

Residential Sales Price Distribution for the Suburbs, YTD September 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	202	\$397,875	\$333,500	0	0	0	0	0	0	1	0.5	3	1.49	3	1.49	23
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	126	\$463,908	\$393,500	0	0	0	0	0	0	0	0	0	0	1	0.79	0
Beachwood	Condominium	30	\$403,838	\$421,250	0	0	0	0	0	0	0	0	0	0	4	13.33	1
Beachwood	New Construction (inferred)	2	\$592,500	\$592,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	171	\$131,142	\$131,000	3	1.75	11	6.43	16	9.36	21	12.28	24	14.04	44	25.73	40
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	16	\$69,044	\$53,100	3	18.75	7	43.75	3	18.75	0	0	0	0	3	18.75	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	112	\$166,947	\$166,000	1	0.89	3	2.68	5	4.46	8	7.14	5	4.46	19	16.96	47
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	13	\$862,277	\$785,600	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	219	\$195,896	\$188,000	0	0	2	0.91	6	2.74	4	1.83	14	6.39	29	13.24	80
Berea	Two Family	5	\$203,500	\$210,000	0	0	0	0	0	0	1	20	0	0	0	0	1
Berea	Condominium	13	\$103,538	\$95,000	1	7.69	2	15.38	2	15.38	3	23.08	1	7.69	2	15.38	1
Bratenahl	One Family	20	\$544,365	\$396,000	0	0	0	0	0	0	0	0	1	5	0	0	0
Bratenahl	Two Family	2	\$390,000	\$390,000	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	131	\$464,128	\$400,000	0	0	0	0	0	0	0	0	1	0.76	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	61	\$193,740	\$160,000	0	0	1	1.64	4	6.56	4	6.56	11	18.03	6	9.84	8
Brecksville	New Construction (inferred)	16	\$442,050	\$486,454	0	0	0	0	1	6.25	0	0	1	6.25	0	0	0
Broadview Heights	One Family	146	\$377,488	\$344,550	0	0	0	0	1	0.68	1	0.68	1	0.68	2	1.37	7
Broadview Heights	Condominium	79	\$160,598	\$158,454	0	0	5	6.33	7	8.86	6	7.59	4	5.06	11	13.92	32
Broadview Heights	New Construction (inferred)	36	\$366,285	\$363,418	0	0	0	0	0	0	1	2.78	1	2.78	3	8.33	5
Brook Park	One Family	246	\$174,669	\$179,950	2	0.81	2	0.81	5	2.03	6	2.44	14	5.69	30	12.2	129
Brook Park	Condominium	19	\$124,408	\$125,000	0	0	0	0	0	0	1	5.26	9	47.37	9	47.37	0
Brooklyn	One Family	108	\$160,164	\$163,750	0	0	2	1.85	7	6.48	3	2.78	19	17.59	14	12.96	43

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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
Bay Village	One Family	202	\$397,875	\$333,500	11.39	24	11.88	148	73.27
Bay Village	Two Family	1	\$770,000	\$770,000	0	0	0	1	100
Bay Village	Condominium	4	\$513,750	\$540,000	0	0	0	4	100
Bay Village	New Construction (inferred)	5	\$550,280	\$485,000	0	1	20	4	80
Beachwood	One Family	126	\$463,908	\$393,500	0	8	6.35	117	92.86
Beachwood	Condominium	30	\$403,838	\$421,250	3.33	3	10	22	73.33
Beachwood	New Construction (inferred)	2	\$592,500	\$592,500	0	1	50	1	50
Bedford	One Family	171	\$131,142	\$131,000	23.39	11	6.43	1	0.58
Bedford	Two Family	13	\$124,358	\$120,000	23.08	0	0	1	7.69
Bedford	Condominium	16	\$69,044	\$53,100	0	0	0	0	0
Bedford	New Construction (inferred)	1	\$60,000	\$60,000	0	0	0	0	0
Bedford Heights	One Family	112	\$166,947	\$166,000	41.96	21	18.75	3	2.68
Bedford Heights	Condominium	6	\$99,350	\$99,500	0	0	0	0	0
Bentleyville	One Family	13	\$862,277	\$785,600	0	0	0	13	100
Bentleyville	New Construction (inferred)	1	\$325,000	\$325,000	0	0	0	1	100
Berea	One Family	219	\$195,896	\$188,000	36.53	44	20.09	40	18.26
Berea	Two Family	5	\$203,500	\$210,000	20	2	40	1	20
Berea	Condominium	13	\$103,538	\$95,000	7.69	1	7.69	0	0
Bratenahl	One Family	20	\$544,365	\$396,000	0	5	25	14	70
Bratenahl	Two Family	2	\$390,000	\$390,000	0	0	0	2	100
Bratenahl	Condominium	7	\$232,443	\$225,000	14.29	2	28.57	2	28.57
Bratenahl	New Construction (inferred)	1	\$61,850	\$61,850	0	0	0	0	0
Brecksville	One Family	131	\$464,128	\$400,000	3.82	11	8.4	114	87.02
Brecksville	Two Family	1	\$150,000	\$150,000	0	0	0	0	0
Brecksville	Condominium	61	\$193,740	\$160,000	13.11	13	21.31	14	22.95
Brecksville	New Construction (inferred)	16	\$442,050	\$486,454	0	2	12.5	12	75
Broadview Heights	One Family	146	\$377,488	\$344,550	4.79	30	20.55	104	71.23
Broadview Heights	Condominium	79	\$160,598	\$158,454	40.51	4	5.06	10	12.66
Broadview Heights	New Construction (inferred)	36	\$366,285	\$363,418	13.89	5	13.89	21	58.33
Brook Park	One Family	246	\$174,669	\$179,950	52.44	53	21.54	5	2.03
Brook Park	Condominium	19	\$124,408	\$125,000	0	0	0	0	0
Brooklyn	One Family	108	\$160,164	\$163,750	39.81	17	15.74	3	2.78

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Brooklyn	Two Family	4	\$228,688	\$249,250	0	0	0	0	0	0	0	0	0	0	1	25	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	67	\$533,578	\$445,000	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	23	\$300,068	\$312,500	0	0	1	4.35	3	13.04	1	4.35	2	8.7	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	3312	\$118,408	\$95,000	594	17.93	479	14.46	438	13.22	314	9.48	286	8.64	401	12.11	400
Cleveland	Two Family	1253	\$102,305	\$83,544	245	19.55	186	14.84	222	17.72	145	11.57	148	11.81	95	7.58	96
Cleveland	Condominium	201	\$204,570	\$167,000	15	7.46	19	9.45	4	1.99	14	6.97	3	1.49	27	13.43	46
Cleveland Heights	One Family	633	\$219,772	\$180,000	5	0.79	15	2.37	29	4.58	40	6.32	54	8.53	85	13.43	138
Cleveland Heights	Two Family	80	\$239,227	\$212,750	1	1.25	1	1.25	3	3.75	3	3.75	6	7.5	4	5	19
Cleveland Heights	Condominium	43	\$139,521	\$135,000	0	0	1	2.33	7	16.28	6	13.95	4	9.3	7	16.28	15
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	3	\$115,000	\$110,000	0	0	0	0	0	0	1	33.33	1	33.33	1	33.33	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	55	\$65,089	\$36,300	30	54.55	8	14.55	3	5.45	0	0	3	5.45	4	7.27	4
East Cleveland	Two Family	24	\$45,738	\$38,500	14	58.33	5	20.83	2	8.33	2	8.33	0	0	1	4.17	0
Euclid	One Family	706	\$121,124	\$120,000	28	3.97	54	7.65	86	12.18	124	17.56	98	13.88	148	20.96	134
Euclid	Two Family	39	\$136,965	\$140,000	1	2.56	0	0	3	7.69	6	15.38	3	7.69	11	28.21	14
Euclid	Condominium	57	\$68,410	\$60,000	15	26.32	19	33.33	12	21.05	5	8.77	0	0	3	5.26	3
Euclid	New Construction (inferred)	6	\$222,400	\$237,450	0	0	0	0	0	0	0	0	0	0	1	16.67	1
Fairview Park	One Family	236	\$264,404	\$248,289	0	0	0	0	1	0.42	4	1.69	3	1.27	9	3.81	40
Fairview Park	Condominium	18	\$133,594	\$135,000	0	0	1	5.56	1	5.56	0	0	3	16.67	8	44.44	5
Garfield Heights	One Family	526	\$112,237	\$115,000	16	3.04	49	9.32	85	16.16	73	13.88	100	19.01	127	24.14	71
Garfield Heights	Two Family	39	\$116,259	\$122,400	2	5.13	1	2.56	9	23.08	2	5.13	9	23.08	11	28.21	3
Gates Mills	One Family	19	\$814,123	\$520,000	0	0	0	0	0	0	0	0	0	0	1	5.26	0
Gates Mills	Two Family	1	\$625,000	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Gates Mills	New Construction (inferred)	1	\$385,000	\$385,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	11	\$392,373	\$412,000	0	0	0	0	0	0	0	0	0	0	0	0	1

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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	4	\$228,688	\$249,250	0	1	25	2	50
Brooklyn Heights	One Family	11	\$205,045	\$205,000	18.18	3	27.27	3	27.27
Chagrin Falls	One Family	67	\$533,578	\$445,000	2.99	2	2.99	63	94.03
Chagrin Falls	Two Family	1	\$199,000	\$199,000	100	0	0	0	0
Chagrin Falls	Condominium	23	\$300,068	\$312,500	4.35	1	4.35	14	60.87
Chagrin Falls	New Construction (inferred)	1	\$939,675	\$939,675	0	0	0	1	100
Cleveland	One Family	3312	\$118,408	\$95,000	12.08	185	5.59	215	6.49
Cleveland	Two Family	1253	\$102,305	\$83,544	7.66	53	4.23	63	5.03
Cleveland	Condominium	201	\$204,570	\$167,000	22.89	21	10.45	52	25.87
Cleveland Heights	One Family	633	\$219,772	\$180,000	21.8	95	15.01	172	27.17
Cleveland Heights	Two Family	80	\$239,227	\$212,750	23.75	12	15	31	38.75
Cleveland Heights	Condominium	43	\$139,521	\$135,000	34.88	2	4.65	1	2.33
Cleveland Heights	New Construction (inferred)	3	\$504,360	\$330,000	0	1	33.33	2	66.67
Cuyahoga Heights	One Family	3	\$115,000	\$110,000	0	0	0	0	0
Cuyahoga Heights	Two Family	1	\$236,000	\$236,000	0	1	100	0	0
Cuyahoga Heights	New Construction (inferred)	1	\$125,000	\$125,000	0	0	0	0	0
East Cleveland	One Family	55	\$65,089	\$36,300	7.27	3	5.45	0	0
East Cleveland	Two Family	24	\$45,738	\$38,500	0	0	0	0	0
Euclid	One Family	706	\$121,124	\$120,000	18.98	24	3.4	10	1.42
Euclid	Two Family	39	\$136,965	\$140,000	35.9	1	2.56	0	0
Euclid	Condominium	57	\$68,410	\$60,000	5.26	0	0	0	0
Euclid	New Construction (inferred)	6	\$222,400	\$237,450	16.67	3	50	1	16.67
Fairview Park	One Family	236	\$264,404	\$248,289	16.95	63	26.69	116	49.15
Fairview Park	Condominium	18	\$133,594	\$135,000	27.78	0	0	0	0
Garfield Heights	One Family	526	\$112,237	\$115,000	13.5	5	0.95	0	0
Garfield Heights	Two Family	39	\$116,259	\$122,400	7.69	2	5.13	0	0
Gates Mills	One Family	19	\$814,123	\$520,000	0	0	0	18	94.74
Gates Mills	Two Family	1	\$625,000	\$625,000	0	0	0	1	100
Gates Mills	New Construction (inferred)	1	\$385,000	\$385,000	0	0	0	1	100
Glenwillow	One Family	11	\$392,373	\$412,000	9.09	0	0	10	90.91

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Highland Heights	One Family	98	\$405,111	\$390,000	0	0	0	0	0	0	0	0	2	2.04	1	1.02	3
Highland Heights	Condominium	14	\$329,557	\$335,400	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	6	\$110,843	\$115,500	0	0	0	0	1	16.67	0	0	5	83.33	0	0	0
Hunting Valley	One Family	5	\$1,616,057	\$1,550,283	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	Condominium	1	\$1,146,860	\$1,146,860	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	80	\$363,584	\$292,500	0	0	0	0	0	0	1	1.25	0	0	5	6.25	5
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	436	\$318,509	\$285,000	0	0	2	0.46	4	0.92	3	0.69	4	0.92	12	2.75	47
Lakewood	Two Family	174	\$277,355	\$275,000	0	0	0	0	1	0.57	0	0	1	0.57	4	2.3	19
Lakewood	Condominium	136	\$150,281	\$124,300	13	9.56	19	13.97	19	13.97	7	5.15	11	8.09	19	13.97	18
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	249	\$220,974	\$200,000	1	0.4	1	0.4	3	1.2	2	0.8	11	4.42	25	10.04	83
Lyndhurst	Condominium	29	\$176,000	\$135,000	0	0	0	0	4	13.79	4	13.79	4	13.79	9	31.03	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	451	\$103,867	\$105,000	24	5.32	59	13.08	80	17.74	64	14.19	89	19.73	87	19.29	46
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	13	\$43,346	\$43,000	7	53.85	6	46.15	0	0	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	2	\$238,500	\$238,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	One Family	28	\$350,779	\$343,000	0	0	0	0	0	0	0	0	0	0	1	3.57	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)	8	\$199,750	\$80,000	0	0	0	0	6	75	0	0	0	0	0	0	0
Mayfield Heights	One Family	246	\$212,739	\$193,500	1	0.41	1	0.41	3	1.22	6	2.44	12	4.88	26	10.57	83
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	48	\$177,457	\$175,750	1	2.08	0	0	1	2.08	2	4.17	7	14.58	8	16.67	14
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	175	\$251,480	\$250,000	0	0	1	0.57	0	0	0	0	3	1.71	5	2.86	33
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	44	\$122,882	\$122,000	0	0	1	2.27	2	4.55	12	27.27	9	20.45	15	34.09	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

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Highland Heights	One Family	98	\$405,111	\$390,000	3.06	9	9.18	83	84.69
Highland Heights	Condominium	14	\$329,557	\$335,400	0	0	0	14	100
Highland Heights	New Construction (inferred)	2	\$137,500	\$137,500	0	0	0	0	0
Highland Hills	One Family	6	\$110,843	\$115,500	0	0	0	0	0
Hunting Valley	One Family	5	\$1,616,057	\$1,550,283	0	0	0	5	100
Hunting Valley	Condominium	1	\$1,146,860	\$1,146,860	0	0	0	1	100
Hunting Valley	New Construction (inferred)	2	\$732,857	\$732,857	0	0	0	2	100
Independence	One Family	80	\$363,584	\$292,500	6.25	16	20	53	66.25
Independence	New Construction (inferred)	5	\$483,771	\$643,857	0	1	20	3	60
Lakewood	One Family	436	\$318,509	\$285,000	10.78	83	19.04	281	64.45
Lakewood	Two Family	174	\$277,355	\$275,000	10.92	32	18.39	117	67.24
Lakewood	Condominium	136	\$150,281	\$124,300	13.24	5	3.68	25	18.38
Lakewood	New Construction (inferred)	4	\$307,475	\$284,950	25	0	0	2	50
Linndale	Two Family	2	\$80,500	\$80,500	0	0	0	0	0
Lyndhurst	One Family	249	\$220,974	\$200,000	33.33	59	23.69	64	25.7
Lyndhurst	Condominium	29	\$176,000	\$135,000	6.9	0	0	6	20.69
Lyndhurst	New Construction (inferred)	1	\$135,000	\$135,000	0	0	0	0	0
Maple Heights	One Family	451	\$103,867	\$105,000	10.2	2	0.44	0	0
Maple Heights	Two Family	6	\$129,119	\$130,358	16.67	0	0	0	0
Maple Heights	Condominium	13	\$43,346	\$43,000	0	0	0	0	0
Maple Heights	New Construction (inferred)	2	\$238,500	\$238,500	0	2	100	0	0
Mayfield	One Family	28	\$350,779	\$343,000	14.29	2	7.14	21	75
Mayfield	Condominium	1	\$205,000	\$205,000	0	1	100	0	0
Mayfield	New Construction (inferred)	8	\$199,750	\$80,000	0	0	0	2	25
Mayfield Heights	One Family	246	\$212,739	\$193,500	33.74	60	24.39	54	21.95
Mayfield Heights	Two Family	1	\$270,000	\$270,000	0	0	0	1	100
Mayfield Heights	Condominium	48	\$177,457	\$175,750	29.17	11	22.92	4	8.33
Mayfield Heights	New Construction (inferred)	3	\$506,167	\$708,500	0	0	0	2	66.67
Middleburg Heights	One Family	175	\$251,480	\$250,000	18.86	48	27.43	85	48.57
Middleburg Heights	Two Family	1	\$260,000	\$260,000	0	0	0	1	100
Middleburg Heights	Condominium	44	\$122,882	\$122,000	6.82	2	4.55	0	0
Middleburg Heights	New Construction (inferred)	3	\$353,333	\$375,000	0	0	0	2	66.67

Residential Sales Price Distribution for the Suburbs, YTD September 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	One Family	44	\$802,049	\$807,500	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
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	18	\$111,717	\$115,000	2	11.11	0	0	3	16.67	2	11.11	3	16.67	5	27.78	3
Newburgh Heights	Two Family	7	\$84,286	\$80,000	0	0	0	0	5	71.43	1	14.29	1	14.29	0	0	0
North Olmsted	One Family	311	\$236,984	\$237,500	0	0	0	0	5	1.61	2	0.64	8	2.57	21	6.75	62
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	79	\$103,245	\$88,500	5	6.33	18	22.78	16	20.25	9	11.39	9	11.39	14	17.72	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	230	\$341,363	\$310,000	0	0	0	0	1	0.43	0	0	3	1.3	3	1.3	14
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	103	\$123,586	\$123,000	5	4.85	9	8.74	14	13.59	8	7.77	19	18.45	28	27.18	14
North Royalton	New Construction (inferred)	28	\$311,830	\$184,775	0	0	2	7.14	1	3.57	1	3.57	1	3.57	2	7.14	9
Oakwood	One Family	23	\$178,776	\$155,900	0	0	0	0	3	13.04	3	13.04	2	8.7	3	13.04	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	78	\$259,582	\$247,000	0	0	0	0	0	0	1	1.28	2	2.56	1	1.28	11
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	50	\$148,743	\$147,250	1	2	2	4	2	4	2	4	9	18	13	26	15
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	97	\$276,869	\$262,500	0	0	0	0	1	1.03	2	2.06	1	1.03	4	4.12	12
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	4	\$89,913	\$88,775	0	0	0	0	1	25	2	50	1	25	0	0	0
Olmsted Township	New Construction (inferred)	23	\$216,236	\$248,091	0	0	2	8.7	1	4.35	0	0	2	8.7	0	0	1
Orange	One Family	46	\$478,738	\$475,000	0	0	0	0	0	0	0	0	0	0	1	2.17	3
Orange	Condominium	10	\$463,577	\$453,884	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	18	\$680,191	\$712,560	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	1058	\$176,713	\$170,000	3	0.28	9	0.85	28	2.65	44	4.16	91	8.6	171	16.16	415
Parma	Two Family	43	\$194,223	\$185,000	0	0	0	0	1	2.33	1	2.33	0	0	7	16.28	13
Parma	Condominium	36	\$149,153	\$142,500	0	0	1	2.78	2	5.56	3	8.33	5	13.89	9	25	10
Parma	New Construction (inferred)	1	\$660,000	\$660,000	0	0	0	0	0	0	0	0	0	0	0	0	0

Residential Sales Price Distribution for the Suburbs, YTD September 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), School of Urban A

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
Moreland Hills	One Family	44	\$802,049	\$807,500	0	1	2.27	43	97.73
Moreland Hills	Condominium	1	\$225,000	\$225,000	0	1	100	0	0
Moreland Hills	New Construction (inferred)	4	\$391,050	\$255,400	0	2	50	2	50
Newburgh Heights	One Family	18	\$111,717	\$115,000	16.67	0	0	0	0
Newburgh Heights	Two Family	7	\$84,286	\$80,000	0	0	0	0	0
North Olmsted	One Family	311	\$236,984	\$237,500	19.94	83	26.69	130	41.8
North Olmsted	Two Family	3	\$234,467	\$249,900	33.33	1	33.33	1	33.33
North Olmsted	Condominium	79	\$103,245	\$88,500	1.27	5	6.33	2	2.53
North Olmsted	New Construction (inferred)	1	\$68,000	\$68,000	0	0	0	0	0
North Randall	One Family	4	\$104,750	\$102,000	0	0	0	0	0
North Royalton	One Family	230	\$341,363	\$310,000	6.09	32	13.91	177	76.96
North Royalton	Two Family	1	\$130,000	\$130,000	0	0	0	0	0
North Royalton	Condominium	103	\$123,586	\$123,000	13.59	2	1.94	4	3.88
North Royalton	New Construction (inferred)	28	\$311,830	\$184,775	32.14	0	0	12	42.86
Oakwood	One Family	23	\$178,776	\$155,900	13.04	5	21.74	4	17.39
Oakwood	Two Family	2	\$113,500	\$113,500	50	0	0	0	0
Olmsted Falls	One Family	78	\$259,582	\$247,000	14.1	27	34.62	36	46.15
Olmsted Falls	Two Family	2	\$205,000	\$205,000	50	1	50	0	0
Olmsted Falls	Condominium	50	\$148,743	\$147,250	30	6	12	0	0
Olmsted Falls	New Construction (inferred)	21	\$393,065	\$434,460	4.76	0	0	18	85.71
Olmsted Township	One Family	97	\$276,869	\$262,500	12.37	26	26.8	51	52.58
Olmsted Township	Two Family	2	\$212,500	\$212,500	0	0	0	1	50
Olmsted Township	Condominium	4	\$89,913	\$88,775	0	0	0	0	0
Olmsted Township	New Construction (inferred)	23	\$216,236	\$248,091	4.35	8	34.78	9	39.13
Orange	One Family	46	\$478,738	\$475,000	6.52	7	15.22	35	76.09
Orange	Condominium	10	\$463,577	\$453,884	0	0	0	10	100
Orange	New Construction (inferred)	18	\$680,191	\$712,560	0	1	5.56	17	94.44
Parma	One Family	1058	\$176,713	\$170,000	39.22	199	18.81	98	9.26
Parma	Two Family	43	\$194,223	\$185,000	30.23	17	39.53	4	9.3
Parma	Condominium	36	\$149,153	\$142,500	27.78	6	16.67	0	0
Parma	New Construction (inferred)	1	\$660,000	\$660,000	0	0	0	1	100

Residential Sales Price Distribution for the Suburbs, YTD September 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
Parma Heights	One Family	275	\$179,827	\$180,000	0	0	1	0.36	7	2.55	6	2.18	26	9.45	31	11.27	126
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	16	\$88,263	\$77,750	0	0	4	25	6	37.5	2	12.5	2	12.5	1	6.25	1
Parma Heights	New Construction (inferred)	4	\$247,075	\$259,450	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	One Family	107	\$614,096	\$600,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Pepper Pike	New Construction (inferred)	8	\$776,393	\$834,925	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	116	\$207,641	\$202,500	0	0	0	0	2	1.72	0	0	13	11.21	7	6.03	36
Richmond Heights	Condominium	10	\$156,190	\$159,450	0	0	0	0	0	0	0	0	1	10	3	30	6
Rocky River	One Family	216	\$457,043	\$358,450	0	0	0	0	0	0	0	0	0	0	0	0	3
Rocky River	Two Family	5	\$254,500	\$315,000	0	0	0	0	0	0	1	20	0	0	0	0	1
Rocky River	Condominium	115	\$189,456	\$125,000	0	0	7	6.09	19	16.52	18	15.65	18	15.65	8	6.96	15
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	163	\$264,032	\$257,000	0	0	0	0	0	0	0	0	0	0	8	4.91	23
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	4	\$205,500	\$212,000	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	323	\$410,429	\$335,000	2	0.62	2	0.62	4	1.24	6	1.86	7	2.17	10	3.1	34
Shaker Heights	Two Family	59	\$211,704	\$205,000	0	0	0	0	2	3.39	5	8.47	5	8.47	3	5.08	11
Shaker Heights	Condominium	56	\$127,722	\$76,000	7	12.5	16	28.57	6	10.71	4	7.14	3	5.36	4	7.14	6
Solon	One Family	254	\$458,148	\$398,800	0	0	1	0.39	0	0	0	0	0	0	1	0.39	10
Solon	Condominium	20	\$164,675	\$141,000	0	0	2	10	4	20	2	10	2	10	0	0	4
Solon	New Construction (inferred)	10	\$278,949	\$150,000	0	0	0	0	2	20	0	0	1	10	3	30	0
South Euclid	One Family	438	\$155,921	\$152,624	4	0.91	6	1.37	17	3.88	56	12.79	52	11.87	83	18.95	144
South Euclid	Two Family	12	\$160,721	\$169,000	0	0	0	0	2	16.67	0	0	0	0	1	8.33	8
South Euclid	Condominium	21	\$95,738	\$66,000	1	4.76	9	42.86	3	14.29	2	9.52	0	0	3	14.29	1
Strongsville	One Family	484	\$321,904	\$300,050	0	0	1	0.21	1	0.21	3	0.62	5	1.03	8	1.65	28
Strongsville	Two Family	8	\$256,625	\$257,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	45	\$196,653	\$192,000	0	0	0	0	1	2.22	0	0	0	0	2	4.44	23
Strongsville	New Construction (inferred)	17	\$301,551	\$330,000	0	0	2	11.76	2	11.76	0	0	4	23.53	0	0	0
University Heights	One Family	233	\$240,316	\$225,000	0	0	0	0	3	1.29	5	2.15	8	3.43	14	6.01	59
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

Residential Sales Price Distribution for the Suburbs, YTD September 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), School of Urban A

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	One Family	275	\$179,827	\$180,000	45.82	59	21.45	19	6.91
Parma Heights	Two Family	2	\$227,500	\$227,500	0	2	100	0	0
Parma Heights	Condominium	16	\$88,263	\$77,750	6.25	0	0	0	0
Parma Heights	New Construction (inferred)	4	\$247,075	\$259,450	25	0	0	3	75
Pepper Pike	One Family	107	\$614,096	\$600,000	1.87	0	0	105	98.13
Pepper Pike	New Construction (inferred)	8	\$776,393	\$834,925	0	0	0	8	100
Richmond Heights	One Family	116	\$207,641	\$202,500	31.03	31	26.72	27	23.28
Richmond Heights	Condominium	10	\$156,190	\$159,450	60	0	0	0	0
Rocky River	One Family	216	\$457,043	\$358,450	1.39	13	6.02	200	92.59
Rocky River	Two Family	5	\$254,500	\$315,000	20	0	0	3	60
Rocky River	Condominium	115	\$189,456	\$125,000	13.04	5	4.35	25	21.74
Rocky River	New Construction (inferred)	5	\$712,201	\$857,964	0	0	0	4	80
Seven Hills	One Family	163	\$264,032	\$257,000	14.11	41	25.15	91	55.83
Seven Hills	Two Family	2	\$317,500	\$317,500	0	0	0	2	100
Seven Hills	Condominium	4	\$205,500	\$212,000	25	3	75	0	0
Seven Hills	New Construction (inferred)	2	\$257,500	\$257,500	0	0	0	1	50
Shaker Heights	One Family	323	\$410,429	\$335,000	10.53	32	9.91	226	69.97
Shaker Heights	Two Family	59	\$211,704	\$205,000	18.64	20	33.9	13	22.03
Shaker Heights	Condominium	56	\$127,722	\$76,000	10.71	3	5.36	7	12.5
Solon	One Family	254	\$458,148	\$398,800	3.94	20	7.87	222	87.4
Solon	Condominium	20	\$164,675	\$141,000	20	3	15	3	15
Solon	New Construction (inferred)	10	\$278,949	\$150,000	0	2	20	2	20
South Euclid	One Family	438	\$155,921	\$152,624	32.88	53	12.1	23	5.25
South Euclid	Two Family	12	\$160,721	\$169,000	66.67	1	8.33	0	0
South Euclid	Condominium	21	\$95,738	\$66,000	4.76	2	9.52	0	0
Strongsville	One Family	484	\$321,904	\$300,050	5.79	88	18.18	350	72.31
Strongsville	Two Family	8	\$256,625	\$257,500	12.5	3	37.5	4	50
Strongsville	Condominium	45	\$196,653	\$192,000	51.11	17	37.78	2	4.44
Strongsville	New Construction (inferred)	17	\$301,551	\$330,000	0	0	0	9	52.94
University Heights	One Family	233	\$240,316	\$225,000	25.32	62	26.61	82	35.19
University Heights	Two Family	26	\$232,374	\$263,250	23.08	4	15.38	14	53.85
University Heights	New Construction (inferred)	1	\$625,000	\$625,000	0	0	0	1	100

Residential Sales Price Distribution for the Suburbs, YTD September 2022

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Valley View	One Family	10	\$246,100	\$252,500	0	0	0	0	0	0	1	10	2	20	0	0	1
Valley View	New Construction (inferred)	2	\$139,950	\$139,950	0	0	0	0	0	0	0	0	0	0	2	100	0
Walton Hills	One Family	21	\$269,614	\$260,000	0	0	0	0	0	0	1	4.76	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	90	\$127,204	\$119,950	4	4.44	11	12.22	11	12.22	12	13.33	13	14.44	13	14.44	17
Warrensville Heights	Condominium	27	\$40,285	\$40,400	18	66.67	9	33.33	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	231	\$481,869	\$429,000	0	0	1	0.43	0	0	0	0	1	0.43	4	1.73	19
Westlake	Condominium	177	\$246,716	\$176,000	0	0	2	1.13	7	3.95	13	7.34	9	5.08	24	13.56	46
Westlake	New Construction (inferred)	76	\$419,105	\$423,849	0	0	0	0	0	0	0	0	1	1.32	1	1.32	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	3312	\$118,408	\$95,000	594	17.93	479	14.46	438	13.22	314	9.48	286	8.64	401	12.11	400
City of Cleveland	Two Family	1253	\$102,305	\$83,544	245	19.55	186	14.84	222	17.72	145	11.57	148	11.81	95	7.58	96
City of Cleveland	Condominium	201	\$204,570	\$167,000	15	7.46	19	9.45	4	1.99	14	6.97	3	1.49	27	13.43	46
Eastern Suburbs	One Family	5274	\$232,140	\$164,950	121	2.29	221	4.19	355	6.73	427	8.1	505	9.58	708	13.42	969
Eastern Suburbs	Two Family	313	\$178,565	\$165,000	20	6.39	9	2.88	27	8.63	21	6.71	29	9.27	36	11.5	67
Eastern Suburbs	Condominium	433	\$167,116	\$123,000	52	12.01	71	16.4	44	10.16	29	6.7	26	6	44	10.16	54
Eastern Suburbs	New Construction (inferred)	86	\$446,891	\$339,500	0	0	2	2.33	8	9.3	1	1.16	5	5.81	8	9.3	1
Western Suburbs	One Family	5133	\$276,774	\$237,100	6	0.12	22	0.43	67	1.31	81	1.58	199	3.88	361	7.03	1127
Western Suburbs	Two Family	256	\$257,689	\$260,000	0	0	0	0	4	1.56	3	1.17	1	0.39	15	5.86	37
Western Suburbs	Condominium	1003	\$168,606	\$139,900	25	2.49	72	7.18	103	10.27	90	8.97	120	11.96	169	16.85	193
Western Suburbs	New Construction (inferred)	247	\$374,287	\$366,985	0	0	7	2.83	9	3.64	4	1.62	10	4.05	7	2.83	31
Total: All Suburbs	One Family	10407	\$254,154	\$203,000	127	1.22	243	2.33	422	4.05	508	4.88	704	6.76	1069	10.27	2096
Total: All Suburbs	Two Family	569	\$214,164	\$209,000	20	3.51	9	1.58	31	5.45	24	4.22	30	5.27	51	8.96	104
Total: All Suburbs	Condominium	1436	\$168,157	\$135,000	77	5.36	143	9.96	147	10.24	119	8.29	146	10.17	213	14.83	247
Total: All Suburbs	New Construction (inferred)	333	\$393,038	\$363,555	0	0	9	2.7	17	5.11	5	1.5	15	4.5	15	4.5	32
Total: Cuyahoga County	One Family	13719	\$221,383	\$175,000	721	5.26	722	5.26	860	6.27	822	5.99	990	7.22	1470	10.72	2496
Total: Cuyahoga County	Two Family	1822	\$137,238	\$109,900	265	14.54	195	10.7	253	13.89	169	9.28	178	9.77	146	8.01	200
Total: Cuyahoga County	Condominium	1637	\$172,628	\$139,900	92	5.62	162	9.9	151	9.22	133	8.12	149	9.1	240	14.66	293
Total: Cuyahoga County	New Construction (inferred)	333	\$393,038	\$363,555	0	0	9	2.7	17	5.11	5	1.5	15	4.5	15	4.5	32

Residential Sales Price Distribution for the Suburbs, YTD September 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), School of Urban Affairs

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
Valley View	One Family	10	\$246,100	\$252,500	10	1	10	5	50
Valley View	New Construction (inferred)	2	\$139,950	\$139,950	0	0	0	0	0
Walton Hills	One Family	21	\$269,614	\$260,000	4.76	7	33.33	12	57.14
Walton Hills	New Construction (inferred)	3	\$402,982	\$375,000	0	0	0	2	66.67
Warrensville Heights	One Family	90	\$127,204	\$119,950	18.89	6	6.67	3	3.33
Warrensville Heights	Condominium	27	\$40,285	\$40,400	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$255,000	\$255,000	0	0	0	1	100
Westlake	One Family	231	\$481,869	\$429,000	8.23	20	8.66	186	80.52
Westlake	Condominium	177	\$246,716	\$176,000	25.99	20	11.3	56	31.64
Westlake	New Construction (inferred)	76	\$419,105	\$423,849	17.11	10	13.16	51	67.11
Woodmere	One Family	2	\$297,500	\$297,500	0	0	0	2	100
Woodmere	New Construction (inferred)	4	\$464,312	\$564,710	0	0	0	3	75
City of Cleveland	One Family	3312	\$118,408	\$95,000	12.08	185	5.59	215	6.49
City of Cleveland	Two Family	1253	\$102,305	\$83,544	7.66	53	4.23	63	5.03
City of Cleveland	Condominium	201	\$204,570	\$167,000	22.89	21	10.45	52	25.87
Eastern Suburbs	One Family	5274	\$232,140	\$164,950	18.37	531	10.07	1437	27.25
Eastern Suburbs	Two Family	313	\$178,565	\$165,000	21.41	41	13.1	63	20.13
Eastern Suburbs	Condominium	433	\$167,116	\$123,000	12.47	29	6.7	84	19.4
Eastern Suburbs	New Construction (inferred)	86	\$446,891	\$339,500	1.16	12	13.95	49	56.98
Western Suburbs	One Family	5133	\$276,774	\$237,100	21.96	980	19.09	2290	44.61
Western Suburbs	Two Family	256	\$257,689	\$260,000	14.45	59	23.05	137	53.52
Western Suburbs	Condominium	1003	\$168,606	\$139,900	19.24	89	8.87	142	14.16
Western Suburbs	New Construction (inferred)	247	\$374,287	\$366,985	12.55	27	10.93	152	61.54
Total: All Suburbs	One Family	10407	\$254,154	\$203,000	20.14	1511	14.52	3727	35.81
Total: All Suburbs	Two Family	569	\$214,164	\$209,000	18.28	100	17.57	200	35.15
Total: All Suburbs	Condominium	1436	\$168,157	\$135,000	17.2	118	8.22	226	15.74
Total: All Suburbs	New Construction (inferred)	333	\$393,038	\$363,555	9.61	39	11.71	201	60.36
Total: Cuyahoga County	One Family	13719	\$221,383	\$175,000	18.19	1696	12.36	3942	28.73
Total: Cuyahoga County	Two Family	1822	\$137,238	\$109,900	10.98	153	8.4	263	14.43
Total: Cuyahoga County	Condominium	1637	\$172,628	\$139,900	17.9	139	8.49	278	16.98
Total: Cuyahoga County	New Construction (inferred)	333	\$393,038	\$363,555	9.61	39	11.71	201	60.36