

Residential Sales Price Distribution for the Suburbs, YTD October 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
Brooklyn	One Family	113	\$170,596	\$170,000	2	1.77	3	2.65	2	1.77	3	2.65	9	7.96	18	15.93	45
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	12	\$218,565	\$218,389	0	0	0	0	0	0	0	0	1	8.33	1	8.33	3
Chagrin Falls	One Family	52	\$624,991	\$573,000	0	0	0	0	0	0	0	0	0	0	1	1.92	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	29	\$300,328	\$297,000	0	0	1	3.45	3	10.34	4	13.79	1	3.45	0	0	3
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	3249	\$115,629	\$88,000	632	19.45	492	15.14	480	14.77	292	8.99	269	8.28	339	10.43	389
Cleveland	Two Family	1256	\$102,346	\$82,000	262	20.86	208	16.56	190	15.13	127	10.11	123	9.79	114	9.08	125
Cleveland	Condominium	297	\$165,829	\$97,000	120	40.4	16	5.39	5	1.68	10	3.37	13	4.38	20	6.73	26
Cleveland Heights	One Family	591	\$218,335	\$185,000	8	1.35	23	3.89	39	6.6	35	5.92	47	7.95	48	8.12	143
Cleveland Heights	Two Family	68	\$217,368	\$207,500	1	1.47	1	1.47	3	4.41	1	1.47	4	5.88	7	10.29	15
Cleveland Heights	Condominium	31	\$146,019	\$107,000	0	0	0	0	8	25.81	7	22.58	4	12.9	6	19.35	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	8	\$214,050	\$224,500	0	0	0	0	0	0	0	0	0	0	0	0	3
East Cleveland	One Family	46	\$64,817	\$51,500	19	41.3	14	30.43	3	6.52	3	6.52	0	0	3	6.52	3
East Cleveland	Two Family	42	\$43,158	\$35,050	25	59.52	8	19.05	3	7.14	3	7.14	2	4.76	1	2.38	0
Euclid	One Family	628	\$126,263	\$122,750	17	2.71	51	8.12	76	12.1	94	14.97	91	14.49	102	16.24	165
Euclid	Two Family	37	\$148,574	\$140,000	1	2.7	1	2.7	0	0	1	2.7	3	8.11	16	43.24	11
Euclid	Condominium	55	\$59,727	\$57,000	20	36.36	17	30.91	11	20	3	5.45	1	1.82	2	3.64	1
Euclid	New Construction (inferred)	9	\$208,964	\$247,500	0	0	0	0	2	22.22	0	0	0	0	0	0	0
Fairview Park	One Family	189	\$276,424	\$250,000	0	0	2	1.06	1	0.53	2	1.06	3	1.59	7	3.7	33
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	22	\$144,345	\$162,300	1	4.55	2	9.09	0	0	1	4.55	3	13.64	0	0	15
Fairview Park	New Construction (inferred)	2	\$79,550	\$79,550	0	0	1	50	0	0	1	50	0	0	0	0	0
Garfield Heights	One Family	500	\$111,925	\$115,000	20	4	52	10.4	100	20	49	9.8	79	15.8	117	23.4	75
Garfield Heights	Two Family	52	\$133,652	\$135,000	0	0	2	3.85	3	5.77	5	9.62	7	13.46	22	42.31	12
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)	6	\$160,667	\$152,500	0	0	0	0	0	0	2	33.33	0	0	1	16.67	2
Gates Mills	One Family	39	\$896,267	\$800,000	0	0	0	0	0	0	0	0	0	0	1	2.56	1

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Gates Mills	New Construction (inferred)	1	\$950,000	\$950,000	0	0	0	0	0	0	0	0	0	0	0	0	0
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	84	\$415,918	\$410,000	0	0	0	0	0	0	2	2.38	0	0	0	0	5
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	50	\$362,299	\$310,000	0	0	0	0	0	0	0	0	1	2	1	2	4
Independence	New Construction (inferred)	3	\$131,167	\$105,000	0	0	0	0	1	33.33	1	33.33	0	0	0	0	0
Lakewood	One Family	357	\$327,735	\$295,000	1	0.28	2	0.56	1	0.28	2	0.56	1	0.28	12	3.36	39
Lakewood	Two Family	114	\$294,782	\$282,500	0	0	0	0	0	0	1	0.88	1	0.88	2	1.75	6
Lakewood	Condominium	143	\$142,842	\$112,900	6	4.2	12	8.39	24	16.78	22	15.38	15	10.49	13	9.09	24
Lakewood	New Construction (inferred)	3	\$163,000	\$195,000	0	0	0	0	1	33.33	0	0	0	0	0	0	1
Linndale	One Family	1	\$70,500	\$70,500	0	0	0	0	1	100	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	212	\$229,168	\$207,700	0	0	0	0	2	0.94	5	2.36	5	2.36	21	9.91	59
Lyndhurst	Two Family	1	\$120,000	\$120,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Lyndhurst	Condominium	24	\$255,823	\$134,950	2	8.33	1	4.17	1	4.17	2	8.33	5	20.83	3	12.5	2
Lyndhurst	New Construction (inferred)	1	\$99,000	\$99,000	0	0	0	0	0	0	1	100	0	0	0	0	0
Maple Heights	One Family	425	\$107,303	\$105,000	21	4.94	59	13.88	74	17.41	60	14.12	64	15.06	81	19.06	58
Maple Heights	Two Family	4	\$153,500	\$146,500	0	0	0	0	0	0	0	0	0	0	3	75	1
Maple Heights	Condominium	18	\$38,944	\$37,000	15	83.33	2	11.11	1	5.56	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	30	\$401,931	\$321,667	0	0	0	0	0	0	1	3.33	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)	2	\$110,000	\$110,000	0	0	0	0	1	50	0	0	0	0	1	50	0
Mayfield Heights	One Family	193	\$215,463	\$200,000	0	0	1	0.52	0	0	1	0.52	8	4.15	27	13.99	61
Mayfield Heights	Condominium	40	\$169,709	\$173,250	0	0	2	5	1	2.5	1	2.5	1	2.5	6	15	23
Mayfield Heights	New Construction (inferred)	4	\$388,059	\$321,167	0	0	0	0	0	0	1	25	0	0	0	0	1

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Middleburg Heights	One Family	126	\$259,156	\$266,125	0	0	0	0	0	0	1	0.79	0	0	7	5.56	32
Middleburg Heights	Two Family	4	\$236,900	\$250,500	0	0	0	0	0	0	0	0	0	0	0	0	1
Middleburg Heights	Condominium	37	\$132,737	\$125,000	0	0	2	5.41	1	2.7	2	5.41	15	40.54	10	27.03	5
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	33	\$891,470	\$685,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	1	\$345,000	\$345,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	7	\$296,529	\$295,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	16	\$97,775	\$90,000	3	18.75	3	18.75	2	12.5	1	6.25	0	0	4	25	3
Newburgh Heights	Two Family	7	\$107,371	\$117,000	1	14.29	1	14.29	0	0	1	14.29	1	14.29	2	28.57	1
North Olmsted	One Family	299	\$245,168	\$244,000	0	0	1	0.33	3	1	6	2.01	6	2.01	16	5.35	49
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	83	\$132,957	\$115,000	1	1.2	13	15.66	10	12.05	11	13.25	13	15.66	15	18.07	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	197	\$331,140	\$320,000	0	0	1	0.51	1	0.51	2	1.02	3	1.52	8	4.06	14
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	95	\$136,473	\$144,900	0	0	1	1.05	11	11.58	16	16.84	7	7.37	23	24.21	32
North Royalton	New Construction (inferred)	16	\$340,277	\$253,500	0	0	0	0	0	0	2	12.5	0	0	0	0	3
Oakwood	One Family	32	\$153,891	\$132,750	4	12.5	2	6.25	1	3.13	3	9.38	2	6.25	5	15.63	6
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	85	\$274,204	\$250,000	0	0	0	0	0	0	2	2.35	0	0	2	2.35	9
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	45	\$150,280	\$143,500	0	0	0	0	2	4.44	4	8.89	6	13.33	13	28.89	12
Olmsted Falls	New Construction (inferred)	12	\$361,239	\$183,500	0	0	1	8.33	0	0	0	0	0	0	1	8.33	5
Olmsted Township	One Family	89	\$300,608	\$300,000	0	0	0	0	1	1.12	1	1.12	1	1.12	4	4.49	9
Olmsted Township	Condominium	6	\$122,217	\$117,700	0	0	0	0	0	0	0	0	4	66.67	2	33.33	0
Olmsted Township	New Construction (inferred)	18	\$360,127	\$385,000	0	0	1	5.56	2	11.11	0	0	0	0	0	0	1
Orange	One Family	31	\$624,665	\$608,000	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)	13	\$585,105	\$719,000	0	0	0	0	0	0	0	0	0	0	1	7.69	1
Parma	One Family	1003	\$187,211	\$184,000	3	0.3	11	1.1	17	1.69	40	3.99	57	5.68	107	10.67	410
Parma	Two Family	36	\$202,022	\$195,650	0	0	0	0	0	0	1	2.78	1	2.78	4	11.11	13
Parma	Condominium	35	\$154,572	\$155,000	0	0	2	5.71	1	2.86	1	2.86	1	2.86	12	34.29	12

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Parma	New Construction (inferred)	7	\$199,257	\$261,900	0	0	2	28.57	1	14.29	0	0	0	0	0	0	0
Parma Heights	One Family	180	\$188,632	\$188,700	0	0	2	1.11	2	1.11	4	2.22	6	3.33	21	11.67	76
Parma Heights	Two Family	3	\$218,333	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Parma Heights	Condominium	11	\$91,818	\$90,000	1	9.09	1	9.09	1	9.09	5	45.45	3	27.27	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
Pepper Pike	One Family	70	\$660,247	\$552,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	4	\$846,702	\$883,404	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	101	\$224,200	\$215,000	0	0	1	0.99	0	0	1	0.99	1	0.99	8	7.92	31
Richmond Heights	Condominium	15	\$150,804	\$155,000	0	0	1	6.67	0	0	1	6.67	1	6.67	4	26.67	8
Richmond Heights	New Construction (inferred)	2	\$137,450	\$137,450	0	0	0	0	0	0	1	50	0	0	0	0	1
Rocky River	One Family	203	\$452,589	\$403,500	0	0	0	0	0	0	1	0.49	0	0	0	0	7
Rocky River	Two Family	10	\$337,500	\$340,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	104	\$194,310	\$134,450	1	0.96	4	3.85	10	9.62	11	10.58	13	12.5	27	25.96	9
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	140	\$268,893	\$266,600	0	0	0	0	1	0.71	0	0	0	0	3	2.14	24
Seven Hills	Condominium	1	\$229,500	\$229,500	0	0	0	0	0	0	0	0	0	0	0	0	0
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	306	\$409,799	\$330,500	2	0.65	6	1.96	4	1.31	7	2.29	4	1.31	15	4.9	31
Shaker Heights	Two Family	43	\$265,242	\$225,500	0	0	0	0	1	2.33	0	0	2	4.65	3	6.98	10
Shaker Heights	Condominium	69	\$110,483	\$78,520	13	18.84	10	14.49	21	30.43	4	5.8	4	5.8	5	7.25	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	210	\$475,439	\$414,000	0	0	1	0.48	0	0	0	0	0	0	0	0	6
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)	6	\$514,130	\$504,364	0	0	0	0	1	16.67	0	0	0	0	0	0	1
South Euclid	One Family	344	\$158,819	\$152,250	2	0.58	10	2.91	21	6.1	26	7.56	39	11.34	71	20.64	107
South Euclid	Two Family	9	\$227,000	\$220,000	0	0	0	0	0	0	0	0	0	0	1	11.11	1
South Euclid	Condominium	17	\$82,159	\$66,000	0	0	8	47.06	5	29.41	0	0	0	0	2	11.76	2
South Euclid	New Construction (inferred)	3	\$210,900	\$170,000	0	0	0	0	0	0	0	0	1	33.33	0	0	1
Strongsville	One Family	453	\$335,029	\$309,000	0	0	1	0.22	2	0.44	0	0	3	0.66	0	0	32
Strongsville	Two Family	6	\$303,133	\$289,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	28	\$213,835	\$219,950	0	0	0	0	0	0	0	0	0	0	1	3.57	9
Strongsville	New Construction (inferred)	10	\$305,390	\$347,500	0	0	1	10	1	10	1	10	0	0	0	0	1
University Heights	One Family	218	\$270,060	\$260,500	0	0	1	0.46	3	1.38	2	0.92	1	0.46	13	5.96	30

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University Heights	Two Family	10	\$200,790	\$214,000	0	0	0	0	0	0	0	0	1	10	0	0	3
Valley View	One Family	16	\$318,831	\$292,000	0	0	0	0	0	0	0	0	0	0	2	12.5	2
Walton Hills	One Family	23	\$285,596	\$260,000	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	91	\$116,011	\$110,000	5	5.49	9	9.89	22	24.18	8	8.79	10	10.99	15	16.48	13
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	35	\$46,723	\$47,500	17	48.57	17	48.57	1	2.86	0	0	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	2	\$190,000	\$190,000	0	0	0	0	0	0	1	50	0	0	0	0	0
Westlake	One Family	226	\$461,733	\$400,050	0	0	0	0	0	0	0	0	0	0	1	0.44	14
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	146	\$244,817	\$185,000	0	0	1	0.68	8	5.48	7	4.79	7	4.79	20	13.7	40
Westlake	New Construction (inferred)	61	\$478,501	\$462,215	0	0	0	0	1	1.64	0	0	0	0	2	3.28	1
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	3249	\$115,629	\$88,000	632	19.45	492	15.14	480	14.77	292	8.99	269	8.28	339	10.43	389
City of Cleveland	Two Family	1256	\$102,346	\$82,000	262	20.86	208	16.56	190	15.13	127	10.11	123	9.79	114	9.08	125
City of Cleveland	Condominium	297	\$165,829	\$97,000	120	40.4	16	5.39	5	1.68	10	3.37	13	4.38	20	6.73	26
Eastern Suburbs	One Family	4665	\$239,948	\$166,000	106	2.27	239	5.12	368	7.89	326	6.99	379	8.12	578	12.39	880
Eastern Suburbs	Two Family	293	\$177,215	\$154,000	28	9.56	13	4.44	12	4.1	11	3.75	24	8.19	56	19.11	61
Eastern Suburbs	Condominium	452	\$185,641	\$118,250	67	14.82	63	13.94	54	11.95	28	6.19	23	5.09	34	7.52	55
Eastern Suburbs	New Construction (inferred)	98	\$324,345	\$245,900	0	0	4	4.08	4	4.08	9	9.18	4	4.08	4	4.08	20
Western Suburbs	One Family	4599	\$286,367	\$248,652	6	0.13	25	0.54	37	0.8	78	1.7	113	2.46	247	5.37	952
Western Suburbs	Two Family	191	\$270,375	\$260,000	0	0	0	0	0	0	4	2.09	3	1.57	7	3.66	27
Western Suburbs	Condominium	916	\$175,600	\$145,000	13	1.42	42	4.59	77	8.41	92	10.04	107	11.68	165	18.01	189
Western Suburbs	New Construction (inferred)	194	\$361,868	\$315,000	0	0	8	4.12	13	6.7	11	5.67	2	1.03	7	3.61	13
Total: All Suburbs	One Family	9264	\$262,992	\$213,000	112	1.21	264	2.85	405	4.37	404	4.36	492	5.31	825	8.91	1832
Total: All Suburbs	Two Family	484	\$213,979	\$200,000	28	5.79	13	2.69	12	2.48	15	3.1	27	5.58	63	13.02	88
Total: All Suburbs	Condominium	1368	\$178,917	\$140,000	80	5.85	105	7.68	131	9.58	120	8.77	130	9.5	199	14.55	244
Total: All Suburbs	New Construction (inferred)	292	\$349,274	\$266,500	0	0	12	4.11	17	5.82	20	6.85	6	2.05	11	3.77	33
Total: Cuyahoga County	One Family	12513	\$224,730	\$177,000	744	5.95	756	6.04	885	7.07	696	5.56	761	6.08	1164	9.3	2221
Total: Cuyahoga County	Two Family	1740	\$133,398	\$108,000	290	16.67	221	12.7	202	11.61	142	8.16	150	8.62	177	10.17	213
Total: Cuyahoga County	Condominium	1665	\$176,583	\$138,000	200	12.01	121	7.27	136	8.17	130	7.81	143	8.59	219	13.15	270
Total: Cuyahoga County	New Construction (inferred)	292	\$349,274	\$266,500	0	0	12	4.11	17	5.82	20	6.85	6	2.05	11	3.77	33

Residential Sales Price Distribution for the Suburbs, YTD October 2023

Source: Cuyahoga County Fiscal Office

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

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	208	\$448,210	\$363,000	6.25	20	9.62	172	82.69
Bay Village	Condominium	9	\$477,000	\$540,000	0	0	0	9	100
Bay Village	New Construction (inferred)	2	\$462,500	\$462,500	0	0	0	1	50
Beachwood	One Family	96	\$500,030	\$450,000	3.13	6	6.25	87	90.63
Beachwood	Condominium	42	\$388,696	\$390,000	11.9	3	7.14	33	78.57
Beachwood	New Construction (inferred)	3	\$256,667	\$265,000	0	1	33.33	2	66.67
Bedford	One Family	140	\$137,268	\$139,425	25.71	12	8.57	2	1.43
Bedford	Two Family	12	\$163,783	\$167,500	50	1	8.33	1	8.33
Bedford	Condominium	12	\$100,917	\$102,500	8.33	0	0	0	0
Bedford	New Construction (inferred)	7	\$154,371	\$199,900	57.14	1	14.29	0	0
Bedford Heights	One Family	89	\$158,991	\$167,000	37.08	14	15.73	4	4.49
Bedford Heights	Condominium	4	\$98,500	\$100,500	0	0	0	0	0
Bedford Heights	New Construction (inferred)	2	\$118,250	\$118,250	0	0	0	0	0
Bentleyville	One Family	11	\$866,766	\$887,910	0	0	0	11	100
Berea	One Family	224	\$227,219	\$215,900	26.79	73	32.59	64	28.57
Berea	Two Family	4	\$197,125	\$199,250	50	2	50	0	0
Berea	Condominium	16	\$108,544	\$115,000	18.75	1	6.25	0	0
Berea	New Construction (inferred)	4	\$161,225	\$97,500	0	0	0	1	25
Bratenahl	One Family	15	\$707,044	\$475,000	13.33	0	0	13	86.67
Bratenahl	Two Family	6	\$618,917	\$275,000	0	0	0	5	83.33
Bratenahl	Condominium	32	\$415,331	\$297,500	6.25	3	9.38	23	71.88
Bratenahl	New Construction (inferred)	2	\$167,500	\$167,500	100	0	0	0	0
Brecksville	One Family	106	\$436,537	\$394,250	3.77	5	4.72	94	88.68
Brecksville	Two Family	1	\$174,000	\$174,000	100	0	0	0	0
Brecksville	Condominium	46	\$218,900	\$207,450	13.04	8	17.39	16	34.78
Brecksville	New Construction (inferred)	12	\$484,222	\$531,185	0	3	25	7	58.33
Broadview Heights	One Family	136	\$366,538	\$353,050	2.21	10	7.35	118	86.76
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0	0
Broadview Heights	Condominium	73	\$192,252	\$151,000	24.66	5	6.85	15	20.55
Broadview Heights	New Construction (inferred)	26	\$310,685	\$255,900	0	7	26.92	13	50
Brook Park	One Family	202	\$192,099	\$195,000	35.64	68	33.66	18	8.91
Brook Park	Condominium	16	\$132,363	\$139,580	12.5	0	0	0	0
Brook Park	New Construction (inferred)	2	\$265,750	\$265,750	0	1	50	1	50

Residential Sales Price Distribution for the Suburbs, YTD October 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	One Family	113	\$170,596	\$170,000	39.82	27	23.89	4	3.54
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	12	\$218,565	\$218,389	25	5	41.67	2	16.67
Chagrin Falls	One Family	52	\$624,991	\$573,000	0	2	3.85	49	94.23
Chagrin Falls	Two Family	1	\$185,000	\$185,000	100	0	0	0	0
Chagrin Falls	Condominium	29	\$300,328	\$297,000	10.34	2	6.9	15	51.72
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	3249	\$115,629	\$88,000	11.97	142	4.37	214	6.59
Cleveland	Two Family	1256	\$102,346	\$82,000	9.95	44	3.5	63	5.02
Cleveland	Condominium	297	\$165,829	\$97,000	8.75	24	8.08	63	21.21
Cleveland Heights	One Family	591	\$218,335	\$185,000	24.2	82	13.87	166	28.09
Cleveland Heights	Two Family	68	\$217,368	\$207,500	22.06	14	20.59	22	32.35
Cleveland Heights	Condominium	31	\$146,019	\$107,000	9.68	1	3.23	2	6.45
Cleveland Heights	New Construction (inferred)	1	\$171,000	\$171,000	100	0	0	0	0
Cuyahoga Heights	One Family	8	\$214,050	\$224,500	37.5	4	50	1	12.5
East Cleveland	One Family	46	\$64,817	\$51,500	6.52	0	0	1	2.17
East Cleveland	Two Family	42	\$43,158	\$35,050	0	0	0	0	0
Euclid	One Family	628	\$126,263	\$122,750	26.27	22	3.5	10	1.59
Euclid	Two Family	37	\$148,574	\$140,000	29.73	4	10.81	0	0
Euclid	Condominium	55	\$59,727	\$57,000	1.82	0	0	0	0
Euclid	New Construction (inferred)	9	\$208,964	\$247,500	0	4	44.44	3	33.33
Fairview Park	One Family	189	\$276,424	\$250,000	17.46	47	24.87	94	49.74
Fairview Park	Two Family	1	\$275,000	\$275,000	0	0	0	1	100
Fairview Park	Condominium	22	\$144,345	\$162,300	68.18	0	0	0	0
Fairview Park	New Construction (inferred)	2	\$79,550	\$79,550	0	0	0	0	0
Garfield Heights	One Family	500	\$111,925	\$115,000	15	7	1.4	1	0.2
Garfield Heights	Two Family	52	\$133,652	\$135,000	23.08	1	1.92	0	0
Garfield Heights	Condominium	1	\$103,000	\$103,000	0	0	0	0	0
Garfield Heights	New Construction (inferred)	6	\$160,667	\$152,500	33.33	0	0	1	16.67
Gates Mills	One Family	39	\$896,267	\$800,000	2.56	0	0	37	94.87

Residential Sales Price Distribution for the Suburbs, YTD October 2023

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Gates Mills	New Construction (inferred)	1	\$950,000	\$950,000	0	0	0	1	100
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	84	\$415,918	\$410,000	5.95	9	10.71	68	80.95
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	50	\$362,299	\$310,000	8	8	16	36	72
Independence	New Construction (inferred)	3	\$131,167	\$105,000	0	1	33.33	0	0
Lakewood	One Family	357	\$327,735	\$295,000	10.92	57	15.97	242	67.79
Lakewood	Two Family	114	\$294,782	\$282,500	5.26	26	22.81	78	68.42
Lakewood	Condominium	143	\$142,842	\$112,900	16.78	7	4.9	20	13.99
Lakewood	New Construction (inferred)	3	\$163,000	\$195,000	33.33	1	33.33	0	0
Linndale	One Family	1	\$70,500	\$70,500	0	0	0	0	0
Linndale	Two Family	4	\$152,625	\$159,500	75	0	0	0	0
Lyndhurst	One Family	212	\$229,168	\$207,700	27.83	64	30.19	56	26.42
Lyndhurst	Two Family	1	\$120,000	\$120,000	0	0	0	0	0
Lyndhurst	Condominium	24	\$255,823	\$134,950	8.33	2	8.33	6	25
Lyndhurst	New Construction (inferred)	1	\$99,000	\$99,000	0	0	0	0	0
Maple Heights	One Family	425	\$107,303	\$105,000	13.65	6	1.41	2	0.47
Maple Heights	Two Family	4	\$153,500	\$146,500	25	0	0	0	0
Maple Heights	Condominium	18	\$38,944	\$37,000	0	0	0	0	0
Maple Heights	New Construction (inferred)	3	\$206,333	\$251,000	0	0	0	2	66.67
Mayfield	One Family	30	\$401,931	\$321,667	3.33	3	10	25	83.33
Mayfield	Condominium	5	\$206,400	\$208,000	40	3	60	0	0
Mayfield	New Construction (inferred)	2	\$110,000	\$110,000	0	0	0	0	0
Mayfield Heights	One Family	193	\$215,463	\$200,000	31.61	45	23.32	50	25.91
Mayfield Heights	Condominium	40	\$169,709	\$173,250	57.5	4	10	2	5
Mayfield Heights	New Construction (inferred)	4	\$388,059	\$321,167	25	0	0	2	50

Residential Sales Price Distribution for the Suburbs, YTD October 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	One Family	126	\$259,156	\$266,125	25.4	15	11.9	71	56.35
Middleburg Heights	Two Family	4	\$236,900	\$250,500	25	1	25	2	50
Middleburg Heights	Condominium	37	\$132,737	\$125,000	13.51	2	5.41	0	0
Middleburg Heights	New Construction (inferred)	2	\$210,675	\$210,675	0	0	0	1	50
Moreland Hills	One Family	33	\$891,470	\$685,000	0	1	3.03	32	96.97
Moreland Hills	Condominium	1	\$345,000	\$345,000	0	0	0	1	100
Moreland Hills	New Construction (inferred)	7	\$296,529	\$295,000	0	1	14.29	6	85.71
Newburgh Heights	One Family	16	\$97,775	\$90,000	18.75	0	0	0	0
Newburgh Heights	Two Family	7	\$107,371	\$117,000	14.29	0	0	0	0
North Olmsted	One Family	299	\$245,168	\$244,000	16.39	89	29.77	129	43.14
North Olmsted	Two Family	2	\$290,000	\$290,000	0	1	50	1	50
North Olmsted	Condominium	83	\$132,957	\$115,000	2.41	12	14.46	6	7.23
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	197	\$331,140	\$320,000	7.11	30	15.23	138	70.05
North Royalton	Two Family	1	\$210,000	\$210,000	0	1	100	0	0
North Royalton	Condominium	95	\$136,473	\$144,900	33.68	5	5.26	0	0
North Royalton	New Construction (inferred)	16	\$340,277	\$253,500	18.75	2	12.5	9	56.25
Oakwood	One Family	32	\$153,891	\$132,750	18.75	5	15.63	4	12.5
Oakwood	New Construction (inferred)	1	\$50,000	\$50,000	0	0	0	0	0
Olmsted Falls	One Family	85	\$274,204	\$250,000	10.59	30	35.29	42	49.41
Olmsted Falls	Two Family	1	\$299,500	\$299,500	0	0	0	1	100
Olmsted Falls	Condominium	45	\$150,280	\$143,500	26.67	8	17.78	0	0
Olmsted Falls	New Construction (inferred)	12	\$361,239	\$183,500	41.67	0	0	5	41.67
Olmsted Township	One Family	89	\$300,608	\$300,000	10.11	16	17.98	57	64.04
Olmsted Township	Condominium	6	\$122,217	\$117,700	0	0	0	0	0
Olmsted Township	New Construction (inferred)	18	\$360,127	\$385,000	5.56	3	16.67	11	61.11
Orange	One Family	31	\$624,665	\$608,000	0	1	3.23	30	96.77
Orange	Condominium	9	\$527,944	\$540,000	0	0	0	9	100
Orange	New Construction (inferred)	13	\$585,105	\$719,000	7.69	0	0	11	84.62
Parma	One Family	1003	\$187,211	\$184,000	40.88	233	23.23	125	12.46
Parma	Two Family	36	\$202,022	\$195,650	36.11	10	27.78	7	19.44
Parma	Condominium	35	\$154,572	\$155,000	34.29	6	17.14	0	0

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Parma	New Construction (inferred)	7	\$199,257	\$261,900	0	0	0	4	57.14
Parma Heights	One Family	180	\$188,632	\$188,700	42.22	53	29.44	16	8.89
Parma Heights	Two Family	3	\$218,333	\$235,000	33.33	1	33.33	1	33.33
Parma Heights	Condominium	11	\$91,818	\$90,000	0	0	0	0	0
Parma Heights	New Construction (inferred)	2	\$242,400	\$242,400	0	1	50	1	50
Pepper Pike	One Family	70	\$660,247	\$552,500	0	1	1.43	69	98.57
Pepper Pike	New Construction (inferred)	4	\$846,702	\$883,404	0	0	0	4	100
Richmond Heights	One Family	101	\$224,200	\$215,000	30.69	28	27.72	31	30.69
Richmond Heights	Condominium	15	\$150,804	\$155,000	53.33	0	0	0	0
Richmond Heights	New Construction (inferred)	2	\$137,450	\$137,450	50	0	0	0	0
Rocky River	One Family	203	\$452,589	\$403,500	3.45	16	7.88	179	88.18
Rocky River	Two Family	10	\$337,500	\$340,000	0	1	10	9	90
Rocky River	Condominium	104	\$194,310	\$134,450	8.65	10	9.62	19	18.27
Rocky River	New Construction (inferred)	3	\$245,700	\$92,100	0	0	0	1	33.33
Seven Hills	One Family	140	\$268,893	\$266,600	17.14	29	20.71	83	59.29
Seven Hills	Condominium	1	\$229,500	\$229,500	0	1	100	0	0
Seven Hills	New Construction (inferred)	2	\$312,450	\$312,450	0	0	0	2	100
Shaker Heights	One Family	306	\$409,799	\$330,500	10.13	25	8.17	212	69.28
Shaker Heights	Two Family	43	\$265,242	\$225,500	23.26	11	25.58	16	37.21
Shaker Heights	Condominium	69	\$110,483	\$78,520	1.45	6	8.7	5	7.25
Shaker Heights	New Construction (inferred)	4	\$541,250	\$602,000	0	0	0	4	100
Solon	One Family	210	\$475,439	\$414,000	2.86	16	7.62	187	89.05
Solon	Condominium	7	\$158,071	\$180,000	28.57	2	28.57	0	0
Solon	New Construction (inferred)	6	\$514,130	\$504,364	16.67	1	16.67	3	50
South Euclid	One Family	344	\$158,819	\$152,250	31.1	43	12.5	25	7.27
South Euclid	Two Family	9	\$227,000	\$220,000	11.11	4	44.44	3	33.33
South Euclid	Condominium	17	\$82,159	\$66,000	11.76	0	0	0	0
South Euclid	New Construction (inferred)	3	\$210,900	\$170,000	33.33	0	0	1	33.33
Strongsville	One Family	453	\$335,029	\$309,000	7.06	80	17.66	335	73.95
Strongsville	Two Family	6	\$303,133	\$289,500	0	1	16.67	5	83.33
Strongsville	Condominium	28	\$213,835	\$219,950	32.14	15	53.57	3	10.71
Strongsville	New Construction (inferred)	10	\$305,390	\$347,500	10	0	0	6	60
University Heights	One Family	218	\$270,060	\$260,500	13.76	56	25.69	112	51.38

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University Heights	Two Family	10	\$200,790	\$214,000	30	6	60	0	0
Valley View	One Family	16	\$318,831	\$292,000	12.5	2	12.5	10	62.5
Walton Hills	One Family	23	\$285,596	\$260,000	4.35	6	26.09	16	69.57
Walton Hills	New Construction (inferred)	1	\$336,000	\$336,000	0	0	0	1	100
Warrensville Heights	One Family	91	\$116,011	\$110,000	14.29	8	8.79	1	1.1
Warrensville Heights	Two Family	1	\$77,500	\$77,500	0	0	0	0	0
Warrensville Heights	Condominium	35	\$46,723	\$47,500	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	2	\$190,000	\$190,000	0	0	0	1	50
Westlake	One Family	226	\$461,733	\$400,050	6.19	24	10.62	187	82.74
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	1	100
Westlake	Condominium	146	\$244,817	\$185,000	27.4	11	7.53	52	35.62
Westlake	New Construction (inferred)	61	\$478,501	\$462,215	1.64	4	6.56	53	86.89
Woodmere	One Family	2	\$379,950	\$379,950	0	1	50	1	50
City of Cleveland	One Family	3249	\$115,629	\$88,000	11.97	142	4.37	214	6.59
City of Cleveland	Two Family	1256	\$102,346	\$82,000	9.95	44	3.5	63	5.02
City of Cleveland	Condominium	297	\$165,829	\$97,000	8.75	24	8.08	63	21.21
Eastern Suburbs	One Family	4665	\$239,948	\$166,000	18.86	469	10.05	1320	28.3
Eastern Suburbs	Two Family	293	\$177,215	\$154,000	20.82	41	13.99	47	16.04
Eastern Suburbs	Condominium	452	\$185,641	\$118,250	12.17	27	5.97	101	22.35
Eastern Suburbs	New Construction (inferred)	98	\$324,345	\$245,900	20.41	9	9.18	44	44.9
Western Suburbs	One Family	4599	\$286,367	\$248,652	20.7	935	20.33	2206	47.97
Western Suburbs	Two Family	191	\$270,375	\$260,000	14.14	44	23.04	106	55.5
Western Suburbs	Condominium	916	\$175,600	\$145,000	20.63	91	9.93	140	15.28
Western Suburbs	New Construction (inferred)	194	\$361,868	\$315,000	6.7	23	11.86	117	60.31
Total: All Suburbs	One Family	9264	\$262,992	\$213,000	19.78	1404	15.16	3526	38.06
Total: All Suburbs	Two Family	484	\$213,979	\$200,000	18.18	85	17.56	153	31.61
Total: All Suburbs	Condominium	1368	\$178,917	\$140,000	17.84	118	8.63	241	17.62
Total: All Suburbs	New Construction (inferred)	292	\$349,274	\$266,500	11.3	32	10.96	161	55.14
Total: Cuyahoga County	One Family	12513	\$224,730	\$177,000	17.75	1546	12.36	3740	29.89
Total: Cuyahoga County	Two Family	1740	\$133,398	\$108,000	12.24	129	7.41	216	12.41
Total: Cuyahoga County	Condominium	1665	\$176,583	\$138,000	16.22	142	8.53	304	18.26
Total: Cuyahoga County	New Construction (inferred)	292	\$349,274	\$266,500	11.3	32	10.96	161	55.14