

Residential Sales Price Distribution for the Suburbs, YTD November 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College 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	243	\$346,797	\$295,000	0	0	0	0	0	0	1	0.41	3	1.23	4	1.65	26
Bay Village	Condominium	9	\$356,100	\$388,000	0	0	0	0	0	0	0	0	0	0	1	11.11	0
Bay Village	New Construction (inferred)	7	\$296,429	\$150,000	0	0	0	0	3	42.86	0	0	0	0	1	14.29	1
Beachwood	One Family	162	\$405,198	\$342,000	0	0	0	0	0	0	0	0	0	0	1	0.62	6
Beachwood	Condominium	39	\$325,549	\$310,000	0	0	0	0	0	0	1	2.56	1	2.56	3	7.69	4
Beachwood	New Construction (inferred)	1	\$475,000	\$475,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	209	\$119,423	\$114,900	4	1.91	21	10.05	31	14.83	40	19.14	32	15.31	28	13.4	41
Bedford	Two Family	14	\$133,011	\$139,500	0	0	0	0	2	14.29	2	14.29	1	7.14	3	21.43	6
Bedford	Condominium	15	\$71,167	\$64,500	4	26.67	4	26.67	1	6.67	3	20	2	13.33	1	6.67	0
Bedford	New Construction (inferred)	1	\$189,000	\$189,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bedford Heights	One Family	92	\$159,422	\$159,400	0	0	1	1.09	6	6.52	10	10.87	11	11.96	11	11.96	35
Bedford Heights	Condominium	1	\$114,500	\$114,500	0	0	0	0	0	0	0	0	1	100	0	0	0
Bentleyville	One Family	20	\$783,731	\$757,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	Two Family	1	\$410,000	\$410,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	New Construction (inferred)	4	\$296,000	\$232,500	0	0	0	0	0	0	0	0	0	0	2	50	0
Berea	One Family	262	\$186,060	\$176,500	1	0.38	2	0.76	7	2.67	7	2.67	20	7.63	32	12.21	106
Berea	Two Family	11	\$170,077	\$159,000	0	0	0	0	0	0	2	18.18	0	0	2	18.18	5
Berea	Condominium	18	\$98,745	\$75,766	0	0	8	44.44	3	16.67	2	11.11	0	0	1	5.56	2
Berea	New Construction (inferred)	2	\$177,500	\$177,500	0	0	1	50	0	0	0	0	0	0	0	0	0
Bratenahl	One Family	25	\$703,436	\$455,250	0	0	0	0	0	0	2	8	1	4	1	4	1
Bratenahl	Two Family	2	\$196,250	\$196,250	0	0	0	0	0	0	0	0	0	0	0	0	1
Bratenahl	Condominium	19	\$276,595	\$235,000	0	0	0	0	0	0	0	0	0	0	4	21.05	3
Bratenahl	New Construction (inferred)	3	\$178,333	\$190,000	0	0	0	0	0	0	0	0	1	33.33	0	0	1
Brecksville	One Family	179	\$424,246	\$380,000	0	0	1	0.56	0	0	0	0	0	0	3	1.68	5
Brecksville	Condominium	45	\$169,939	\$135,500	0	0	5	11.11	4	8.89	6	13.33	5	11.11	5	11.11	3
Brecksville	New Construction (inferred)	22	\$345,738	\$340,000	0	0	0	0	0	0	0	0	3	13.64	2	9.09	0
Broadview Heights	One Family	217	\$350,194	\$320,000	0	0	1	0.46	0	0	1	0.46	0	0	1	0.46	13
Broadview Heights	Condominium	84	\$138,764	\$139,450	1	1.19	7	8.33	7	8.33	9	10.71	8	9.52	30	35.71	8
Broadview Heights	New Construction (inferred)	26	\$261,968	\$167,500	0	0	2	7.69	1	3.85	1	3.85	0	0	3	11.54	10
Brook Park	One Family	297	\$162,344	\$165,000	0	0	4	1.35	6	2.02	11	3.7	24	8.08	57	19.19	153
Brook Park	Condominium	13	\$124,546	\$115,000	0	0	0	0	0	0	0	0	10	76.92	1	7.69	2
Brook Park	New Construction (inferred)	1	\$284,500	\$284,500	0	0	0	0	0	0	0	0	0	0	0	0	0

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Area	Type of Property	Number of Sales	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	243	10.7	48	19.75	161	66.26
Bay Village	Condominium	9	0	1	11.11	7	77.78
Bay Village	New Construction (inferred)	7	14.29	0	0	2	28.57
Beachwood	One Family	162	3.7	19	11.73	136	83.95
Beachwood	Condominium	39	10.26	2	5.13	28	71.79
Beachwood	New Construction (inferred)	1	0	0	0	1	100
Bedford	One Family	209	19.62	11	5.26	1	0.48
Bedford	Two Family	14	42.86	0	0	0	0
Bedford	Condominium	15	0	0	0	0	0
Bedford	New Construction (inferred)	1	100	0	0	0	0
Bedford Heights	One Family	92	38.04	14	15.22	4	4.35
Bedford Heights	Condominium	1	0	0	0	0	0
Bentleyville	One Family	20	0	0	0	20	100
Bentleyville	Two Family	1	0	0	0	1	100
Bentleyville	New Construction (inferred)	4	0	0	0	2	50
Berea	One Family	262	40.46	56	21.37	31	11.83
Berea	Two Family	11	45.45	0	0	2	18.18
Berea	Condominium	18	11.11	2	11.11	0	0
Berea	New Construction (inferred)	2	0	0	0	1	50
Bratenahl	One Family	25	4	1	4	19	76
Bratenahl	Two Family	2	50	1	50	0	0
Bratenahl	Condominium	19	15.79	3	15.79	9	47.37
Bratenahl	New Construction (inferred)	3	33.33	1	33.33	0	0
Brecksville	One Family	179	2.79	21	11.73	149	83.24
Brecksville	Condominium	45	6.67	9	20	8	17.78
Brecksville	New Construction (inferred)	22	0	5	22.73	12	54.55
Broadview Heights	One Family	217	5.99	42	19.35	159	73.27
Broadview Heights	Condominium	84	9.52	11	13.1	3	3.57
Broadview Heights	New Construction (inferred)	26	38.46	1	3.85	8	30.77
Brook Park	One Family	297	51.52	37	12.46	5	1.68
Brook Park	Condominium	13	15.38	0	0	0	0
Brook Park	New Construction (inferred)	1	0	0	0	1	100

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Brooklyn	One Family	148	\$147,825	\$149,750	0	0	4	2.7	6	4.05	14	9.46	13	8.78	42	28.38	59	
Brooklyn	Two Family	3	\$207,667	\$225,000	0	0	0	0	0	0	0	0	1	33.33	0	0	0	
Brooklyn Heights	One Family	18	\$200,469	\$185,450	0	0	0	0	0	0	0	0	1	5.56	3	16.67	6	
Brooklyn Heights	Two Family	1	\$235,000	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	0	
Chagrin Falls	One Family	72	\$482,467	\$427,500	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Chagrin Falls	Two Family	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	20	\$319,794	\$173,500	1	5	2	10	5	25	1	5	0	0	0	0	0	2
Chagrin Falls	New Construction (inferred)	1	\$180,000	\$180,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls Township	One Family	2	\$962,500	\$962,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	3515	\$112,001	\$92,500	677	19.26	508	14.45	474	13.49	313	8.9	358	10.18	438	12.46	380	
Cleveland	Two Family	1381	\$91,462	\$77,500	332	24.04	220	15.93	251	18.18	186	13.47	127	9.2	95	6.88	80	
Cleveland	Condominium	203	\$237,207	\$176,000	3	1.48	6	2.96	7	3.45	10	4.93	12	5.91	39	19.21	33	
Cleveland Heights	One Family	773	\$186,242	\$160,000	7	0.91	28	3.62	53	6.86	72	9.31	80	10.35	110	14.23	181	
Cleveland Heights	Two Family	110	\$197,190	\$182,750	0	0	1	0.91	2	1.82	9	8.18	10	9.09	13	11.82	31	
Cleveland Heights	Condominium	52	\$172,207	\$133,125	2	3.85	1	1.92	7	13.46	2	3.85	9	17.31	9	17.31	9	
Cleveland Heights	New Construction (inferred)	2	\$244,000	\$244,000	0	0	0	0	0	0	0	0	1	50	0	0	0	
Cuyahoga Heights	One Family	5	\$160,400	\$155,000	0	0	0	0	0	0	0	0	0	0	2	40	2	
Cuyahoga Heights	Two Family	3	\$165,333	\$186,000	0	0	0	0	0	0	1	33.33	0	0	0	0	1	
East Cleveland	One Family	61	\$71,401	\$40,000	34	55.74	7	11.48	3	4.92	1	1.64	2	3.28	2	3.28	8	
East Cleveland	Two Family	38	\$42,114	\$36,798	28	73.68	6	15.79	1	2.63	1	2.63	1	2.63	0	0	1	
Euclid	One Family	737	\$116,909	\$115,500	27	3.66	70	9.5	101	13.7	114	15.47	122	16.55	162	21.98	114	
Euclid	Two Family	54	\$125,441	\$129,500	1	1.85	3	5.56	1	1.85	6	11.11	13	24.07	24	44.44	6	
Euclid	Condominium	63	\$48,712	\$42,000	38	60.32	17	26.98	4	6.35	0	0	2	3.17	2	3.17	0	
Euclid	New Construction (inferred)	1	\$228,900	\$228,900	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fairview Park	One Family	296	\$247,181	\$235,000	0	0	0	0	1	0.34	4	1.35	4	1.35	15	5.07	67	
Fairview Park	Two Family	3	\$232,667	\$248,000	0	0	0	0	0	0	0	0	0	0	0	0	1	
Fairview Park	Condominium	17	\$114,143	\$115,000	0	0	1	5.88	1	5.88	3	17.65	6	35.29	6	35.29	0	
Garfield Heights	One Family	589	\$102,882	\$102,681	27	4.58	79	13.41	97	16.47	107	18.17	107	18.17	132	22.41	38	
Garfield Heights	Two Family	49	\$105,455	\$106,000	1	2.04	2	4.08	11	22.45	10	20.41	12	24.49	11	22.45	2	
Garfield Heights	New Construction (inferred)	2	\$148,000	\$148,000	0	0	0	0	0	0	0	0	1	50	0	0	1	

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Brooklyn	One Family	148	39.86	10	6.76	0	0
Brooklyn	Two Family	3	0	1	33.33	1	33.33
Brooklyn Heights	One Family	18	33.33	4	22.22	4	22.22
Brooklyn Heights	Two Family	1	0	1	100	0	0
Chagrin Falls	One Family	72	4.17	7	9.72	62	86.11
Chagrin Falls	Two Family	1	0	0	0	1	100
Chagrin Falls	Condominium	20	10	0	0	9	45
Chagrin Falls	New Construction (inferred)	1	100	0	0	0	0
Chagrin Falls Township	One Family	2	0	0	0	2	100
Cleveland	One Family	3515	10.81	157	4.47	210	5.97
Cleveland	Two Family	1381	5.79	40	2.9	50	3.62
Cleveland	Condominium	203	16.26	26	12.81	67	33
Cleveland Heights	One Family	773	23.42	99	12.81	143	18.5
Cleveland Heights	Two Family	110	28.18	23	20.91	21	19.09
Cleveland Heights	Condominium	52	17.31	5	9.62	8	15.38
Cleveland Heights	New Construction (inferred)	2	0	0	0	1	50
Cuyahoga Heights	One Family	5	40	1	20	0	0
Cuyahoga Heights	Two Family	3	33.33	1	33.33	0	0
East Cleveland	One Family	61	13.11	4	6.56	0	0
East Cleveland	Two Family	38	2.63	0	0	0	0
Euclid	One Family	737	15.47	16	2.17	11	1.49
Euclid	Two Family	54	11.11	0	0	0	0
Euclid	Condominium	63	0	0	0	0	0
Euclid	New Construction (inferred)	1	0	1	100	0	0
Fairview Park	One Family	296	22.64	89	30.07	116	39.19
Fairview Park	Two Family	3	33.33	1	33.33	1	33.33
Fairview Park	Condominium	17	0	0	0	0	0
Garfield Heights	One Family	589	6.45	2	0.34	0	0
Garfield Heights	Two Family	49	4.08	0	0	0	0
Garfield Heights	New Construction (inferred)	2	50	0	0	0	0

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Gates Mills	One Family	56	\$666,263	\$580,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Gates Mills	Two Family	2	\$495,000	\$495,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Gates Mills	New Construction (inferred)	1	\$805,000	\$805,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	3	\$263,333	\$275,000	0	0	0	0	0	0	0	0	1	33.33	0	0	0
Highland Heights	One Family	138	\$349,714	\$347,500	0	0	0	0	0	0	0	0	3	2.17	6	4.35	16
Highland Heights	Condominium	6	\$329,983	\$339,950	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	4	\$350,000	\$187,500	0	0	0	0	0	0	0	0	0	0	1	25	1
Highland Hills	One Family	3	\$83,667	\$78,000	0	0	0	0	2	66.67	1	33.33	0	0	0	0	0
Hunting Valley	One Family	4	\$1,584,150	\$1,518,300	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	Two Family	1	\$3,950,000	\$3,950,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	New Construction (inferred)	1	\$800,000	\$800,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	80	\$344,029	\$285,000	0	0	0	0	0	0	0	0	0	0	3	3.75	10
Independence	New Construction (inferred)	15	\$633,113	\$620,522	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	493	\$280,322	\$260,100	0	0	3	0.61	4	0.81	10	2.03	12	2.43	15	3.04	72
Lakewood	Two Family	232	\$251,490	\$250,000	0	0	0	0	0	0	2	0.86	1	0.43	9	3.88	30
Lakewood	Condominium	172	\$137,178	\$120,500	12	6.98	29	16.86	22	12.79	10	5.81	18	10.47	21	12.21	28
Lakewood	New Construction (inferred)	2	\$185,500	\$185,500	0	0	0	0	0	0	1	50	0	0	0	0	0
Lyndhurst	One Family	366	\$198,620	\$185,000	0	0	2	0.55	3	0.82	3	0.82	21	5.74	46	12.57	156
Lyndhurst	Two Family	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Lyndhurst	Condominium	29	\$180,285	\$135,000	0	0	4	13.79	3	10.34	3	10.34	2	6.9	6	20.69	3
Maple Heights	One Family	443	\$91,819	\$90,000	32	7.22	85	19.19	88	19.86	78	17.61	78	17.61	65	14.67	17
Maple Heights	Two Family	8	\$102,663	\$85,500	1	12.5	0	0	3	37.5	1	12.5	0	0	2	25	1
Maple Heights	Condominium	40	\$47,805	\$44,950	31	77.5	0	0	9	22.5	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Mayfield	One Family	63	\$315,746	\$280,000	0	0	0	0	0	0	0	0	1	1.59	1	1.59	6
Mayfield	Condominium	1	\$189,000	\$189,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Mayfield	New Construction (inferred)	6	\$85,000	\$80,000	0	0	0	0	5	83.33	0	0	1	16.67	0	0	0
Mayfield Heights	One Family	313	\$195,043	\$175,000	0	0	3	0.96	2	0.64	11	3.51	24	7.67	44	14.06	123
Mayfield Heights	Condominium	61	\$167,517	\$152,000	0	0	1	1.64	1	1.64	3	4.92	11	18.03	14	22.95	18
Mayfield Heights	New Construction (inferred)	6	\$392,983	\$327,500	0	0	1	16.67	0	0	2	33.33	0	0	0	0	0

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Gates Mills	One Family	56	3.57	3	5.36	51	91.07
Gates Mills	Two Family	2	0	0	0	2	100
Gates Mills	New Construction (inferred)	1	0	0	0	1	100
Glenwillow	One Family	3	0	0	0	2	66.67
Highland Heights	One Family	138	11.59	11	7.97	102	73.91
Highland Heights	Condominium	6	0	0	0	6	100
Highland Heights	New Construction (inferred)	4	25	1	25	1	25
Highland Hills	One Family	3	0	0	0	0	0
Hunting Valley	One Family	4	0	0	0	4	100
Hunting Valley	Two Family	1	0	0	0	1	100
Hunting Valley	New Construction (inferred)	1	0	0	0	1	100
Independence	One Family	80	12.5	15	18.75	52	65
Independence	New Construction (inferred)	15	0	0	0	15	100
Lakewood	One Family	493	14.6	109	22.11	268	54.36
Lakewood	Two Family	232	12.93	81	34.91	109	46.98
Lakewood	Condominium	172	16.28	14	8.14	18	10.47
Lakewood	New Construction (inferred)	2	0	0	0	1	50
Lyndhurst	One Family	366	42.62	76	20.77	59	16.12
Lyndhurst	Two Family	1	100	0	0	0	0
Lyndhurst	Condominium	29	10.34	0	0	8	27.59
Maple Heights	One Family	443	3.84	0	0	0	0
Maple Heights	Two Family	8	12.5	0	0	0	0
Maple Heights	Condominium	40	0	0	0	0	0
Maple Heights	New Construction (inferred)	1	0	0	0	0	0
Mayfield	One Family	63	9.52	12	19.05	43	68.25
Mayfield	Condominium	1	100	0	0	0	0
Mayfield	New Construction (inferred)	6	0	0	0	0	0
Mayfield Heights	One Family	313	39.3	56	17.89	50	15.97
Mayfield Heights	Condominium	61	29.51	5	8.2	8	13.11
Mayfield Heights	New Construction (inferred)	6	0	0	0	3	50

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Middleburg Heights	One Family	216	\$221,982	\$220,000	0	0	0	0	1	0.46	2	0.93	3	1.39	21	9.72	55
Middleburg Heights	Two Family	6	\$209,083	\$207,250	0	0	0	0	0	0	0	0	0	0	0	0	2
Middleburg Heights	Condominium	46	\$106,386	\$97,000	0	0	3	6.52	14	30.43	8	17.39	6	13.04	10	21.74	5
Middleburg Heights	New Construction (inferred)	11	\$256,243	\$310,000	0	0	0	0	2	18.18	0	0	0	0	0	0	1
Moreland Hills	One Family	55	\$633,230	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Two Family	1	\$625,000	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	3	\$175,000	\$175,000	0	0	0	0	0	0	0	0	0	0	0	0	3
Moreland Hills	New Construction (inferred)	6	\$260,283	\$260,200	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	29	\$77,567	\$74,000	4	13.79	10	34.48	1	3.45	8	27.59	6	20.69	0	0	0
Newburgh Heights	Two Family	19	\$73,737	\$70,000	2	10.53	7	36.84	2	10.53	7	36.84	1	5.26	0	0	0
Newburgh Heights	New Construction (inferred)	1	\$72,000	\$72,000	0	0	0	0	1	100	0	0	0	0	0	0	0
North Olmsted	One Family	432	\$216,554	\$211,000	0	0	2	0.46	0	0	11	2.55	8	1.85	41	9.49	129
North Olmsted	Condominium	122	\$104,157	\$76,000	14	11.48	29	23.77	23	18.85	11	9.02	16	13.11	5	4.1	4
North Randall	One Family	4	\$129,375	\$141,250	0	0	0	0	1	25	0	0	0	0	1	25	2
North Royalton	One Family	263	\$294,489	\$275,000	0	0	2	0.76	0	0	4	1.52	3	1.14	6	2.28	36
North Royalton	Two Family	5	\$302,100	\$280,500	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Condominium	118	\$108,867	\$106,000	6	5.08	14	11.86	14	11.86	25	21.19	25	21.19	19	16.1	13
North Royalton	New Construction (inferred)	38	\$347,956	\$458,178	0	0	2	5.26	3	7.89	1	2.63	3	7.89	2	5.26	5
Oakwood	One Family	37	\$168,374	\$164,000	0	0	2	5.41	4	10.81	3	8.11	4	10.81	5	13.51	8
Olmsted Falls	One Family	121	\$241,025	\$225,000	0	0	1	0.83	0	0	3	2.48	1	0.83	2	1.65	28
Olmsted Falls	Condominium	71	\$136,497	\$134,500	0	0	1	1.41	5	7.04	5	7.04	15	21.13	22	30.99	19
Olmsted Falls	New Construction (inferred)	14	\$263,081	\$326,548	0	0	1	7.14	1	7.14	3	21.43	0	0	0	0	0
Olmsted Township	One Family	141	\$253,596	\$250,400	1	0.71	1	0.71	3	2.13	5	3.55	3	2.13	2	1.42	25
Olmsted Township	Condominium	2	\$96,000	\$96,000	0	0	0	0	0	0	2	100	0	0	0	0	0
Olmsted Township	New Construction (inferred)	22	\$193,299	\$227,019	0	0	4	18.18	1	4.55	0	0	0	0	2	9.09	0
Orange	One Family	42	\$460,843	\$405,500	0	0	0	0	0	0	0	0	1	2.38	0	0	2
Orange	Condominium	15	\$478,449	\$470,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	16	\$614,275	\$608,875	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	1368	\$163,725	\$158,000	2	0.15	14	1.02	40	2.92	73	5.34	126	9.21	335	24.49	532
Parma	Two Family	52	\$178,671	\$181,750	0	0	0	0	0	0	1	1.92	3	5.77	7	13.46	30

Residential Sales Price Distribution for the Suburbs, YTD November 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin Co

Area	Type of Property	Number of Sales	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Middleburg Heights	One Family	216	25.46	72	33.33	62	28.7
Middleburg Heights	Two Family	6	33.33	4	66.67	0	0
Middleburg Heights	Condominium	46	10.87	0	0	0	0
Middleburg Heights	New Construction (inferred)	11	9.09	0	0	8	72.73
Moreland Hills	One Family	55	0	0	0	55	100
Moreland Hills	Two Family	1	0	0	0	1	100
Moreland Hills	Condominium	3	100	0	0	0	0
Moreland Hills	New Construction (inferred)	6	0	3	50	3	50
Newburgh Heights	One Family	29	0	0	0	0	0
Newburgh Heights	Two Family	19	0	0	0	0	0
Newburgh Heights	New Construction (inferred)	1	0	0	0	0	0
North Olmsted	One Family	432	29.86	115	26.62	126	29.17
North Olmsted	Condominium	122	3.28	20	16.39	0	0
North Randall	One Family	4	50	0	0	0	0
North Royalton	One Family	263	13.69	62	23.57	150	57.03
North Royalton	Two Family	5	0	1	20	4	80
North Royalton	Condominium	118	11.02	0	0	2	1.69
North Royalton	New Construction (inferred)	38	13.16	0	0	22	57.89
Oakwood	One Family	37	21.62	6	16.22	5	13.51
Olmsted Falls	One Family	121	23.14	39	32.23	47	38.84
Olmsted Falls	Condominium	71	26.76	4	5.63	0	0
Olmsted Falls	New Construction (inferred)	14	0	0	0	9	64.29
Olmsted Township	One Family	141	17.73	30	21.28	71	50.35
Olmsted Township	Condominium	2	0	0	0	0	0
Olmsted Township	New Construction (inferred)	22	0	12	54.55	3	13.64
Orange	One Family	42	4.76	2	4.76	37	88.1
Orange	Condominium	15	0	0	0	15	100
Orange	New Construction (inferred)	16	0	0	0	16	100
Parma	One Family	1368	38.89	175	12.79	71	5.19
Parma	Two Family	52	57.69	11	21.15	0	0

Residential Sales Price Distribution for the Suburbs, YTD November 2021

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Prepared by Northern Ohio Data and Information Service (NODIS), Levin College 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	Condominium	45	\$115,640	\$116,500	1	2.22	6	13.33	5	11.11	2	4.44	14	31.11	11	24.44	4
Parma	New Construction (inferred)	5	\$179,790	\$155,000	0	0	0	0	2	40	0	0	0	0	0	0	1
Parma Heights	One Family	302	\$166,303	\$165,000	0	0	1	0.33	10	3.31	12	3.97	22	7.28	54	17.88	157
Parma Heights	Two Family	9	\$200,500	\$213,700	0	0	0	0	1	11.11	0	0	0	0	0	0	3
Parma Heights	Condominium	25	\$77,114	\$69,450	1	4	9	36	7	28	5	20	3	12	0	0	0
Parma Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	141	\$578,968	\$504,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	New Construction (inferred)	10	\$646,145	\$675,950	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	131	\$199,605	\$194,000	0	0	0	0	3	2.29	6	4.58	6	4.58	18	13.74	38
Richmond Heights	Condominium	21	\$127,562	\$135,000	0	0	3	14.29	0	0	2	9.52	2	9.52	10	47.62	4
Rocky River	One Family	252	\$440,781	\$367,500	0	0	0	0	1	0.4	0	0	0	0	2	0.79	11
Rocky River	Two Family	3	\$244,100	\$249,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	124	\$170,959	\$120,000	2	1.61	15	12.1	22	17.74	21	16.94	3	2.42	11	8.87	9
Rocky River	New Construction (inferred)	2	\$820,000	\$820,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	One Family	188	\$243,847	\$245,000	0	0	1	0.53	2	1.06	1	0.53	4	2.13	8	4.26	33
Seven Hills	Condominium	1	\$200,700	\$200,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaker Heights	One Family	440	\$344,552	\$297,000	1	0.23	4	0.91	9	2.05	11	2.5	5	1.14	18	4.09	55
Shaker Heights	Two Family	71	\$207,494	\$185,000	0	0	1	1.41	2	2.82	1	1.41	2	2.82	9	12.68	30
Shaker Heights	Condominium	69	\$99,132	\$75,500	14	20.29	14	20.29	9	13.04	7	10.14	4	5.8	5	7.25	11
Shaker Heights	New Construction (inferred)	4	\$131,250	\$130,000	0	0	0	0	1	25	0	0	1	25	1	25	1
Solon	One Family	333	\$404,112	\$345,000	0	0	0	0	0	0	0	0	1	0.3	2	0.6	14
Solon	Two Family	2	\$225,000	\$225,000	0	0	0	0	0	0	0	0	1	50	0	0	0
Solon	Condominium	10	\$159,480	\$166,000	0	0	0	0	0	0	3	30	1	10	0	0	4
Solon	New Construction (inferred)	27	\$223,769	\$190,000	0	0	2	7.41	2	7.41	3	11.11	2	7.41	2	7.41	5
South Euclid	One Family	503	\$148,780	\$139,500	5	0.99	10	1.99	34	6.76	65	12.92	85	16.9	99	19.68	132
South Euclid	Two Family	18	\$160,758	\$164,250	0	0	1	5.56	0	0	1	5.56	2	11.11	2	11.11	8
South Euclid	Condominium	32	\$75,506	\$53,800	9	28.13	14	43.75	2	6.25	2	6.25	0	0	2	6.25	0
South Euclid	New Construction (inferred)	1	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Strongsville	One Family	622	\$309,873	\$290,000	0	0	0	0	2	0.32	3	0.48	5	0.8	14	2.25	62
Strongsville	Two Family	5	\$177,000	\$169,000	0	0	0	0	0	0	1	20	0	0	0	0	2
Strongsville	Condominium	54	\$171,623	\$176,250	0	0	0	0	2	3.7	0	0	3	5.56	10	18.52	27
Strongsville	New Construction (inferred)	35	\$377,158	\$449,195	0	0	0	0	2	5.71	3	8.57	1	2.86	2	5.71	0

Residential Sales Price Distribution for the Suburbs, YTD November 2021

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Prepared by Northern Ohio Data and Information Service (NODIS), Levin Co

Area	Type of Property	Number of Sales	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Parma	Condominium	45	8.89	2	4.44	0	0
Parma	New Construction (inferred)	5	20	0	0	2	40
Parma Heights	One Family	302	51.99	35	11.59	11	3.64
Parma Heights	Two Family	9	33.33	5	55.56	0	0
Parma Heights	Condominium	25	0	0	0	0	0
Parma Heights	New Construction (inferred)	1	0	0	0	0	0
Pepper Pike	One Family	141	0.71	3	2.13	137	97.16
Pepper Pike	New Construction (inferred)	10	0	0	0	10	100
Richmond Heights	One Family	131	29.01	28	21.37	32	24.43
Richmond Heights	Condominium	21	19.05	0	0	0	0
Rocky River	One Family	252	4.37	20	7.94	218	86.51
Rocky River	Two Family	3	0	2	66.67	1	33.33
Rocky River	Condominium	124	7.26	14	11.29	27	21.77
Rocky River	New Construction (inferred)	2	0	0	0	2	100
Seven Hills	One Family	188	17.55	62	32.98	77	40.96
Seven Hills	Condominium	1	0	1	100	0	0
Shaker Heights	One Family	440	12.5	62	14.09	275	62.5
Shaker Heights	Two Family	71	42.25	21	29.58	5	7.04
Shaker Heights	Condominium	69	15.94	4	5.8	1	1.45
Shaker Heights	New Construction (inferred)	4	25	0	0	0	0
Solon	One Family	333	4.2	49	14.71	267	80.18
Solon	Two Family	2	0	0	0	1	50
Solon	Condominium	10	40	1	10	1	10
Solon	New Construction (inferred)	27	18.52	7	25.93	4	14.81
South Euclid	One Family	503	26.24	38	7.55	35	6.96
South Euclid	Two Family	18	44.44	4	22.22	0	0
South Euclid	Condominium	32	0	3	9.38	0	0
South Euclid	New Construction (inferred)	1	0	0	0	0	0
Strongsville	One Family	622	9.97	116	18.65	420	67.52
Strongsville	Two Family	5	40	2	40	0	0
Strongsville	Condominium	54	50	12	22.22	0	0
Strongsville	New Construction (inferred)	35	0	1	2.86	26	74.29

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University Heights	One Family	312	\$218,504	\$210,000	0	0	0	0	5	1.6	7	2.24	12	3.85	31	9.94	94
University Heights	Two Family	32	\$168,442	\$169,500	0	0	0	0	1	3.13	2	6.25	1	3.13	5	15.63	18
University Heights	Condominium	4	\$167,500	\$165,000	0	0	0	0	0	0	0	0	0	0	0	0	4
University Heights	New Construction (inferred)	2	\$442,619	\$442,619	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	16	\$285,063	\$317,500	0	0	1	6.25	0	0	0	0	0	0	2	12.5	0
Valley View	Two Family	1	\$149,000	\$149,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Valley View	New Construction (inferred)	1	\$76,000	\$76,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Walton Hills	One Family	26	\$256,923	\$260,000	0	0	0	0	0	0	0	0	1	3.85	0	0	3
Walton Hills	New Construction (inferred)	4	\$88,600	\$74,700	0	0	1	25	2	50	0	0	0	0	1	25	0
Warrensville Heights	One Family	97	\$107,450	\$99,900	6	6.19	11	11.34	21	21.65	16	16.49	15	15.46	15	15.46	8
Warrensville Heights	Two Family	1	\$58,000	\$58,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Warrensville Heights	Condominium	65	\$34,889	\$32,500	56	86.15	9	13.85	0	0	0	0	0	0	0	0	0
Westlake	One Family	323	\$418,654	\$372,000	0	0	0	0	0	0	2	0.62	2	0.62	7	2.17	26
Westlake	Two Family	1	\$125,000	\$125,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Westlake	Condominium	191	\$245,301	\$190,000	0	0	5	2.62	7	3.66	9	4.71	25	13.09	28	14.66	26
Westlake	New Construction (inferred)	47	\$391,083	\$350,610	0	0	0	0	1	2.13	0	0	1	2.13	0	0	12
Woodmere	One Family	5	\$229,800	\$230,000	0	0	0	0	0	0	1	20	0	0	0	0	1
City of Cleveland	One Family	3515	\$112,001	\$92,500	677	19.26	508	14.45	474	13.49	313	8.9	358	10.18	438	12.46	380
City of Cleveland	Two Family	1381	\$91,462	\$77,500	332	24.04	220	15.93	251	18.18	186	13.47	127	9.2	95	6.88	80
City of Cleveland	Condominium	203	\$237,207	\$176,000	3	1.48	6	2.96	7	3.45	10	4.93	12	5.91	39	19.21	33
Eastern Suburbs	One Family	6307	\$219,009	\$160,000	147	2.33	334	5.3	464	7.36	556	8.82	619	9.81	802	12.72	1107
Eastern Suburbs	Two Family	429	\$163,865	\$145,000	33	7.69	22	5.13	25	5.83	41	9.56	44	10.26	70	16.32	106
Eastern Suburbs	Condominium	565	\$143,806	\$100,000	155	27.43	69	12.21	41	7.26	27	4.78	35	6.19	56	9.91	66
Eastern Suburbs	New Construction (inferred)	106	\$334,950	\$223,950	0	0	4	3.77	12	11.32	5	4.72	8	7.55	8	7.55	11
Western Suburbs	One Family	6461	\$253,908	\$220,000	4	0.06	37	0.57	83	1.28	164	2.54	254	3.93	667	10.32	1611
Western Suburbs	Two Family	331	\$233,762	\$235,000	0	0	0	0	1	0.3	6	1.81	6	1.81	18	5.44	73
Western Suburbs	Condominium	1157	\$152,482	\$125,000	37	3.2	132	11.41	136	11.75	118	10.2	157	13.57	181	15.64	150
Western Suburbs	New Construction (inferred)	250	\$340,619	\$321,195	0	0	11	4.4	16	6.4	9	3.6	8	3.2	12	4.8	30
Total: All Suburbs	One Family	12768	\$236,669	\$190,950	151	1.18	371	2.91	547	4.28	720	5.64	873	6.84	1469	11.51	2718
Total: All Suburbs	Two Family	760	\$194,307	\$185,000	33	4.34	22	2.89	26	3.42	47	6.18	50	6.58	88	11.58	179
Total: All Suburbs	Condominium	1722	\$149,635	\$121,063	192	11.15	201	11.67	177	10.28	145	8.42	192	11.15	237	13.76	216

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University Heights	One Family	312	30.13	65	20.83	98	31.41
University Heights	Two Family	32	56.25	5	15.63	0	0
University Heights	Condominium	4	100	0	0	0	0
University Heights	New Construction (inferred)	2	0	0	0	2	100
Valley View	One Family	16	0	1	6.25	12	75
Valley View	Two Family	1	0	0	0	0	0
Valley View	New Construction (inferred)	1	0	0	0	0	0
Walton Hills	One Family	26	11.54	7	26.92	15	57.69
Walton Hills	New Construction (inferred)	4	0	0	0	0	0
Warrensville Heights	One Family	97	8.25	4	4.12	1	1.03
Warrensville Heights	Two Family	1	0	0	0	0	0
Warrensville Heights	Condominium	65	0	0	0	0	0
Westlake	One Family	323	8.05	34	10.53	252	78.02
Westlake	Two Family	1	0	0	0	0	0
Westlake	Condominium	191	13.61	17	8.9	74	38.74
Westlake	New Construction (inferred)	47	25.53	3	6.38	30	63.83
Woodmere	One Family	5	20	1	20	2	40
City of Cleveland	One Family	3515	10.81	157	4.47	210	5.97
City of Cleveland	Two Family	1381	5.79	40	2.9	50	3.62
City of Cleveland	Condominium	203	16.26	26	12.81	67	33
Eastern Suburbs	One Family	6307	17.55	598	9.48	1680	26.64
Eastern Suburbs	Two Family	429	24.71	55	12.82	33	7.69
Eastern Suburbs	Condominium	565	11.68	23	4.07	93	16.46
Eastern Suburbs	New Construction (inferred)	106	10.38	13	12.26	45	42.45
Western Suburbs	One Family	6461	24.93	1191	18.43	2450	37.92
Western Suburbs	Two Family	331	22.05	109	32.93	118	35.65
Western Suburbs	Condominium	1157	12.96	107	9.25	139	12.01
Western Suburbs	New Construction (inferred)	250	12	22	8.8	142	56.8
Total: All Suburbs	One Family	12768	21.29	1789	14.01	4130	32.35
Total: All Suburbs	Two Family	760	23.55	164	21.58	151	19.87
Total: All Suburbs	Condominium	1722	12.54	130	7.55	232	13.47

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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
Total: All Suburbs	New Construction (inferred)	356	\$338,931	\$287,400	0	0	15	4.21	28	7.87	14	3.93	16	4.49	20	5.62	41
Total: Cuyahoga County	One Family	16283	\$209,757	\$170,000	828	5.09	879	5.4	1021	6.27	1033	6.34	1231	7.56	1907	11.71	3098
Total: Cuyahoga County	Two Family	2141	\$127,969	\$100,000	365	17.05	242	11.3	277	12.94	233	10.88	177	8.27	183	8.55	259
Total: Cuyahoga County	Condominium	1925	\$158,870	\$128,000	195	10.13	207	10.75	184	9.56	155	8.05	204	10.6	276	14.34	249
Total: Cuyahoga County	New Construction (inferred)	356	\$338,931	\$287,400	0	0	15	4.21	28	7.87	14	3.93	16	4.49	20	5.62	41

Residential Sales Price Distribution for the Suburbs, YTD November 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin Co

Area	Type of Property	Number of Sales	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Total: All Suburbs	New Construction (inferred)	356	11.52	35	9.83	187	52.53
Total: Cuyahoga County	One Family	16283	19.03	1946	11.95	4340	26.65
Total: Cuyahoga County	Two Family	2141	12.1	204	9.53	201	9.39
Total: Cuyahoga County	Condominium	1925	12.94	156	8.1	299	15.53
Total: Cuyahoga County	New Construction (inferred)	356	11.52	35	9.83	187	52.53