

Residential Sales Price Distribution for the Suburbs, YTD December 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs and Education, Cleveland State University

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales < \$45K	Percent < \$45K	Sales \$45K to \$65K	Percent \$45K to \$65K	Sales \$65K to \$85K	Percent \$65K to \$85K	Sales \$85K to \$105K	Percent \$85K to \$105K	Sales \$105K to \$125K	Percent \$105K to \$125K	Sales \$125K to \$150K	Percent \$125K to \$150K	Sales \$150K to \$200K
Bay Village	One Family	264	\$387,405	\$327,720	0	0	0	0	0	0	1	0.38	3	1.14	2	0.76	27
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)	7	\$528,629	\$485,000	0	0	0	0	0	0	0	0	0	0	1	14.29	0
Beachwood	One Family	145	\$465,383	\$394,000	0	0	0	0	0	0	0	0	0	0	1	0.69	2
Beachwood	Condominium	33	\$391,502	\$410,000	0	0	0	0	0	0	0	0	0	0	4	12.12	2
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	219	\$131,087	\$132,000	4	1.83	12	5.48	24	10.96	23	10.5	33	15.07	56	25.57	54
Bedford	Two Family	16	\$129,791	\$138,000	2	12.5	1	6.25	1	6.25	2	12.5	1	6.25	3	18.75	5
Bedford	Condominium	19	\$69,089	\$53,000	4	21.05	8	42.11	3	15.79	0	0	1	5.26	3	15.79	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	128	\$165,166	\$166,000	1	0.78	3	2.34	5	3.91	11	8.59	7	5.47	21	16.41	54
Bedford Heights	Condominium	7	\$94,100	\$96,000	0	0	1	14.29	1	14.29	3	42.86	2	28.57	0	0	0
Bentleyville	One Family	18	\$852,867	\$757,300	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	280	\$196,141	\$185,000	1	0.36	3	1.07	6	2.14	5	1.79	18	6.43	39	13.93	102
Berea	Two Family	8	\$212,713	\$219,600	0	0	0	0	0	0	1	12.5	0	0	0	0	1
Berea	Condominium	15	\$102,133	\$95,000	1	6.67	2	13.33	3	20	3	20	2	13.33	2	13.33	1
Bratenahl	One Family	24	\$517,738	\$396,000	0	0	0	0	0	0	0	0	1	4.17	0	0	1
Bratenahl	Two Family	2	\$390,000	\$390,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bratenahl	Condominium	11	\$232,418	\$225,000	0	0	1	9.09	1	9.09	0	0	1	9.09	0	0	2
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	168	\$478,165	\$410,000	0	0	0	0	0	0	0	0	1	0.6	0	0	6
Brecksville	Two Family	2	\$225,000	\$225,000	0	0	0	0	0	0	0	0	0	0	1	50	0
Brecksville	Condominium	73	\$192,519	\$160,000	0	0	1	1.37	5	6.85	5	6.85	12	16.44	9	12.33	9
Brecksville	New Construction (inferred)	20	\$484,851	\$524,820	0	0	0	0	1	5	0	0	1	5	0	0	0
Broadview Heights	One Family	189	\$379,669	\$357,000	0	0	0	0	0	0	2	1.06	1	0.53	2	1.06	8
Broadview Heights	Two Family	1	\$170,000	\$170,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Broadview Heights	Condominium	106	\$163,496	\$158,727	0	0	4	3.77	10	9.43	8	7.55	7	6.6	15	14.15	41
Broadview Heights	New Construction (inferred)	45	\$386,659	\$375,200	0	0	0	0	0	0	0	0	1	2.22	3	6.67	5
Brook Park	One Family	308	\$174,991	\$180,000	2	0.65	3	0.97	4	1.3	10	3.25	18	5.84	38	12.34	159
Brook Park	Condominium	29	\$121,817	\$125,000	0	0	0	0	3	10.34	3	10.34	10	34.48	11	37.93	2

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Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Bay Village	One Family	264	\$387,405	10.23	37	14.02	194	73.48
Bay Village	Two Family	1	\$770,000	0	0	0	1	100
Bay Village	Condominium	4	\$513,750	0	0	0	4	100
Bay Village	New Construction (inferred)	7	\$528,629	0	1	14.29	5	71.43
Beachwood	One Family	145	\$465,383	1.38	9	6.21	133	91.72
Beachwood	Condominium	33	\$391,502	6.06	4	12.12	23	69.7
Beachwood	New Construction (inferred)	2	\$592,500	0	1	50	1	50
Bedford	One Family	219	\$131,087	24.66	12	5.48	1	0.46
Bedford	Two Family	16	\$129,791	31.25	0	0	1	6.25
Bedford	Condominium	19	\$69,089	0	0	0	0	0
Bedford	New Construction (inferred)	1	\$60,000	0	0	0	0	0
Bedford Heights	One Family	128	\$165,166	42.19	23	17.97	3	2.34
Bedford Heights	Condominium	7	\$94,100	0	0	0	0	0
Bentleyville	One Family	18	\$852,867	0	0	0	18	100
Bentleyville	New Construction (inferred)	1	\$325,000	0	0	0	1	100
Berea	One Family	280	\$196,141	36.43	56	20	50	17.86
Berea	Two Family	8	\$212,713	12.5	5	62.5	1	12.5
Berea	Condominium	15	\$102,133	6.67	1	6.67	0	0
Bratenahl	One Family	24	\$517,738	4.17	5	20.83	17	70.83
Bratenahl	Two Family	2	\$390,000	0	0	0	2	100
Bratenahl	Condominium	11	\$232,418	18.18	2	18.18	4	36.36
Bratenahl	New Construction (inferred)	1	\$61,850	0	0	0	0	0
Brecksville	One Family	168	\$478,165	3.57	13	7.74	148	88.1
Brecksville	Two Family	2	\$225,000	0	0	0	1	50
Brecksville	Condominium	73	\$192,519	12.33	15	20.55	17	23.29
Brecksville	New Construction (inferred)	20	\$484,851	0	2	10	16	80
Broadview Heights	One Family	189	\$379,669	4.23	33	17.46	143	75.66
Broadview Heights	Two Family	1	\$170,000	100	0	0	0	0
Broadview Heights	Condominium	106	\$163,496	38.68	6	5.66	15	14.15
Broadview Heights	New Construction (inferred)	45	\$386,659	11.11	6	13.33	30	66.67
Brook Park	One Family	308	\$174,991	51.62	69	22.4	5	1.62
Brook Park	Condominium	29	\$121,817	6.9	0	0	0	0

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Brooklyn	One Family	147	\$161,811	\$164,000	0	0	2	1.36	6	4.08	4	2.72	24	16.33	24	16.33	61
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	12	\$217,542	\$210,000	1	8.33	0	0	0	0	0	0	0	0	2	16.67	2
Chagrin Falls	One Family	77	\$549,704	\$460,000	0	0	0	0	0	0	0	0	0	0	0	0	1
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	27	\$344,518	\$312,500	0	0	1	3.7	3	11.11	1	3.7	2	7.41	0	0	1
Chagrin Falls	New Construction (inferred)	3	\$738,919	\$937,081	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	4262	\$116,744	\$93,000	794	18.63	600	14.08	589	13.82	405	9.5	373	8.75	515	12.08	498
Cleveland	Two Family	1628	\$102,296	\$85,000	308	18.92	252	15.48	276	16.95	188	11.55	192	11.79	138	8.48	125
Cleveland	Condominium	254	\$221,411	\$173,550	16	6.3	18	7.09	6	2.36	15	5.91	4	1.57	33	12.99	57
Cleveland Heights	One Family	809	\$217,893	\$179,900	7	0.87	22	2.72	48	5.93	58	7.17	61	7.54	112	13.84	171
Cleveland Heights	Two Family	102	\$231,818	\$212,750	2	1.96	2	1.96	3	2.94	3	2.94	9	8.82	7	6.86	21
Cleveland Heights	Condominium	50	\$139,188	\$135,000	1	2	2	4	7	14	8	16	4	8	7	14	16
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	\$126,000	\$110,000	0	0	0	0	0	0	1	33.33	1	33.33	0	0	1
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	76	\$61,502	\$32,200	43	56.58	11	14.47	4	5.26	1	1.32	3	3.95	5	6.58	6
East Cleveland	Two Family	30	\$45,841	\$38,500	17	56.67	6	20	3	10	3	10	0	0	1	3.33	0
Euclid	One Family	896	\$121,685	\$120,000	37	4.13	68	7.59	110	12.28	149	16.63	130	14.51	192	21.43	167
Euclid	Two Family	53	\$138,885	\$142,500	1	1.89	0	0	4	7.55	7	13.21	6	11.32	13	24.53	21
Euclid	Condominium	76	\$66,784	\$61,000	18	23.68	26	34.21	20	26.32	6	7.89	0	0	3	3.95	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	290	\$261,715	\$245,839	0	0	0	0	1	0.34	4	1.38	6	2.07	13	4.48	51
Fairview Park	Condominium	24	\$138,174	\$141,000	0	0	1	4.17	1	4.17	1	4.17	3	12.5	9	37.5	9
Garfield Heights	One Family	680	\$111,913	\$115,000	24	3.53	64	9.41	109	16.03	92	13.53	130	19.12	162	23.82	93
Garfield Heights	Two Family	50	\$122,934	\$126,000	2	4	0	0	10	20	4	8	9	18	15	30	8
Gates Mills	One Family	27	\$736,123	\$520,000	0	0	0	0	0	0	0	0	0	0	1	3.7	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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Brooklyn	One Family	147	\$161,811	41.5	22	14.97	4	2.72
Brooklyn	Two Family	4	\$228,688	0	1	25	2	50
Brooklyn Heights	One Family	12	\$217,542	16.67	3	25	4	33.33
Chagrin Falls	One Family	77	\$549,704	1.3	2	2.6	74	96.1
Chagrin Falls	Two Family	1	\$199,000	100	0	0	0	0
Chagrin Falls	Condominium	27	\$344,518	3.7	3	11.11	16	59.26
Chagrin Falls	New Construction (inferred)	3	\$738,919	0	0	0	3	100
Cleveland	One Family	4262	\$116,744	11.68	217	5.09	271	6.36
Cleveland	Two Family	1628	\$102,296	7.68	74	4.55	75	4.61
Cleveland	Condominium	254	\$221,411	22.44	29	11.42	76	29.92
Cleveland Heights	One Family	809	\$217,893	21.14	121	14.96	209	25.83
Cleveland Heights	Two Family	102	\$231,818	20.59	19	18.63	36	35.29
Cleveland Heights	Condominium	50	\$139,188	32	3	6	2	4
Cleveland Heights	New Construction (inferred)	3	\$504,360	0	1	33.33	2	66.67
Cuyahoga Heights	One Family	3	\$126,000	33.33	0	0	0	0
Cuyahoga Heights	Two Family	1	\$236,000	0	1	100	0	0
Cuyahoga Heights	New Construction (inferred)	1	\$125,000	0	0	0	0	0
East Cleveland	One Family	76	\$61,502	7.89	3	3.95	0	0
East Cleveland	Two Family	30	\$45,841	0	0	0	0	0
Euclid	One Family	896	\$121,685	18.64	29	3.24	14	1.56
Euclid	Two Family	53	\$138,885	39.62	1	1.89	0	0
Euclid	Condominium	76	\$66,784	3.95	0	0	0	0
Euclid	New Construction (inferred)	6	\$222,400	16.67	3	50	1	16.67
Fairview Park	One Family	290	\$261,715	17.59	75	25.86	140	48.28
Fairview Park	Condominium	24	\$138,174	37.5	0	0	0	0
Garfield Heights	One Family	680	\$111,913	13.68	6	0.88	0	0
Garfield Heights	Two Family	50	\$122,934	16	2	4	0	0
Gates Mills	One Family	27	\$736,123	0	1	3.7	25	92.59
Gates Mills	Two Family	1	\$625,000	0	0	0	1	100
Gates Mills	New Construction (inferred)	1	\$385,000	0	0	0	1	100
Glenwillow	One Family	11	\$392,373	9.09	0	0	10	90.91

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Highland Heights	One Family	114	\$398,575	\$377,450	0	0	0	0	0	0	0	0	2	1.75	2	1.75	5
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)	10	\$164,300	\$175,000	0	0	0	0	0	0	0	0	2	20	1	10	7
Highland Hills	One Family	7	\$109,151	\$115,000	0	0	0	0	1	14.29	1	14.29	5	71.43	0	0	0
Hunting Valley	One Family	9	\$1,844,365	\$1,325,000	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)	4	\$793,929	\$855,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	98	\$347,344	\$285,750	0	0	0	0	1	1.02	1	1.02	0	0	5	5.1	7
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	557	\$323,701	\$287,000	0	0	2	0.36	4	0.72	3	0.54	4	0.72	11	1.97	55
Lakewood	Two Family	211	\$276,071	\$275,000	0	0	0	0	1	0.47	0	0	1	0.47	7	3.32	22
Lakewood	Condominium	178	\$143,326	\$118,700	15	8.43	25	14.04	28	15.73	12	6.74	17	9.55	23	12.92	22
Lakewood	New Construction (inferred)	5	\$309,980	\$320,000	0	0	1	20	0	0	0	0	0	0	0	0	1
Linndale	One Family	1	\$80,000	\$80,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Linndale	Two Family	4	\$80,075	\$80,150	0	0	0	0	4	100	0	0	0	0	0	0	0
Lyndhurst	One Family	313	\$223,572	\$203,000	1	0.32	2	0.64	3	0.96	3	0.96	15	4.79	27	8.63	102
Lyndhurst	Condominium	35	\$165,723	\$135,000	0	0	0	0	6	17.14	4	11.43	4	11.43	13	37.14	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	544	\$103,878	\$104,600	28	5.15	76	13.97	91	16.73	82	15.07	102	18.75	105	19.3	58
Maple Heights	Two Family	7	\$130,531	\$135,715	0	0	0	0	0	0	0	0	3	42.86	3	42.86	1
Maple Heights	Condominium	19	\$42,684	\$43,000	12	63.16	6	31.58	1	5.26	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	36	\$352,789	\$343,000	0	0	0	0	0	0	0	0	0	0	1	2.78	4
Mayfield	Condominium	2	\$206,250	\$206,250	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfield	New Construction (inferred)	10	\$180,800	\$80,000	0	0	0	0	7	70	0	0	0	0	1	10	0
Mayfield Heights	One Family	297	\$212,203	\$192,500	2	0.67	1	0.34	4	1.35	6	2.02	14	4.71	32	10.77	104
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	61	\$173,020	\$160,000	1	1.64	1	1.64	1	1.64	1	1.64	9	14.75	16	26.23	15
Mayfield Heights	New Construction (inferred)	4	\$402,125	\$399,250	0	0	0	0	0	0	2	50	0	0	0	0	0
Middleburg Heights	One Family	219	\$249,340	\$249,900	0	0	1	0.46	0	0	2	0.91	2	0.91	8	3.65	44
Middleburg Heights	Two Family	3	\$198,333	\$230,000	0	0	0	0	0	0	1	33.33	0	0	0	0	0

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Highland Heights	One Family	114	\$398,575	4.39	11	9.65	94	82.46
Highland Heights	Condominium	14	\$329,557	0	0	0	14	100
Highland Heights	New Construction (inferred)	10	\$164,300	70	0	0	0	0
Highland Hills	One Family	7	\$109,151	0	0	0	0	0
Hunting Valley	One Family	9	\$1,844,365	0	0	0	9	100
Hunting Valley	Condominium	1	\$1,146,860	0	0	0	1	100
Hunting Valley	New Construction (inferred)	4	\$793,929	0	0	0	4	100
Independence	One Family	98	\$347,344	7.14	21	21.43	63	64.29
Independence	New Construction (inferred)	5	\$483,771	0	1	20	3	60
Lakewood	One Family	557	\$323,701	9.87	112	20.11	366	65.71
Lakewood	Two Family	211	\$276,071	10.43	39	18.48	141	66.82
Lakewood	Condominium	178	\$143,326	12.36	7	3.93	29	16.29
Lakewood	New Construction (inferred)	5	\$309,980	20	0	0	3	60
Linndale	One Family	1	\$80,000	0	0	0	0	0
Linndale	Two Family	4	\$80,075	0	0	0	0	0
Lyndhurst	One Family	313	\$223,572	32.59	76	24.28	84	26.84
Lyndhurst	Condominium	35	\$165,723	5.71	0	0	6	17.14
Lyndhurst	New Construction (inferred)	1	\$135,000	0	0	0	0	0
Maple Heights	One Family	544	\$103,878	10.66	2	0.37	0	0
Maple Heights	Two Family	7	\$130,531	14.29	0	0	0	0
Maple Heights	Condominium	19	\$42,684	0	0	0	0	0
Maple Heights	New Construction (inferred)	2	\$238,500	0	2	100	0	0
Mayfield	One Family	36	\$352,789	11.11	1	2.78	30	83.33
Mayfield	Condominium	2	\$206,250	0	2	100	0	0
Mayfield	New Construction (inferred)	10	\$180,800	0	0	0	2	20
Mayfield Heights	One Family	297	\$212,203	35.02	70	23.57	64	21.55
Mayfield Heights	Two Family	1	\$270,000	0	0	0	1	100
Mayfield Heights	Condominium	61	\$173,020	24.59	12	19.67	5	8.2
Mayfield Heights	New Construction (inferred)	4	\$402,125	0	0	0	2	50
Middleburg Heights	One Family	219	\$249,340	20.09	57	26.03	105	47.95
Middleburg Heights	Two Family	3	\$198,333	0	1	33.33	1	33.33

Residential Sales Price Distribution for the Suburbs, YTD December 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs and 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
Middleburg Heights	Condominium	56	\$122,611	\$122,000	0	0	1	1.79	4	7.14	15	26.79	10	17.86	20	35.71	4
Middleburg Heights	New Construction (inferred)	3	\$353,333	\$375,000	0	0	0	0	1	33.33	0	0	0	0	0	0	0
Moreland Hills	One Family	60	\$744,702	\$692,250	0	0	0	0	0	0	0	0	0	0	0	0	1
Moreland Hills	Condominium	2	\$240,000	\$240,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	New Construction (inferred)	6	\$532,200	\$492,150	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	23	\$108,517	\$115,000	3	13.04	1	4.35	3	13.04	1	4.35	6	26.09	6	26.09	3
Newburgh Heights	Two Family	10	\$96,700	\$82,500	0	0	0	0	6	60	1	10	1	10	1	10	1
North Olmsted	One Family	394	\$236,723	\$235,000	0	0	0	0	6	1.52	2	0.51	9	2.28	26	6.6	82
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	104	\$111,946	\$100,000	6	5.77	19	18.27	20	19.23	12	11.54	11	10.58	21	20.19	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	7	\$123,732	\$125,125	0	0	0	0	1	14.29	2	28.57	0	0	3	42.86	1
North Royalton	One Family	283	\$340,403	\$305,000	0	0	0	0	2	0.71	0	0	3	1.06	3	1.06	17
North Royalton	Two Family	2	\$177,500	\$177,500	0	0	0	0	0	0	0	0	0	0	1	50	0
North Royalton	Condominium	126	\$123,807	\$124,500	4	3.17	10	7.94	19	15.08	10	7.94	22	17.46	36	28.57	19
North Royalton	New Construction (inferred)	32	\$334,993	\$195,275	0	0	2	6.25	1	3.13	1	3.13	2	6.25	3	9.38	8
Oakwood	One Family	26	\$181,802	\$152,950	0	0	0	0	3	11.54	3	11.54	2	7.69	5	19.23	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	103	\$272,165	\$250,000	0	0	0	0	0	0	1	0.97	1	0.97	1	0.97	14
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	55	\$149,850	\$147,500	1	1.82	1	1.82	1	1.82	3	5.45	10	18.18	15	27.27	18
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	132	\$279,880	\$267,000	0	0	0	0	2	1.52	3	2.27	2	1.52	4	3.03	17
Olmsted Township	Two Family	3	\$200,000	\$255,000	0	0	1	33.33	0	0	0	0	0	0	0	0	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)	31	\$218,773	\$245,675	0	0	2	6.45	3	9.68	1	3.23	2	6.45	1	3.23	1
Orange	One Family	57	\$472,596	\$465,000	0	0	0	0	0	0	0	0	0	0	1	1.75	5
Orange	Condominium	13	\$450,251	\$425,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	24	\$701,658	\$718,470	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	1365	\$177,224	\$170,000	4	0.29	14	1.03	35	2.56	51	3.74	114	8.35	226	16.56	531
Parma	Two Family	53	\$200,871	\$211,000	0	0	0	0	1	1.89	1	1.89	0	0	7	13.21	15
Parma	Condominium	43	\$151,666	\$145,000	0	0	1	2.33	2	4.65	4	9.3	5	11.63	10	23.26	13

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

**Source: Cuyahoga County Fiscal Office**

**Prepared by Northern Ohio Data and Information Service (NODIS), Levin & Associates**

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Middleburg Heights	Condominium	56	\$122,611	7.14	2	3.57	0	0
Middleburg Heights	New Construction (inferred)	3	\$353,333	0	0	0	2	66.67
Moreland Hills	One Family	60	\$744,702	1.67	2	3.33	57	95
Moreland Hills	Condominium	2	\$240,000	0	1	50	1	50
Moreland Hills	New Construction (inferred)	6	\$532,200	0	2	33.33	4	66.67
Newburgh Heights	One Family	23	\$108,517	13.04	0	0	0	0
Newburgh Heights	Two Family	10	\$96,700	10	0	0	0	0
North Olmsted	One Family	394	\$236,723	20.81	106	26.9	163	41.37
North Olmsted	Two Family	3	\$234,467	33.33	1	33.33	1	33.33
North Olmsted	Condominium	104	\$111,946	0.96	11	10.58	3	2.88
North Olmsted	New Construction (inferred)	1	\$68,000	0	0	0	0	0
North Randall	One Family	7	\$123,732	14.29	0	0	0	0
North Royalton	One Family	283	\$340,403	6.01	41	14.49	217	76.68
North Royalton	Two Family	2	\$177,500	0	1	50	0	0
North Royalton	Condominium	126	\$123,807	15.08	2	1.59	4	3.17
North Royalton	New Construction (inferred)	32	\$334,993	25	0	0	15	46.88
Oakwood	One Family	26	\$181,802	11.54	5	19.23	5	19.23
Oakwood	Two Family	2	\$113,500	50	0	0	0	0
Olmsted Falls	One Family	103	\$272,165	13.59	35	33.98	51	49.51
Olmsted Falls	Two Family	2	\$205,000	50	1	50	0	0
Olmsted Falls	Condominium	55	\$149,850	32.73	6	10.91	0	0
Olmsted Falls	New Construction (inferred)	21	\$393,065	4.76	0	0	18	85.71
Olmsted Township	One Family	132	\$279,880	12.88	32	24.24	72	54.55
Olmsted Township	Two Family	3	\$200,000	0	0	0	2	66.67
Olmsted Township	Condominium	4	\$89,913	0	0	0	0	0
Olmsted Township	New Construction (inferred)	31	\$218,773	3.23	9	29.03	12	38.71
Orange	One Family	57	\$472,596	8.77	7	12.28	44	77.19
Orange	Condominium	13	\$450,251	0	0	0	13	100
Orange	New Construction (inferred)	24	\$701,658	0	1	4.17	23	95.83
Parma	One Family	1365	\$177,224	38.9	263	19.27	127	9.3
Parma	Two Family	53	\$200,871	28.3	23	43.4	6	11.32
Parma	Condominium	43	\$151,666	30.23	8	18.6	0	0



Residential Sales Price Distribution for the Suburbs, YTD December 2022

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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
Parma	New Construction (inferred)	2	\$390,000	\$390,000	0	0	0	0	0	0	0	0	1	50	0	0	0
Parma Heights	One Family	342	\$180,601	\$180,000	0	0	1	0.29	8	2.34	9	2.63	27	7.89	37	10.82	160
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	17	\$87,600	\$77,000	0	0	4	23.53	7	41.18	2	11.76	2	11.76	1	5.88	1
Parma Heights	New Construction (inferred)	11	\$243,627	\$250,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	One Family	134	\$612,205	\$598,925	0	0	0	0	0	0	0	0	0	0	0	0	2
Pepper Pike	New Construction (inferred)	11	\$709,716	\$719,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	141	\$211,429	\$207,000	0	0	0	0	2	1.42	1	0.71	14	9.93	10	7.09	40
Richmond Heights	Condominium	15	\$152,095	\$159,000	0	0	0	0	0	0	1	6.67	2	13.33	4	26.67	8
Rocky River	One Family	264	\$446,167	\$350,000	0	0	0	0	0	0	0	0	1	0.38	1	0.38	3
Rocky River	Two Family	8	\$264,313	\$282,500	0	0	0	0	0	0	1	12.5	0	0	0	0	1
Rocky River	Condominium	144	\$198,683	\$125,000	1	0.69	9	6.25	24	16.67	21	14.58	21	14.58	10	6.94	18
Rocky River	New Construction (inferred)	6	\$755,377	\$869,549	0	0	0	0	0	0	1	16.67	0	0	0	0	0
Seven Hills	One Family	213	\$260,275	\$255,000	0	0	0	0	0	0	2	0.94	0	0	10	4.69	31
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	5	\$209,400	\$216,000	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	398	\$400,570	\$330,000	2	0.5	2	0.5	7	1.76	6	1.51	9	2.26	12	3.02	43
Shaker Heights	Two Family	70	\$210,313	\$205,000	0	0	0	0	1	1.43	5	7.14	6	8.57	7	10	13
Shaker Heights	Condominium	69	\$127,085	\$75,000	10	14.49	18	26.09	8	11.59	4	5.8	3	4.35	4	5.8	9
Solon	One Family	313	\$445,909	\$386,000	0	0	1	0.32	0	0	0	0	0	0	1	0.32	18
Solon	Two Family	1	\$399,999	\$399,999	0	0	0	0	0	0	0	0	0	0	0	0	0
Solon	Condominium	24	\$167,821	\$180,000	0	0	3	12.5	4	16.67	2	8.33	2	8.33	0	0	6
Solon	New Construction (inferred)	15	\$336,493	\$230,000	0	0	0	0	1	6.67	0	0	1	6.67	4	26.67	0
South Euclid	One Family	531	\$155,992	\$153,000	4	0.75	6	1.13	23	4.33	63	11.86	60	11.3	104	19.59	183
South Euclid	Two Family	16	\$164,697	\$171,000	0	0	0	0	2	12.5	0	0	0	0	2	12.5	10
South Euclid	Condominium	25	\$92,380	\$65,000	1	4	12	48	3	12	2	8	0	0	4	16	1
Strongsville	One Family	602	\$318,317	\$299,950	1	0.17	1	0.17	2	0.33	3	0.5	6	1	11	1.83	36
Strongsville	Two Family	9	\$262,222	\$270,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Strongsville	Condominium	51	\$200,537	\$192,500	0	0	0	0	0	0	0	0	0	0	2	3.92	26
Strongsville	New Construction (inferred)	20	\$312,679	\$374,500	0	0	2	10	2	10	1	5	4	20	0	0	0
University Heights	One Family	272	\$238,937	\$224,700	0	0	0	0	4	1.47	6	2.21	9	3.31	17	6.25	73

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

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Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Parma	New Construction (inferred)	2	\$390,000	0	0	0	1	50
Parma Heights	One Family	342	\$180,601	46.78	78	22.81	22	6.43
Parma Heights	Two Family	2	\$227,500	0	2	100	0	0
Parma Heights	Condominium	17	\$87,600	5.88	0	0	0	0
Parma Heights	New Construction (inferred)	11	\$243,627	9.09	5	45.45	5	45.45
Pepper Pike	One Family	134	\$612,205	1.49	0	0	132	98.51
Pepper Pike	New Construction (inferred)	11	\$709,716	0	0	0	11	100
Richmond Heights	One Family	141	\$211,429	28.37	39	27.66	35	24.82
Richmond Heights	Condominium	15	\$152,095	53.33	0	0	0	0
Rocky River	One Family	264	\$446,167	1.14	19	7.2	240	90.91
Rocky River	Two Family	8	\$264,313	12.5	2	25	4	50
Rocky River	Condominium	144	\$198,683	12.5	7	4.86	33	22.92
Rocky River	New Construction (inferred)	6	\$755,377	0	0	0	5	83.33
Seven Hills	One Family	213	\$260,275	14.55	57	26.76	113	53.05
Seven Hills	Two Family	2	\$317,500	0	0	0	2	100
Seven Hills	Condominium	5	\$209,400	20	4	80	0	0
Seven Hills	New Construction (inferred)	2	\$257,500	0	0	0	1	50
Shaker Heights	One Family	398	\$400,570	10.8	42	10.55	275	69.1
Shaker Heights	Two Family	70	\$210,313	18.57	23	32.86	15	21.43
Shaker Heights	Condominium	69	\$127,085	13.04	5	7.25	8	11.59
Solon	One Family	313	\$445,909	5.75	25	7.99	268	85.62
Solon	Two Family	1	\$399,999	0	0	0	1	100
Solon	Condominium	24	\$167,821	25	3	12.5	4	16.67
Solon	New Construction (inferred)	15	\$336,493	0	4	26.67	5	33.33
South Euclid	One Family	531	\$155,992	34.46	63	11.86	25	4.71
South Euclid	Two Family	16	\$164,697	62.5	2	12.5	0	0
South Euclid	Condominium	25	\$92,380	4	2	8	0	0
Strongsville	One Family	602	\$318,317	5.98	113	18.77	429	71.26
Strongsville	Two Family	9	\$262,222	11.11	3	33.33	5	55.56
Strongsville	Condominium	51	\$200,537	50.98	20	39.22	3	5.88
Strongsville	New Construction (inferred)	20	\$312,679	0	0	0	11	55
University Heights	One Family	272	\$238,937	26.84	70	25.74	93	34.19

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

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University Heights	Two Family	30	\$221,557	\$235,500	0	0	0	0	0	0	1	3.33	1	3.33	2	6.67	7
University Heights	New Construction (inferred)	2	\$344,000	\$344,000	0	0	1	50	0	0	0	0	0	0	0	0	0
Valley View	One Family	14	\$254,214	\$252,500	0	0	0	0	0	0	1	7.14	2	14.29	1	7.14	2
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	31	\$270,223	\$260,000	0	0	0	0	0	0	1	3.23	1	3.23	0	0	4
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	110	\$125,957	\$119,950	4	3.64	14	12.73	13	11.82	17	15.45	14	12.73	16	14.55	22
Warrensville Heights	Condominium	35	\$41,791	\$43,000	21	60	14	40	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	296	\$476,937	\$415,000	0	0	1	0.34	0	0	1	0.34	1	0.34	5	1.69	23
Westlake	Condominium	228	\$247,498	\$176,500	0	0	2	0.88	10	4.39	17	7.46	12	5.26	35	15.35	55
Westlake	New Construction (inferred)	94	\$433,417	\$435,533	0	0	0	0	0	0	0	0	1	1.06	1	1.06	11
Woodmere	One Family	3	\$283,333	\$290,000	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	4262	\$116,744	\$93,000	794	18.63	600	14.08	589	13.82	405	9.5	373	8.75	515	12.08	498
City of Cleveland	Two Family	1628	\$102,296	\$85,000	308	18.92	252	15.48	276	16.95	188	11.55	192	11.79	138	8.48	125
City of Cleveland	Condominium	254	\$221,411	\$173,550	16	6.3	18	7.09	6	2.36	15	5.91	4	1.57	33	12.99	57
Eastern Suburbs	One Family	6553	\$230,141	\$162,500	160	2.44	283	4.32	455	6.94	528	8.06	621	9.48	893	13.63	1224
Eastern Suburbs	Two Family	393	\$176,149	\$160,000	24	6.11	10	2.54	30	7.63	26	6.62	36	9.16	54	13.74	89
Eastern Suburbs	Condominium	538	\$162,280	\$120,000	68	12.64	93	17.29	58	10.78	32	5.95	30	5.58	58	10.78	65
Eastern Suburbs	New Construction (inferred)	118	\$451,099	\$344,500	0	0	3	2.54	8	6.78	2	1.69	6	5.08	10	8.47	8
Western Suburbs	One Family	6527	\$275,591	\$236,000	9	0.14	28	0.43	78	1.2	104	1.59	241	3.69	468	7.17	1436
Western Suburbs	Two Family	318	\$256,138	\$256,000	0	0	1	0.31	6	1.89	4	1.26	1	0.31	17	5.35	43
Western Suburbs	Condominium	1262	\$169,863	\$139,900	28	2.22	80	6.34	138	10.94	118	9.35	145	11.49	219	17.35	240
Western Suburbs	New Construction (inferred)	305	\$384,105	\$385,735	0	0	7	2.3	11	3.61	5	1.64	12	3.93	10	3.28	28
Total: All Suburbs	One Family	13080	\$252,821	\$201,000	169	1.29	311	2.38	533	4.07	632	4.83	862	6.59	1361	10.41	2660
Total: All Suburbs	Two Family	711	\$211,924	\$207,500	24	3.38	11	1.55	36	5.06	30	4.22	37	5.2	71	9.99	132
Total: All Suburbs	Condominium	1800	\$167,597	\$135,000	96	5.33	173	9.61	196	10.89	150	8.33	175	9.72	277	15.39	305
Total: All Suburbs	New Construction (inferred)	423	\$402,793	\$381,445	0	0	10	2.36	19	4.49	7	1.65	18	4.26	20	4.73	36
Total: Cuyahoga County	One Family	17342	\$219,378	\$173,500	963	5.55	911	5.25	1122	6.47	1037	5.98	1235	7.12	1876	10.82	3158
Total: Cuyahoga County	Two Family	2339	\$135,621	\$110,000	332	14.19	263	11.24	312	13.34	218	9.32	229	9.79	209	8.94	257
Total: Cuyahoga County	Condominium	2054	\$174,251	\$140,000	112	5.45	191	9.3	202	9.83	165	8.03	179	8.71	310	15.09	362

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

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
University Heights	Two Family	30	\$221,557	23.33	5	16.67	14	46.67
University Heights	New Construction (inferred)	2	\$344,000	0	0	0	1	50
Valley View	One Family	14	\$254,214	14.29	1	7.14	7	50
Valley View	New Construction (inferred)	2	\$139,950	0	0	0	0	0
Walton Hills	One Family	31	\$270,223	12.9	8	25.81	17	54.84
Walton Hills	New Construction (inferred)	3	\$402,982	0	0	0	2	66.67
Warrensville Heights	One Family	110	\$125,957	20	7	6.36	3	2.73
Warrensville Heights	Condominium	35	\$41,791	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	1	\$255,000	0	0	0	1	100
Westlake	One Family	296	\$476,937	7.77	28	9.46	237	80.07
Westlake	Condominium	228	\$247,498	24.12	27	11.84	70	30.7
Westlake	New Construction (inferred)	94	\$433,417	11.7	14	14.89	67	71.28
Woodmere	One Family	3	\$283,333	0	0	0	3	100
Woodmere	New Construction (inferred)	4	\$464,312	0	0	0	3	75
City of Cleveland	One Family	4262	\$116,744	11.68	217	5.09	271	6.36
City of Cleveland	Two Family	1628	\$102,296	7.68	74	4.55	75	4.61
City of Cleveland	Condominium	254	\$221,411	22.44	29	11.42	76	29.92
Eastern Suburbs	One Family	6553	\$230,141	18.68	640	9.77	1749	26.69
Eastern Suburbs	Two Family	393	\$176,149	22.65	53	13.49	71	18.07
Eastern Suburbs	Condominium	538	\$162,280	12.08	37	6.88	97	18.03
Eastern Suburbs	New Construction (inferred)	118	\$451,099	6.78	14	11.86	67	56.78
Western Suburbs	One Family	6527	\$275,591	22	1270	19.46	2893	44.32
Western Suburbs	Two Family	318	\$256,138	13.52	79	24.84	167	52.52
Western Suburbs	Condominium	1262	\$169,863	19.02	116	9.19	178	14.1
Western Suburbs	New Construction (inferred)	305	\$384,105	9.18	38	12.46	194	63.61
Total: All Suburbs	One Family	13080	\$252,821	20.34	1910	14.6	4642	35.49
Total: All Suburbs	Two Family	711	\$211,924	18.57	132	18.57	238	33.47
Total: All Suburbs	Condominium	1800	\$167,597	16.94	153	8.5	275	15.28
Total: All Suburbs	New Construction (inferred)	423	\$402,793	8.51	52	12.29	261	61.7
Total: Cuyahoga County	One Family	17342	\$219,378	18.21	2127	12.27	4913	28.33
Total: Cuyahoga County	Two Family	2339	\$135,621	10.99	206	8.81	313	13.38
Total: Cuyahoga County	Condominium	2054	\$174,251	17.62	182	8.86	351	17.09

Residential Sales Price Distribution for the Suburbs, YTD December 2022

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Public Affairs and 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
Total: Cuyahoga County	New Construction (inferred)	423	\$402,793	\$381,445	0	0	10	2.36	19	4.49	7	1.65	18	4.26	20	4.73	36

Residential Sales Price Distribution for the Suburbs, YTD December 2022

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
Total: Cuyahoga County	New Construction (inferred)	423	\$402,793	8.51	52	12.29	261	61.7