

**Residential Sales Price Distribution for the Suburbs, YTD December 2023**

Source: Cuyahoga County Fiscal Office

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

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales < \$45K	Percent < \$45K	Sales \$45K to \$65K	Percent \$45K to \$65K	Sales \$65K to \$85K	Percent \$65K to \$85K	Sales \$85K to \$105K	Percent \$85K to \$105K	Sales \$105K to \$125K	Percent \$105K to \$125K	Sales \$125K to \$150K	Percent \$125K to \$150K	Sales \$150K to \$200K
Bay Village	One Family	242	\$439,153	\$357,500	0	0	0	0	1	0.41	0	0	0	0	1	0.41	13
Bay Village	Condominium	11	\$490,364	\$540,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Village	New Construction (inferred)	4	\$622,500	\$742,500	0	0	0	0	0	0	0	0	0	0	1	25	0
Beachwood	One Family	105	\$491,513	\$443,000	0	0	0	0	0	0	0	0	0	0	0	0	3
Beachwood	Condominium	45	\$398,561	\$395,000	0	0	0	0	0	0	0	0	0	0	1	2.22	5
Beachwood	New Construction (inferred)	3	\$256,667	\$265,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	156	\$141,107	\$140,000	4	2.56	3	1.92	15	9.62	16	10.26	21	13.46	38	24.36	41
Bedford	Two Family	14	\$163,921	\$167,250	0	0	0	0	1	7.14	0	0	2	14.29	1	7.14	8
Bedford	Condominium	15	\$102,400	\$105,000	0	0	3	20	2	13.33	3	20	3	20	3	20	1
Bedford	New Construction (inferred)	9	\$165,000	\$199,900	0	0	2	22.22	0	0	0	0	0	0	0	0	5
Bedford Heights	One Family	102	\$166,625	\$173,594	0	0	1	0.98	7	6.86	7	6.86	7	6.86	15	14.71	42
Bedford Heights	Condominium	4	\$98,500	\$100,500	0	0	1	25	0	0	2	50	0	0	1	25	0
Bedford Heights	New Construction (inferred)	4	\$151,125	\$153,500	0	0	0	0	0	0	1	25	0	0	1	25	2
Bentleyville	One Family	13	\$831,494	\$887,910	0	0	0	0	0	0	0	0	0	0	0	0	0
Berea	One Family	257	\$223,325	\$211,000	0	0	2	0.78	1	0.39	5	1.95	9	3.5	19	7.39	70
Berea	Two Family	6	\$210,583	\$225,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Berea	Condominium	18	\$104,414	\$94,950	3	16.67	3	16.67	2	11.11	2	11.11	0	0	4	22.22	3
Berea	New Construction (inferred)	6	\$189,133	\$117,500	0	0	0	0	2	33.33	0	0	2	33.33	0	0	0
Bratenahl	One Family	21	\$803,841	\$605,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Bratenahl	Two Family	6	\$618,917	\$275,000	0	0	0	0	0	0	0	0	1	16.67	0	0	0
Bratenahl	Condominium	33	\$409,867	\$295,000	0	0	0	0	0	0	0	0	2	6.06	2	6.06	2
Bratenahl	New Construction (inferred)	6	\$522,500	\$700,000	0	0	0	0	0	0	0	0	0	0	0	0	2
Brecksville	One Family	131	\$445,071	\$400,000	0	0	0	0	1	0.76	0	0	0	0	2	1.53	4
Brecksville	Two Family	1	\$174,000	\$174,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Brecksville	Condominium	57	\$211,986	\$190,900	0	0	1	1.75	3	5.26	4	7.02	6	10.53	6	10.53	9
Brecksville	New Construction (inferred)	13	\$493,124	\$582,370	0	0	0	0	0	0	1	7.69	0	0	1	7.69	0
Broadview Heights	One Family	160	\$370,863	\$355,000	0	0	0	0	0	0	2	1.25	4	2.5	0	0	4
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0	0	0	0	0	1	100	0	0	0
Broadview Heights	Condominium	89	\$188,910	\$151,000	0	0	0	0	6	6.74	7	7.87	15	16.85	15	16.85	23
Broadview Heights	New Construction (inferred)	28	\$305,850	\$255,900	0	0	2	7.14	2	7.14	1	3.57	1	3.57	1	3.57	0
Brook Park	One Family	234	\$192,107	\$192,000	0	0	1	0.43	2	0.85	9	3.85	14	5.98	23	9.83	86
Brook Park	Condominium	19	\$144,027	\$141,500	0	0	0	0	1	5.26	0	0	2	10.53	10	52.63	6
Brook Park	New Construction (inferred)	6	\$208,129	\$205,000	0	0	0	0	0	0	1	16.67	0	0	0	0	2

**Residential Sales Price Distribution for the Suburbs, YTD December 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	132	\$170,298	\$170,050	2	1.52	4	3.03	2	1.52	4	3.03	12	9.09	20	15.15	52
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	13	\$219,829	\$229,777	0	0	0	0	0	0	0	0	1	7.69	1	7.69	3
Chagrin Falls	One Family	56	\$619,903	\$555,000	0	0	0	0	0	0	0	0	0	0	1	1.79	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	3824	\$115,355	\$88,400	740	19.35	591	15.46	549	14.36	349	9.13	317	8.29	409	10.7	447
Cleveland	Two Family	1512	\$102,967	\$83,000	301	19.91	248	16.4	238	15.74	155	10.25	153	10.12	142	9.39	145
Cleveland	Condominium	327	\$170,196	\$117,500	122	37.31	17	5.2	6	1.83	11	3.36	21	6.42	21	6.42	30
Cleveland Heights	One Family	669	\$216,981	\$184,000	9	1.35	25	3.74	45	6.73	40	5.98	51	7.62	57	8.52	163
Cleveland Heights	Two Family	77	\$214,715	\$205,000	1	1.3	1	1.3	3	3.9	1	1.3	5	6.49	7	9.09	20
Cleveland Heights	Condominium	34	\$145,547	\$112,000	0	0	0	0	8	23.53	7	20.59	6	17.65	6	17.65	4
Cleveland Heights	New Construction (inferred)	3	\$193,167	\$188,500	0	0	0	0	0	0	0	0	0	0	0	0	2
Cuyahoga Heights	One Family	11	\$229,764	\$239,000	0	0	0	0	0	0	0	0	0	0	0	0	4
East Cleveland	One Family	57	\$60,498	\$50,500	24	42.11	18	31.58	5	8.77	3	5.26	0	0	3	5.26	3
East Cleveland	Two Family	52	\$45,368	\$38,125	29	55.77	11	21.15	4	7.69	4	7.69	2	3.85	2	3.85	0
Euclid	One Family	724	\$126,597	\$122,250	18	2.49	60	8.29	89	12.29	110	15.19	105	14.5	118	16.3	187
Euclid	Two Family	41	\$150,615	\$150,000	1	2.44	1	2.44	0	0	1	2.44	3	7.32	17	41.46	13
Euclid	Condominium	65	\$59,955	\$57,000	23	35.38	20	30.77	13	20	5	7.69	1	1.54	2	3.08	1
Euclid	New Construction (inferred)	11	\$186,971	\$245,900	0	0	1	9.09	2	18.18	0	0	1	9.09	0	0	0
Fairview Park	One Family	219	\$273,956	\$250,000	0	0	2	0.91	2	0.91	3	1.37	3	1.37	8	3.65	39
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	23	\$151,113	\$170,000	0	0	2	8.7	1	4.35	0	0	3	13.04	0	0	17
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	574	\$113,632	\$116,500	21	3.66	57	9.93	104	18.12	63	10.98	89	15.51	140	24.39	89
Garfield Heights	Two Family	57	\$133,816	\$135,000	0	0	2	3.51	4	7.02	4	7.02	9	15.79	23	40.35	14
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	\$192,433	\$172,500	0	0	0	0	0	0	0	0	0	0	1	16.67	3
Gates Mills	One Family	46	\$890,705	\$769,000	0	0	0	0	0	0	0	0	0	0	1	2.17	1

**Residential Sales Price Distribution for the Suburbs, YTD December 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
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)	4	\$101,875	\$105,000	0	0	0	0	1	25	1	25	2	50	0	0	0
Highland Heights	One Family	98	\$420,063	\$410,000	0	0	0	0	0	0	1	1.02	0	0	0	0	6
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	4	\$3,037,500	\$2,275,000	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	56	\$369,841	\$316,000	0	0	0	0	0	0	0	0	1	1.79	1	1.79	5
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	414	\$328,562	\$295,000	1	0.24	2	0.48	3	0.72	3	0.72	2	0.48	12	2.9	42
Lakewood	Two Family	138	\$293,220	\$287,000	0	0	0	0	0	0	1	0.72	1	0.72	3	2.17	8
Lakewood	Condominium	168	\$143,826	\$113,450	8	4.76	13	7.74	24	14.29	31	18.45	18	10.71	14	8.33	30
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	247	\$228,341	\$210,000	0	0	0	0	3	1.21	5	2.02	5	2.02	22	8.91	73
Lyndhurst	Two Family	1	\$120,000	\$120,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Lyndhurst	Condominium	30	\$225,875	\$120,200	2	6.67	1	3.33	3	10	2	6.67	8	26.67	4	13.33	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	488	\$107,581	\$105,000	25	5.12	61	12.5	87	17.83	72	14.75	76	15.57	91	18.65	68
Maple Heights	Two Family	7	\$133,571	\$141,000	0	0	1	14.29	0	0	0	0	1	14.29	4	57.14	1
Maple Heights	Condominium	23	\$40,609	\$38,000	17	73.91	5	21.74	1	4.35	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	5	\$155,800	\$100,000	0	0	0	0	2	40	1	20	0	0	0	0	0
Mayfield	One Family	37	\$396,147	\$339,500	0	0	0	0	0	0	1	2.7	0	0	0	0	1
Mayfield	Condominium	5	\$210,000	\$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	224	\$217,835	\$203,750	0	0	1	0.45	3	1.34	0	0	9	4.02	29	12.95	68
Mayfield Heights	Condominium	46	\$172,592	\$175,450	0	0	1	2.17	2	4.35	1	2.17	1	2.17	6	13.04	28
Mayfield Heights	New Construction (inferred)	6	\$532,458	\$609,617	0	0	0	0	0	0	1	16.67	0	0	0	0	1

**Residential Sales Price Distribution for the Suburbs, YTD December 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
Middleburg Heights	One Family	152	\$253,984	\$259,950	0	0	0	0	1	0.66	1	0.66	1	0.66	8	5.26	38
Middleburg Heights	Two Family	5	\$243,520	\$256,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Middleburg Heights	Condominium	49	\$135,355	\$131,500	0	0	2	4.08	2	4.08	3	6.12	16	32.65	15	30.61	8
Middleburg Heights	New Construction (inferred)	5	\$175,250	\$95,000	0	0	0	0	2	40	1	20	0	0	0	0	0
Moreland Hills	One Family	40	\$878,135	\$672,500	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)	8	\$347,588	\$305,000	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	10	\$111,650	\$122,100	1	10	1	10	0	0	2	20	1	10	4	40	1
North Olmsted	One Family	364	\$244,512	\$242,250	0	0	1	0.27	3	0.82	8	2.2	10	2.75	17	4.67	61
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	94	\$133,329	\$115,500	2	2.13	13	13.83	11	11.7	12	12.77	16	17.02	17	18.09	3
North Olmsted	New Construction (inferred)	8	\$174,850	\$170,000	0	0	0	0	2	25	1	12.5	0	0	1	12.5	1
North Randall	One Family	2	\$137,500	\$137,500	0	0	0	0	0	0	1	50	0	0	0	0	1
North Randall	New Construction (inferred)	1	\$80,000	\$80,000	0	0	0	0	1	100	0	0	0	0	0	0	0
North Royalton	One Family	242	\$331,652	\$322,450	0	0	1	0.41	1	0.41	3	1.24	5	2.07	10	4.13	16
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	111	\$139,166	\$145,000	1	0.9	1	0.9	11	9.91	17	15.32	8	7.21	25	22.52	40
North Royalton	New Construction (inferred)	19	\$331,023	\$255,000	0	0	0	0	0	0	2	10.53	0	0	1	5.26	3
Oakwood	One Family	37	\$161,603	\$132,500	4	10.81	3	8.11	1	2.7	3	8.11	3	8.11	6	16.22	6
Oakwood	New Construction (inferred)	4	\$57,750	\$60,000	0	0	4	100	0	0	0	0	0	0	0	0	0
Olmsted Falls	One Family	95	\$277,327	\$255,000	0	0	0	0	0	0	2	2.11	0	0	2	2.11	10
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	54	\$158,083	\$154,500	0	0	0	0	1	1.85	4	7.41	6	11.11	14	25.93	18
Olmsted Falls	New Construction (inferred)	16	\$329,493	\$178,500	0	0	1	6.25	1	6.25	0	0	1	6.25	1	6.25	6
Olmsted Township	One Family	104	\$305,740	\$301,000	0	0	0	0	1	0.96	1	0.96	1	0.96	4	3.85	10
Olmsted Township	Condominium	8	\$116,663	\$117,700	0	0	1	12.5	0	0	0	0	4	50	3	37.5	0
Olmsted Township	New Construction (inferred)	22	\$362,071	\$406,570	0	0	1	4.55	3	13.64	0	0	0	0	0	0	1
Orange	One Family	36	\$635,100	\$606,500	0	0	0	0	0	0	0	0	0	0	1	2.78	1
Orange	Condominium	13	\$523,731	\$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	1159	\$187,880	\$185,000	3	0.26	10	0.86	19	1.64	38	3.28	70	6.04	127	10.96	479
Parma	Two Family	40	\$198,070	\$190,000	0	0	0	0	0	0	1	2.5	2	5	4	10	16

**Residential Sales Price Distribution for the Suburbs, YTD December 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
Parma	Condominium	43	\$153,976	\$150,000	0	0	2	4.65	1	2.33	1	2.33	2	4.65	17	39.53	13
Parma	New Construction (inferred)	9	\$199,978	\$205,000	0	0	2	22.22	1	11.11	0	0	0	0	0	0	1
Parma Heights	One Family	219	\$190,317	\$190,000	0	0	2	0.91	3	1.37	5	2.28	8	3.65	24	10.96	90
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	17	\$89,206	\$90,000	1	5.88	4	23.53	1	5.88	6	35.29	5	29.41	0	0	0
Parma Heights	New Construction (inferred)	3	\$287,933	\$259,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	84	\$677,675	\$562,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Pepper Pike	New Construction (inferred)	7	\$684,258	\$867,807	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	121	\$224,067	\$219,000	0	0	1	0.83	0	0	1	0.83	4	3.31	7	5.79	36
Richmond Heights	Condominium	16	\$150,128	\$152,500	0	0	1	6.25	0	0	1	6.25	1	6.25	5	31.25	8
Richmond Heights	New Construction (inferred)	3	\$163,967	\$179,900	0	0	0	0	0	0	1	33.33	0	0	0	0	1
Rocky River	One Family	248	\$477,170	\$407,500	0	0	0	0	0	0	1	0.4	0	0	1	0.4	8
Rocky River	Two Family	12	\$335,317	\$340,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	122	\$200,277	\$134,950	1	0.82	5	4.1	12	9.84	14	11.48	14	11.48	30	24.59	12
Rocky River	New Construction (inferred)	4	\$349,275	\$323,550	0	0	0	0	0	0	2	50	0	0	0	0	0
Seven Hills	One Family	162	\$273,856	\$270,000	0	0	0	0	1	0.62	0	0	1	0.62	3	1.85	25
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	359	\$403,001	\$330,000	2	0.56	8	2.23	4	1.11	7	1.95	5	1.39	17	4.74	40
Shaker Heights	Two Family	53	\$253,249	\$223,000	0	0	0	0	1	1.89	0	0	2	3.77	5	9.43	12
Shaker Heights	Condominium	79	\$114,390	\$79,500	15	18.99	11	13.92	22	27.85	5	6.33	6	7.59	5	6.33	2
Shaker Heights	New Construction (inferred)	8	\$364,125	\$308,500	0	0	0	0	0	0	1	12.5	0	0	0	0	1
Solon	One Family	240	\$468,643	\$407,500	0	0	1	0.42	0	0	0	0	0	0	0	0	7
Solon	Condominium	8	\$166,375	\$188,500	0	0	1	12.5	0	0	0	0	2	25	0	0	2
Solon	New Construction (inferred)	7	\$476,397	\$250,000	0	0	0	0	1	14.29	0	0	0	0	0	0	1
South Euclid	One Family	402	\$158,345	\$152,750	3	0.75	11	2.74	28	6.97	29	7.21	42	10.45	83	20.65	129
South Euclid	Two Family	12	\$224,825	\$217,500	0	0	0	0	0	0	0	0	0	0	1	8.33	1
South Euclid	Condominium	21	\$78,414	\$66,000	0	0	10	47.62	7	33.33	0	0	0	0	2	9.52	2
South Euclid	New Construction (inferred)	4	\$209,425	\$187,500	0	0	0	0	0	0	0	0	1	25	0	0	1
Strongsville	One Family	539	\$331,580	\$308,000	0	0	1	0.19	2	0.37	0	0	5	0.93	0	0	34
Strongsville	Two Family	7	\$317,186	\$294,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongsville	Condominium	38	\$214,136	\$217,450	0	0	0	0	0	0	0	0	0	0	1	2.63	13
Strongsville	New Construction (inferred)	14	\$290,050	\$302,500	0	0	1	7.14	2	14.29	1	7.14	0	0	1	7.14	1

**Residential Sales Price Distribution for the Suburbs, YTD December 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
University Heights	One Family	260	\$267,110	\$257,000	0	0	1	0.38	3	1.15	2	0.77	1	0.38	14	5.38	39
University Heights	Two Family	13	\$225,223	\$220,000	0	0	0	0	0	0	0	0	1	7.69	0	0	3
University Heights	New Construction (inferred)	1	\$380,000	\$380,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	19	\$310,068	\$300,000	0	0	1	5.26	0	0	0	0	0	0	2	10.53	2
Walton Hills	One Family	27	\$299,026	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Walton Hills	New Construction (inferred)	2	\$413,000	\$413,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Warrensville Heights	One Family	105	\$116,758	\$112,300	6	5.71	9	8.57	24	22.86	10	9.52	11	10.48	20	19.05	16
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	39	\$47,076	\$46,000	19	48.72	18	46.15	2	5.13	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	261	\$464,287	\$410,000	0	0	0	0	0	0	0	0	0	0	1	0.38	15
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Westlake	Condominium	166	\$254,020	\$186,000	0	0	1	0.6	9	5.42	7	4.22	8	4.82	24	14.46	43
Westlake	New Construction (inferred)	69	\$475,456	\$463,000	0	0	0	0	1	1.45	0	0	0	0	2	2.9	3
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	3824	\$115,355	\$88,400	740	19.35	591	15.46	549	14.36	349	9.13	317	8.29	409	10.7	447
City of Cleveland	Two Family	1512	\$102,967	\$83,000	301	19.91	248	16.4	238	15.74	155	10.25	153	10.12	142	9.39	145
City of Cleveland	Condominium	327	\$170,196	\$117,500	122	37.31	17	5.2	6	1.83	11	3.36	21	6.42	21	6.42	30
Eastern Suburbs	One Family	5391	\$240,682	\$168,500	120	2.23	264	4.9	420	7.79	373	6.92	430	7.98	670	12.43	1033
Eastern Suburbs	Two Family	345	\$174,450	\$155,000	32	9.28	17	4.93	14	4.06	12	3.48	28	8.12	64	18.55	74
Eastern Suburbs	Condominium	513	\$182,140	\$115,000	76	14.81	73	14.23	63	12.28	31	6.04	31	6.04	37	7.21	62
Eastern Suburbs	New Construction (inferred)	132	\$323,313	\$227,500	0	0	8	6.06	8	6.06	8	6.06	5	3.79	4	3.03	26
Western Suburbs	One Family	5404	\$288,018	\$249,900	6	0.11	26	0.48	44	0.81	85	1.57	147	2.72	284	5.26	1104
Western Suburbs	Two Family	225	\$270,872	\$265,700	0	0	0	0	0	0	4	1.78	4	1.78	8	3.56	32
Western Suburbs	Condominium	1088	\$178,063	\$147,250	16	1.47	48	4.41	85	7.81	108	9.93	123	11.31	195	17.92	238
Western Suburbs	New Construction (inferred)	237	\$355,714	\$300,000	0	0	9	3.8	18	7.59	12	5.06	4	1.69	9	3.8	19
Total: All Suburbs	One Family	10795	\$264,379	\$215,000	126	1.17	290	2.69	464	4.3	458	4.24	577	5.35	954	8.84	2137
Total: All Suburbs	Two Family	570	\$212,511	\$200,000	32	5.61	17	2.98	14	2.46	16	2.81	32	5.61	72	12.63	106
Total: All Suburbs	Condominium	1601	\$179,369	\$140,300	92	5.75	121	7.56	148	9.24	139	8.68	154	9.62	232	14.49	300
Total: All Suburbs	New Construction (inferred)	369	\$344,124	\$260,000	0	0	17	4.61	26	7.05	20	5.42	9	2.44	13	3.52	45
Total: Cuyahoga County	One Family	14619	\$225,397	\$178,000	866	5.92	881	6.03	1013	6.93	807	5.52	894	6.12	1363	9.32	2584
Total: Cuyahoga County	Two Family	2082	\$132,957	\$108,100	333	15.99	265	12.73	252	12.1	171	8.21	185	8.89	214	10.28	251
Total: Cuyahoga County	Condominium	1928	\$177,813	\$140,000	214	11.1	138	7.16	154	7.99	150	7.78	175	9.08	253	13.12	330

**Residential Sales Price Distribution for the Suburbs, YTD December 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
Total: Cuyahoga County	New Construction (inferred)	369	\$344,124	\$260,000	0	0	17	4.61	26	7.05	20	5.42	9	2.44	13	3.52	45

**Residential Sales Price Distribution for the Suburbs, YTD December 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	242	\$439,153	\$357,500	5.37	27	11.16	200	82.64
Bay Village	Condominium	11	\$490,364	\$540,000	0	0	0	11	100
Bay Village	New Construction (inferred)	4	\$622,500	\$742,500	0	0	0	3	75
Beachwood	One Family	105	\$491,513	\$443,000	2.86	8	7.62	94	89.52
Beachwood	Condominium	45	\$398,561	\$395,000	11.11	3	6.67	36	80
Beachwood	New Construction (inferred)	3	\$256,667	\$265,000	0	1	33.33	2	66.67
Bedford	One Family	156	\$141,107	\$140,000	26.28	16	10.26	2	1.28
Bedford	Two Family	14	\$163,921	\$167,250	57.14	1	7.14	1	7.14
Bedford	Condominium	15	\$102,400	\$105,000	6.67	0	0	0	0
Bedford	New Construction (inferred)	9	\$165,000	\$199,900	55.56	2	22.22	0	0
Bedford Heights	One Family	102	\$166,625	\$173,594	41.18	19	18.63	4	3.92
Bedford Heights	Condominium	4	\$98,500	\$100,500	0	0	0	0	0
Bedford Heights	New Construction (inferred)	4	\$151,125	\$153,500	50	0	0	0	0
Bentleyville	One Family	13	\$831,494	\$887,910	0	1	7.69	12	92.31
Berea	One Family	257	\$223,325	\$211,000	27.24	82	31.91	69	26.85
Berea	Two Family	6	\$210,583	\$225,500	33.33	4	66.67	0	0
Berea	Condominium	18	\$104,414	\$94,950	16.67	1	5.56	0	0
Berea	New Construction (inferred)	6	\$189,133	\$117,500	0	0	0	2	33.33
Bratenahl	One Family	21	\$803,841	\$605,000	9.52	0	0	19	90.48
Bratenahl	Two Family	6	\$618,917	\$275,000	0	0	0	5	83.33
Bratenahl	Condominium	33	\$409,867	\$295,000	6.06	4	12.12	23	69.7
Bratenahl	New Construction (inferred)	6	\$522,500	\$700,000	33.33	0	0	4	66.67
Brecksville	One Family	131	\$445,071	\$400,000	3.05	8	6.11	116	88.55
Brecksville	Two Family	1	\$174,000	\$174,000	100	0	0	0	0
Brecksville	Condominium	57	\$211,986	\$190,900	15.79	8	14.04	20	35.09
Brecksville	New Construction (inferred)	13	\$493,124	\$582,370	0	3	23.08	8	61.54
Broadview Heights	One Family	160	\$370,863	\$355,000	2.5	14	8.75	136	85
Broadview Heights	Two Family	1	\$124,816	\$124,816	0	0	0	0	0
Broadview Heights	Condominium	89	\$188,910	\$151,000	25.84	5	5.62	18	20.22
Broadview Heights	New Construction (inferred)	28	\$305,850	\$255,900	0	7	25	14	50
Brook Park	One Family	234	\$192,107	\$192,000	36.75	78	33.33	21	8.97
Brook Park	Condominium	19	\$144,027	\$141,500	31.58	0	0	0	0
Brook Park	New Construction (inferred)	6	\$208,129	\$205,000	33.33	1	16.67	2	33.33



**Residential Sales Price Distribution for the Suburbs, YTD December 2023**

Source: Cuyahoga County Fiscal Office

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

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	132	\$170,298	\$170,050	39.39	30	22.73	6	4.55
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	13	\$219,829	\$229,777	23.08	6	46.15	2	15.38
Chagrin Falls	One Family	56	\$619,903	\$555,000	0	3	5.36	52	92.86
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	3824	\$115,355	\$88,400	11.69	169	4.42	253	6.62
Cleveland	Two Family	1512	\$102,967	\$83,000	9.59	57	3.77	73	4.83
Cleveland	Condominium	327	\$170,196	\$117,500	9.17	26	7.95	73	22.32
Cleveland Heights	One Family	669	\$216,981	\$184,000	24.36	94	14.05	185	27.65
Cleveland Heights	Two Family	77	\$214,715	\$205,000	25.97	16	20.78	23	29.87
Cleveland Heights	Condominium	34	\$145,547	\$112,000	11.76	1	2.94	2	5.88
Cleveland Heights	New Construction (inferred)	3	\$193,167	\$188,500	66.67	1	33.33	0	0
Cuyahoga Heights	One Family	11	\$229,764	\$239,000	36.36	5	45.45	2	18.18
East Cleveland	One Family	57	\$60,498	\$50,500	5.26	0	0	1	1.75
East Cleveland	Two Family	52	\$45,368	\$38,125	0	0	0	0	0
Euclid	One Family	724	\$126,597	\$122,250	25.83	25	3.45	12	1.66
Euclid	Two Family	41	\$150,615	\$150,000	31.71	5	12.2	0	0
Euclid	Condominium	65	\$59,955	\$57,000	1.54	0	0	0	0
Euclid	New Construction (inferred)	11	\$186,971	\$245,900	0	4	36.36	3	27.27
Fairview Park	One Family	219	\$273,956	\$250,000	17.81	54	24.66	108	49.32
Fairview Park	Two Family	1	\$275,000	\$275,000	0	0	0	1	100
Fairview Park	Condominium	23	\$151,113	\$170,000	73.91	0	0	0	0
Fairview Park	New Construction (inferred)	2	\$79,550	\$79,550	0	0	0	0	0
Garfield Heights	One Family	574	\$113,632	\$116,500	15.51	10	1.74	1	0.17
Garfield Heights	Two Family	57	\$133,816	\$135,000	24.56	1	1.75	0	0
Garfield Heights	Condominium	1	\$103,000	\$103,000	0	0	0	0	0
Garfield Heights	New Construction (inferred)	6	\$192,433	\$172,500	50	1	16.67	1	16.67
Gates Mills	One Family	46	\$890,705	\$769,000	2.17	0	0	44	95.65

**Residential Sales Price Distribution for the Suburbs, YTD December 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
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)	4	\$101,875	\$105,000	0	0	0	0	0
Highland Heights	One Family	98	\$420,063	\$410,000	6.12	12	12.24	79	80.61
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	4	\$3,037,500	\$2,275,000	0	0	0	4	100
Hunting Valley	Condominium	1	\$637,500	\$637,500	0	0	0	1	100
Independence	One Family	56	\$369,841	\$316,000	8.93	8	14.29	41	73.21
Independence	New Construction (inferred)	3	\$131,167	\$105,000	0	1	33.33	0	0
Lakewood	One Family	414	\$328,562	\$295,000	10.14	67	16.18	282	68.12
Lakewood	Two Family	138	\$293,220	\$287,000	5.8	29	21.01	96	69.57
Lakewood	Condominium	168	\$143,826	\$113,450	17.86	8	4.76	22	13.1
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	247	\$228,341	\$210,000	29.55	75	30.36	64	25.91
Lyndhurst	Two Family	1	\$120,000	\$120,000	0	0	0	0	0
Lyndhurst	Condominium	30	\$225,875	\$120,200	6.67	2	6.67	6	20
Lyndhurst	New Construction (inferred)	1	\$99,000	\$99,000	0	0	0	0	0
Maple Heights	One Family	488	\$107,581	\$105,000	13.93	6	1.23	2	0.41
Maple Heights	Two Family	7	\$133,571	\$141,000	14.29	0	0	0	0
Maple Heights	Condominium	23	\$40,609	\$38,000	0	0	0	0	0
Maple Heights	New Construction (inferred)	5	\$155,800	\$100,000	0	0	0	2	40
Mayfield	One Family	37	\$396,147	\$339,500	2.7	3	8.11	32	86.49
Mayfield	Condominium	5	\$210,000	\$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	224	\$217,835	\$203,750	30.36	54	24.11	60	26.79
Mayfield Heights	Condominium	46	\$172,592	\$175,450	60.87	5	10.87	2	4.35
Mayfield Heights	New Construction (inferred)	6	\$532,458	\$609,617	16.67	0	0	4	66.67

**Residential Sales Price Distribution for the Suburbs, YTD December 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
Middleburg Heights	One Family	152	\$253,984	\$259,950	25	21	13.82	82	53.95
Middleburg Heights	Two Family	5	\$243,520	\$256,000	20	1	20	3	60
Middleburg Heights	Condominium	49	\$135,355	\$131,500	16.33	3	6.12	0	0
Middleburg Heights	New Construction (inferred)	5	\$175,250	\$95,000	0	0	0	2	40
Moreland Hills	One Family	40	\$878,135	\$672,500	0	1	2.5	39	97.5
Moreland Hills	Condominium	1	\$345,000	\$345,000	0	0	0	1	100
Moreland Hills	New Construction (inferred)	8	\$347,588	\$305,000	0	1	12.5	7	87.5
Newburgh Heights	One Family	16	\$97,775	\$90,000	18.75	0	0	0	0
Newburgh Heights	Two Family	10	\$111,650	\$122,100	10	0	0	0	0
North Olmsted	One Family	364	\$244,512	\$242,250	16.76	106	29.12	158	43.41
North Olmsted	Two Family	2	\$290,000	\$290,000	0	1	50	1	50
North Olmsted	Condominium	94	\$133,329	\$115,500	3.19	13	13.83	7	7.45
North Olmsted	New Construction (inferred)	8	\$174,850	\$170,000	12.5	2	25	1	12.5
North Randall	One Family	2	\$137,500	\$137,500	50	0	0	0	0
North Randall	New Construction (inferred)	1	\$80,000	\$80,000	0	0	0	0	0
North Royalton	One Family	242	\$331,652	\$322,450	6.61	37	15.29	169	69.83
North Royalton	Two Family	1	\$210,000	\$210,000	0	1	100	0	0
North Royalton	Condominium	111	\$139,166	\$145,000	36.04	8	7.21	0	0
North Royalton	New Construction (inferred)	19	\$331,023	\$255,000	15.79	2	10.53	11	57.89
Oakwood	One Family	37	\$161,603	\$132,500	16.22	5	13.51	6	16.22
Oakwood	New Construction (inferred)	4	\$57,750	\$60,000	0	0	0	0	0
Olmsted Falls	One Family	95	\$277,327	\$255,000	10.53	33	34.74	48	50.53
Olmsted Falls	Two Family	1	\$299,500	\$299,500	0	0	0	1	100
Olmsted Falls	Condominium	54	\$158,083	\$154,500	33.33	11	20.37	0	0
Olmsted Falls	New Construction (inferred)	16	\$329,493	\$178,500	37.5	0	0	6	37.5
Olmsted Township	One Family	104	\$305,740	\$301,000	9.62	19	18.27	68	65.38
Olmsted Township	Condominium	8	\$116,663	\$117,700	0	0	0	0	0
Olmsted Township	New Construction (inferred)	22	\$362,071	\$406,570	4.55	3	13.64	14	63.64
Orange	One Family	36	\$635,100	\$606,500	2.78	1	2.78	33	91.67
Orange	Condominium	13	\$523,731	\$540,000	0	0	0	13	100
Orange	New Construction (inferred)	13	\$585,105	\$719,000	7.69	0	0	11	84.62
Parma	One Family	1159	\$187,880	\$185,000	41.33	272	23.47	141	12.17
Parma	Two Family	40	\$198,070	\$190,000	40	10	25	7	17.5

**Residential Sales Price Distribution for the Suburbs, YTD December 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
Parma	Condominium	43	\$153,976	\$150,000	30.23	7	16.28	0	0
Parma	New Construction (inferred)	9	\$199,978	\$205,000	11.11	1	11.11	4	44.44
Parma Heights	One Family	219	\$190,317	\$190,000	41.1	65	29.68	22	10.05
Parma Heights	Two Family	3	\$218,333	\$235,000	33.33	1	33.33	1	33.33
Parma Heights	Condominium	17	\$89,206	\$90,000	0	0	0	0	0
Parma Heights	New Construction (inferred)	3	\$287,933	\$259,900	0	1	33.33	2	66.67
Pepper Pike	One Family	84	\$677,675	\$562,500	0	1	1.19	83	98.81
Pepper Pike	New Construction (inferred)	7	\$684,258	\$867,807	0	1	14.29	6	85.71
Richmond Heights	One Family	121	\$224,067	\$219,000	29.75	35	28.93	37	30.58
Richmond Heights	Condominium	16	\$150,128	\$152,500	50	0	0	0	0
Richmond Heights	New Construction (inferred)	3	\$163,967	\$179,900	33.33	1	33.33	0	0
Rocky River	One Family	248	\$477,170	\$407,500	3.23	17	6.85	221	89.11
Rocky River	Two Family	12	\$335,317	\$340,000	0	1	8.33	11	91.67
Rocky River	Condominium	122	\$200,277	\$134,950	9.84	11	9.02	23	18.85
Rocky River	New Construction (inferred)	4	\$349,275	\$323,550	0	0	0	2	50
Seven Hills	One Family	162	\$273,856	\$270,000	15.43	30	18.52	102	62.96
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	359	\$403,001	\$330,000	11.14	32	8.91	244	67.97
Shaker Heights	Two Family	53	\$253,249	\$223,000	22.64	15	28.3	18	33.96
Shaker Heights	Condominium	79	\$114,390	\$79,500	2.53	6	7.59	7	8.86
Shaker Heights	New Construction (inferred)	8	\$364,125	\$308,500	12.5	1	12.5	5	62.5
Solon	One Family	240	\$468,643	\$407,500	2.92	20	8.33	212	88.33
Solon	Condominium	8	\$166,375	\$188,500	25	3	37.5	0	0
Solon	New Construction (inferred)	7	\$476,397	\$250,000	14.29	2	28.57	3	42.86
South Euclid	One Family	402	\$158,345	\$152,750	32.09	50	12.44	27	6.72
South Euclid	Two Family	12	\$224,825	\$217,500	8.33	7	58.33	3	25
South Euclid	Condominium	21	\$78,414	\$66,000	9.52	0	0	0	0
South Euclid	New Construction (inferred)	4	\$209,425	\$187,500	25	1	25	1	25
Strongsville	One Family	539	\$331,580	\$308,000	6.31	101	18.74	396	73.47
Strongsville	Two Family	7	\$317,186	\$294,000	0	1	14.29	6	85.71
Strongsville	Condominium	38	\$214,136	\$217,450	34.21	20	52.63	4	10.53
Strongsville	New Construction (inferred)	14	\$290,050	\$302,500	7.14	0	0	8	57.14

**Residential Sales Price Distribution for the Suburbs, YTD December 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
University Heights	One Family	260	\$267,110	\$257,000	15	69	26.54	131	50.38
University Heights	Two Family	13	\$225,223	\$220,000	23.08	6	46.15	3	23.08
University Heights	New Construction (inferred)	1	\$380,000	\$380,000	0	0	0	1	100
Valley View	One Family	19	\$310,068	\$300,000	10.53	2	10.53	12	63.16
Walton Hills	One Family	27	\$299,026	\$275,000	3.7	6	22.22	20	74.07
Walton Hills	New Construction (inferred)	2	\$413,000	\$413,000	0	0	0	2	100
Warrensville Heights	One Family	105	\$116,758	\$112,300	15.24	8	7.62	1	0.95
Warrensville Heights	Two Family	1	\$77,500	\$77,500	0	0	0	0	0
Warrensville Heights	Condominium	39	\$47,076	\$46,000	0	0	0	0	0
Warrensville Heights	New Construction (inferred)	2	\$190,000	\$190,000	0	0	0	1	50
Westlake	One Family	261	\$464,287	\$410,000	5.75	27	10.34	218	83.52
Westlake	Two Family	1	\$705,000	\$705,000	0	0	0	1	100
Westlake	Condominium	166	\$254,020	\$186,000	25.9	12	7.23	62	37.35
Westlake	New Construction (inferred)	69	\$475,456	\$463,000	4.35	4	5.8	59	85.51
Woodmere	One Family	2	\$379,950	\$379,950	0	1	50	1	50
City of Cleveland	One Family	3824	\$115,355	\$88,400	11.69	169	4.42	253	6.62
City of Cleveland	Two Family	1512	\$102,967	\$83,000	9.59	57	3.77	73	4.83
City of Cleveland	Condominium	327	\$170,196	\$117,500	9.17	26	7.95	73	22.32
Eastern Suburbs	One Family	5391	\$240,682	\$168,500	19.16	562	10.42	1519	28.18
Eastern Suburbs	Two Family	345	\$174,450	\$155,000	21.45	51	14.78	53	15.36
Eastern Suburbs	Condominium	513	\$182,140	\$115,000	12.09	30	5.85	110	21.44
Eastern Suburbs	New Construction (inferred)	132	\$323,313	\$227,500	19.7	17	12.88	56	42.42
Western Suburbs	One Family	5404	\$288,018	\$249,900	20.43	1102	20.39	2606	48.22
Western Suburbs	Two Family	225	\$270,872	\$265,700	14.22	49	21.78	128	56.89
Western Suburbs	Condominium	1088	\$178,063	\$147,250	21.88	108	9.93	167	15.35
Western Suburbs	New Construction (inferred)	237	\$355,714	\$300,000	8.02	26	10.97	140	59.07
Total: All Suburbs	One Family	10795	\$264,379	\$215,000	19.8	1664	15.41	4125	38.21
Total: All Suburbs	Two Family	570	\$212,511	\$200,000	18.6	100	17.54	181	31.75
Total: All Suburbs	Condominium	1601	\$179,369	\$140,300	18.74	138	8.62	277	17.3
Total: All Suburbs	New Construction (inferred)	369	\$344,124	\$260,000	12.2	43	11.65	196	53.12
Total: Cuyahoga County	One Family	14619	\$225,397	\$178,000	17.68	1833	12.54	4378	29.95
Total: Cuyahoga County	Two Family	2082	\$132,957	\$108,100	12.06	157	7.54	254	12.2
Total: Cuyahoga County	Condominium	1928	\$177,813	\$140,000	17.12	164	8.51	350	18.15

**Residential Sales Price Distribution for the Suburbs, YTD December 2023**

Source: Cuyahoga County Fiscal Office

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

<b>Area</b>	<b>Type of Property</b>	<b>Number of Sales</b>	<b>Average Sale Price</b>	<b>Median Sale Price</b>	<b>Percent \$150K to \$200K</b>	<b>Sales \$200K to \$250K</b>	<b>Percent \$200K to \$250K</b>	<b>Sales \$&gt; \$250K</b>	<b>Percent \$&gt; \$250K</b>
Total: Cuyahoga County	New Construction (inferred)	369	\$344,124	\$260,000	12.2	43	11.65	196	53.12