844	\$504,600	9.09	0	0	8	72.73
Orange	One Family	26	\$610,877	\$606,500	0	1	3.85	25	96.15
Orange	Condominium	9	\$527,944	\$540,000	0	0	0	9	100
Orange	New Construction (inferred)	6	\$465,228	\$473,685	16.67	0	0	5	83.33
Parma	One Family	800	\$185,832	\$182,750	41.88	177	22.13	98	12.25
Parma	Two Family	30	\$201,543	\$190,650	40	6	20	7	23.33
Parma	Condominium	27	\$156,445	\$155,000	33.33	5	18.52	0	0
Parma	New Construction (inferred)	4	\$239,200	\$268,450	0	0	0	3	75
Parma Heights	One Family	157	\$187,573	\$187,500	42.68	47	29.94	13	8.28

Residential Sales Price Distribution for the Suburbs, YTD August 2023

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Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Parma Heights	Two Family	3	\$218,333	\$235,000	33.33	1	33.33	1	33.33
Parma Heights	Condominium	8	\$92,125	\$97,000	0	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$242,400	\$242,400	0	1	50	1	50
Pepper Pike	One Family	54	\$655,658	\$552,500	0	1	1.85	53	98.15
Pepper Pike	New Construction (inferred)	3	\$898,936	\$899,000	0	0	0	3	100
Richmond Heights	One Family	87	\$226,213	\$215,000	31.03	21	24.14	29	33.33
Richmond Heights	Condominium	12	\$150,421	\$157,500	50	0	0	0	0
Richmond Heights	New Construction (inferred)	1	\$179,900	\$179,900	100	0	0	0	0
Rocky River	One Family	154	\$452,290	\$400,000	2.6	13	8.44	136	88.31
Rocky River	Two Family	8	\$346,875	\$345,000	0	1	12.5	7	87.5
Rocky River	Condominium	82	\$201,756	\$132,500	8.54	6	7.32	17	20.73
Rocky River	New Construction (inferred)	3	\$245,700	\$92,100	0	0	0	1	33.33
Seven Hills	One Family	111	\$263,445	\$265,000	16.22	24	21.62	66	59.46
Seven Hills	New Construction (inferred)	2	\$312,450	\$312,450	0	0	0	2	100
Shaker Heights	One Family	250	\$415,029	\$351,400	10.8	18	7.2	175	70
Shaker Heights	Two Family	40	\$269,030	\$224,750	25	10	25	15	37.5
Shaker Heights	Condominium	51	\$125,763	\$85,000	1.96	5	9.8	5	9.8
Shaker Heights	New Construction (inferred)	4	\$541,250	\$602,000	0	0	0	4	100
Solon	One Family	169	\$486,607	\$425,000	2.37	13	7.69	151	89.35
Solon	Condominium	7	\$158,071	\$180,000	28.57	2	28.57	0	0
Solon	New Construction (inferred)	5	\$566,956	\$758,728	20	0	0	3	60
South Euclid	One Family	283	\$156,046	\$150,000	28.27	39	13.78	19	6.71
South Euclid	Two Family	6	\$216,333	\$217,500	0	4	66.67	1	16.67
South Euclid	Condominium	16	\$82,856	\$65,500	12.5	0	0	0	0
South Euclid	New Construction (inferred)	1	\$170,000	\$170,000	100	0	0	0	0
Strongsville	One Family	358	\$332,913	\$307,500	7.26	60	16.76	266	74.3
Strongsville	Two Family	5	\$292,960	\$285,000	0	1	20	4	80
Strongsville	Condominium	22	\$211,199	\$219,950	31.82	12	54.55	2	9.09
Strongsville	New Construction (inferred)	7	\$317,571	\$410,000	0	0	0	5	71.43
University Heights	One Family	179	\$267,559	\$260,000	13.97	48	26.82	92	51.4
University Heights	Two Family	7	\$217,214	\$220,000	28.57	5	71.43	0	0
Valley View	One Family	13	\$320,177	\$300,000	15.38	1	7.69	8	61.54

Residential Sales Price Distribution for the Suburbs, YTD August 2023

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Walton Hills	One Family	21	\$284,652	\$259,000	4.76	6	28.57	14	66.67
Walton Hills	New Construction (inferred)	1	\$336,000	\$336,000	0	0	0	1	100
Warrensville Heights	One Family	69	\$118,190	\$116,000	17.39	5	7.25	1	1.45
Warrensville Heights	Two Family	1	\$77,500	\$77,500	0	0	0	0	0
Warrensville Heights	Condominium	29	\$46,741	\$47,500	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$95,000	\$95,000	0	0	0	0	0
Westlake	One Family	174	\$460,760	\$405,000	5.75	18	10.34	145	83.33
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	1	100
Westlake	Condominium	121	\$248,774	\$187,000	26.45	12	9.92	42	34.71
Westlake	New Construction (inferred)	47	\$494,375	\$463,000	4.26	4	8.51	41	87.23
Woodmere	One Family	2	\$379,950	\$379,950	0	1	50	1	50
City of Cleveland	One Family	2574	\$113,580	\$85,000	11.62	103	4	162	6.29
City of Cleveland	Two Family	974	\$103,136	\$82,000	9.34	38	3.9	52	5.34
City of Cleveland	Condominium	267	\$161,482	\$65,000	8.99	19	7.12	55	20.6
Eastern Suburbs	One Family	3802	\$239,027	\$165,250	18.12	373	9.81	1099	28.91
Eastern Suburbs	Two Family	239	\$180,028	\$151,000	19.25	36	15.06	38	15.9
Eastern Suburbs	Condominium	364	\$183,638	\$125,000	13.19	22	6.04	82	22.53
Eastern Suburbs	New Construction (inferred)	66	\$326,620	\$247,500	22.73	8	12.12	31	46.97
Western Suburbs	One Family	3641	\$283,913	\$246,000	21.04	723	19.86	1736	47.68
Western Suburbs	Two Family	160	\$270,362	\$260,000	16.25	34	21.25	89	55.63
Western Suburbs	Condominium	718	\$176,928	\$145,250	20.19	76	10.58	113	15.74
Western Suburbs	New Construction (inferred)	145	\$362,695	\$324,900	8.28	16	11.03	88	60.69
Total: All Suburbs	One Family	7443	\$260,985	\$211,000	19.55	1096	14.73	2835	38.09
Total: All Suburbs	Two Family	399	\$216,252	\$200,000	18.05	70	17.54	127	31.83
Total: All Suburbs	Condominium	1082	\$179,185	\$141,750	17.84	98	9.06	195	18.02
Total: All Suburbs	New Construction (inferred)	211	\$351,411	\$268,000	12.8	24	11.37	119	56.4
Total: Cuyahoga County	One Family	10017	\$223,107	\$175,000	17.51	1199	11.97	2997	29.92
Total: Cuyahoga County	Two Family	1373	\$136,008	\$109,000	11.87	108	7.87	179	13.04
Total: Cuyahoga County	Condominium	1349	\$175,682	\$139,160	16.09	117	8.67	250	18.53
Total: Cuyahoga County	New Construction (inferred)	211	\$351,411	\$268,000	12.8	24	11.37	119	56.4