

Housing Market Recovery In Cuyahoga County 2000 - 2020

How is the local housing market faring during COVID-19?



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Executive Summary

- In many segments of the Cuyahoga housing market COVID-19 has created a shortage of homes for sale, resulting in higher demand and higher prices.
- Some communities, such as South Euclid in the inner ring suburbs, and the Cleveland west side neighborhoods of Ohio City, Detroit Shoreway and Tremont, have seen significant home price increases in 2020.
- But that hot market activity is not equally distributed throughout all of Cuyahoga County.
- Neighborhoods and regions of the county with majority African American population are still struggling to recover from the foreclosure crisis.

Data source

NEO CANDO at Case Western Reserve University – data assembled from the Cuyahoga County Fiscal Office.

- Median sale price
- 1-3 Family homes
- Arms-length sales 2000 through 2020

Includes

- Homes sold privately that are not listed on the Multiple Listing Service (MLS)
- Condominiums

Does not include

- Transfers at a Sheriff Sale
- \$0 transfers
- Transfers to a bank or Federal agency

Methodology

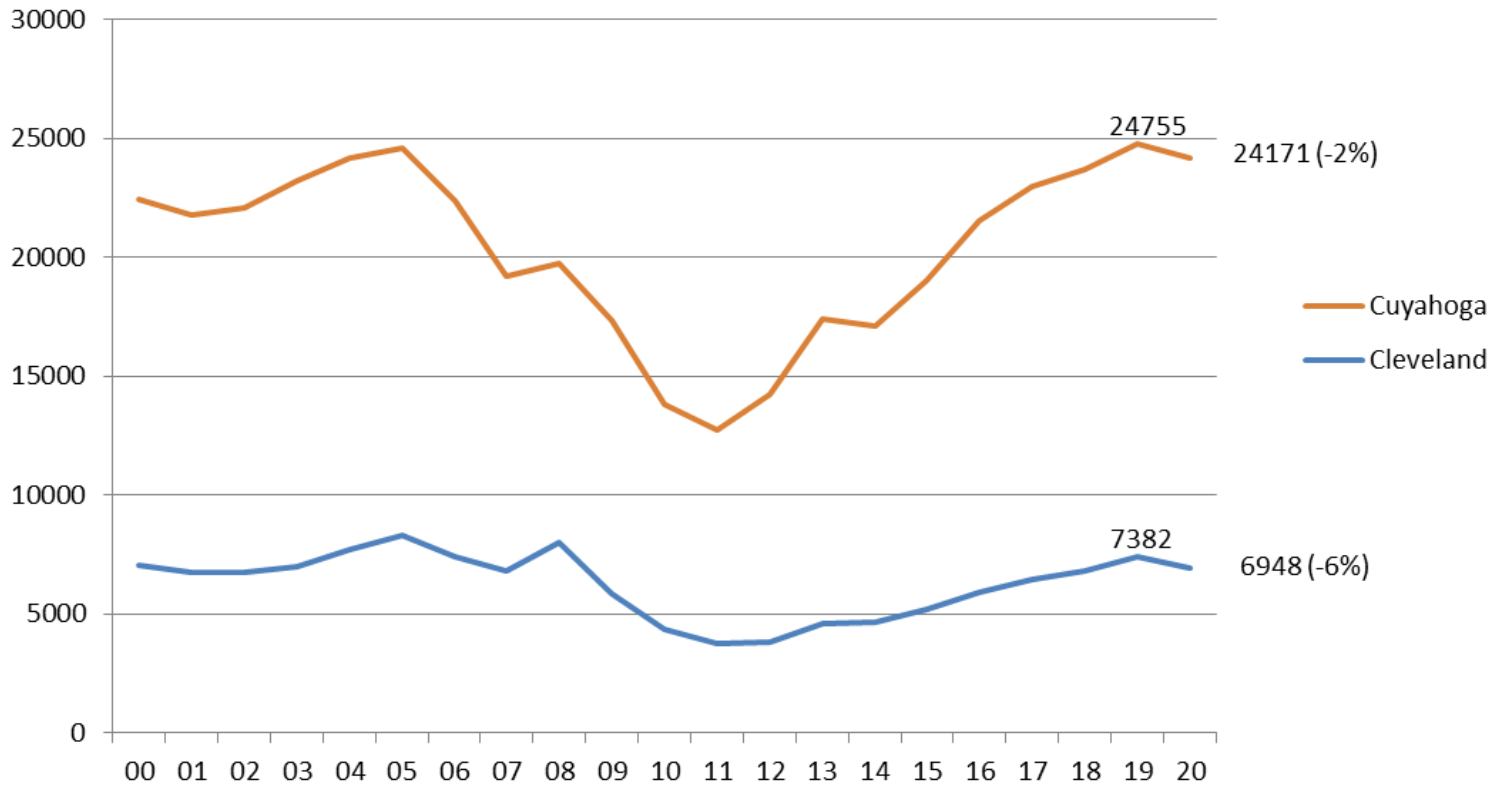
The methodology used in this report addresses several limitations faced when attempting to describe trends in distressed housing markets.

- **Not limited to Single Family-Only**. Reports that limit their analysis to single family homes leave out sales of 1-3 family, side-by-side or up-down doubles, which are more typically found in older and more distressed neighborhoods. 20% of the homes in Cleveland fall in this category.
- **Not limited to Multiple Listing Service** (MLS). Analysis that relies on the MLS omits many arms-length sales in distressed housing markets that are not listed on the MLS, painting an unrealistically high picture of median home sale prices.
- **Exclude Sheriff Sales**. These sales have the opposite impact of the MLS and give an artificially distorted and low view of the housing market and misrepresent what a willing buyer would pay a willing seller in an arms-length transaction.
- **County Appraisals Not Annual**. In Ohio, counties only appraise property once every 6 years, with an estimate at the 3-year midpoint. In distressed housing markets, conditions and prices can change significantly in one year.

Possible COVID-19 Factors

- In Oct 2020 active listings on the MLS were down 49% from Oct 2019. The days that properties were on the market for sale were down 33%. (Akron Cleveland Association of Realtors Oct 2020 “Market Data Report”)
- Fewer homes on the market created a “Sellers Market” where demand is higher and prices are higher.
- Are sellers reluctant to have buyers, home inspectors and real estate agents come into their homes?
- Are sellers holding on to their assets in an uncertain economy?
- Sellers worried they can't buy a new home as quickly as their old home sells.
- BUT....for the first time in years, higher prices mean some sellers can climb out of being “under water”.

Number of Arms Length Sales Cuyahoga and Cleveland 2000 - 2020



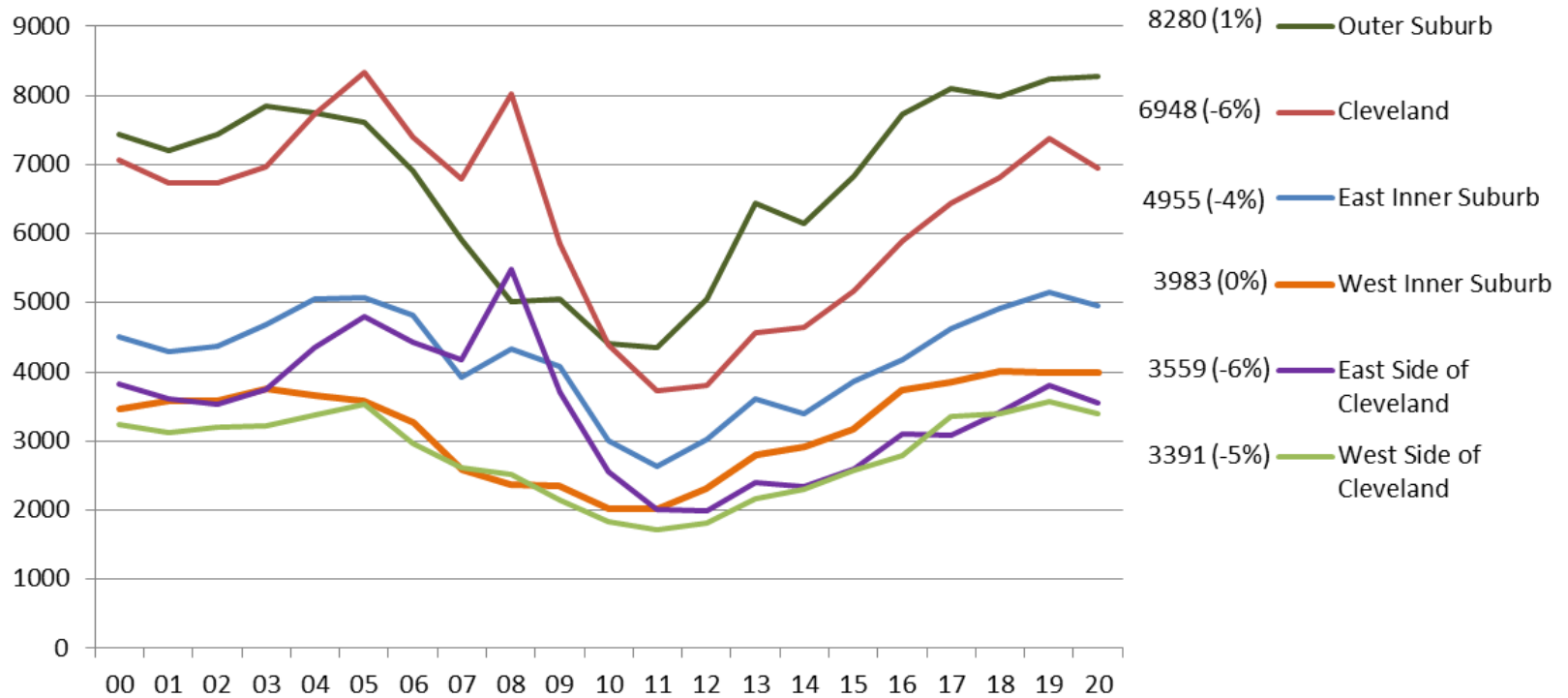
Source: NEO CANDO at Case Western Reserve University.

Arms Length Sales = sales on 1-3 family residential property that exclude: 1) transfers at a Shf Sale, 2) \$0 transfers and 3) transfers to a bank or Federal agency. 1-3 family includes condominiums.

Frank Ford, Western Reserve Land Conservancy, 2-15-21.

**With fewer homes on the market, the volume of home sales
in 2020 declined in comparison to 2019.**

Number of Arms Length Sales Cleveland and Cuyahoga Sub-Regions 2000 - 2020



Source: NEO CAND0 at Case Western Reserve University.

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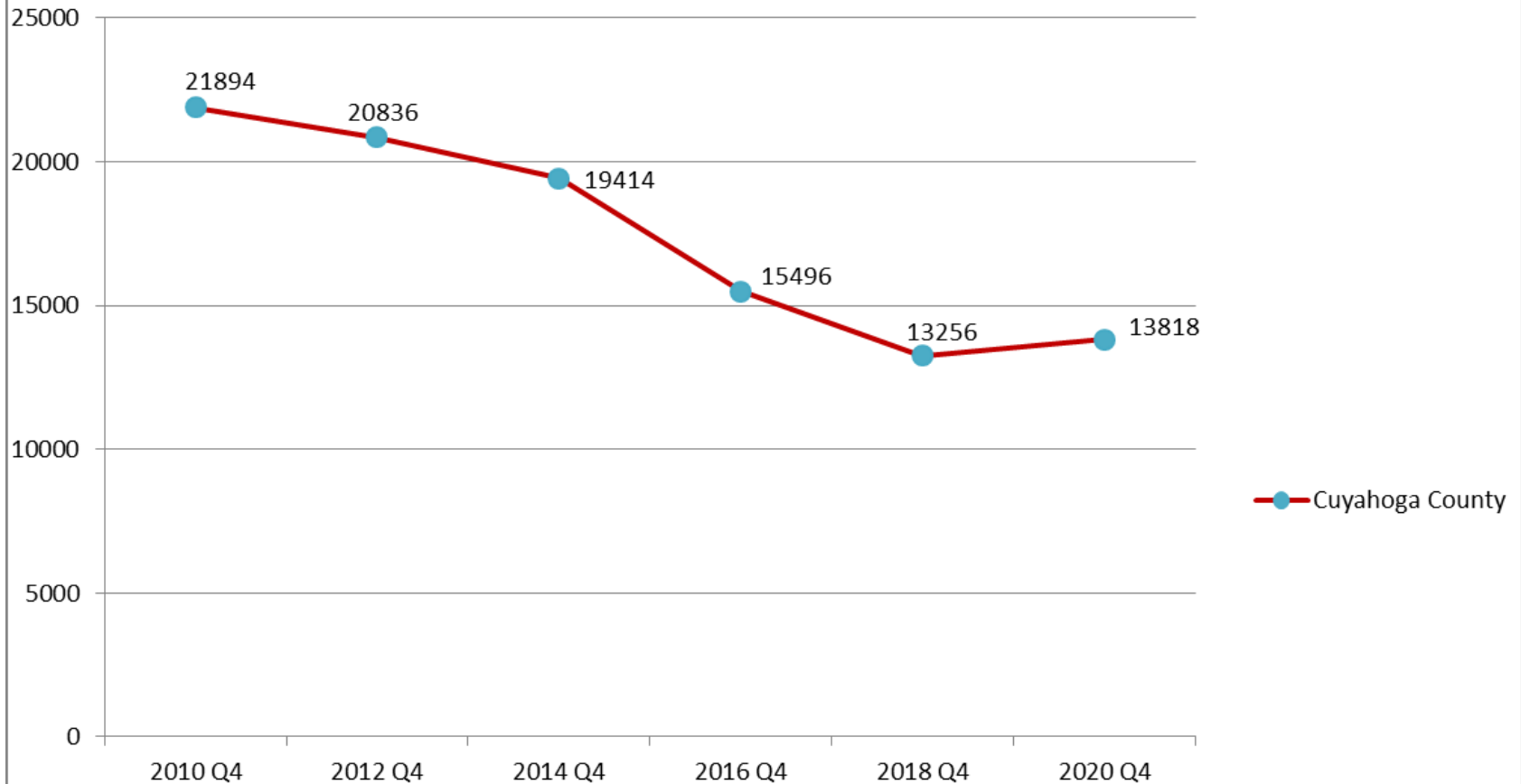
Prepared by Frank Ford, Western Reserve Land Conservancy, 2-15-21.

A similar picture emerges with five sub-regions of the county, with some variation. The largest decline was in the city of Cleveland, and no decline in the predominantly white Outer Suburbs and West Inner Suburbs. But as noted on the next slides, some of the strongest gains were in the Outer and West Inner Suburbs.

With fewer homes being offered for sale, and homes selling quickly, sale prices are up in much of Cuyahoga County. But the degree of recovery is not consistent in all sub-markets in the county.

Vacancy, abandonment and blight still undermine market recovery in majority African American communities.

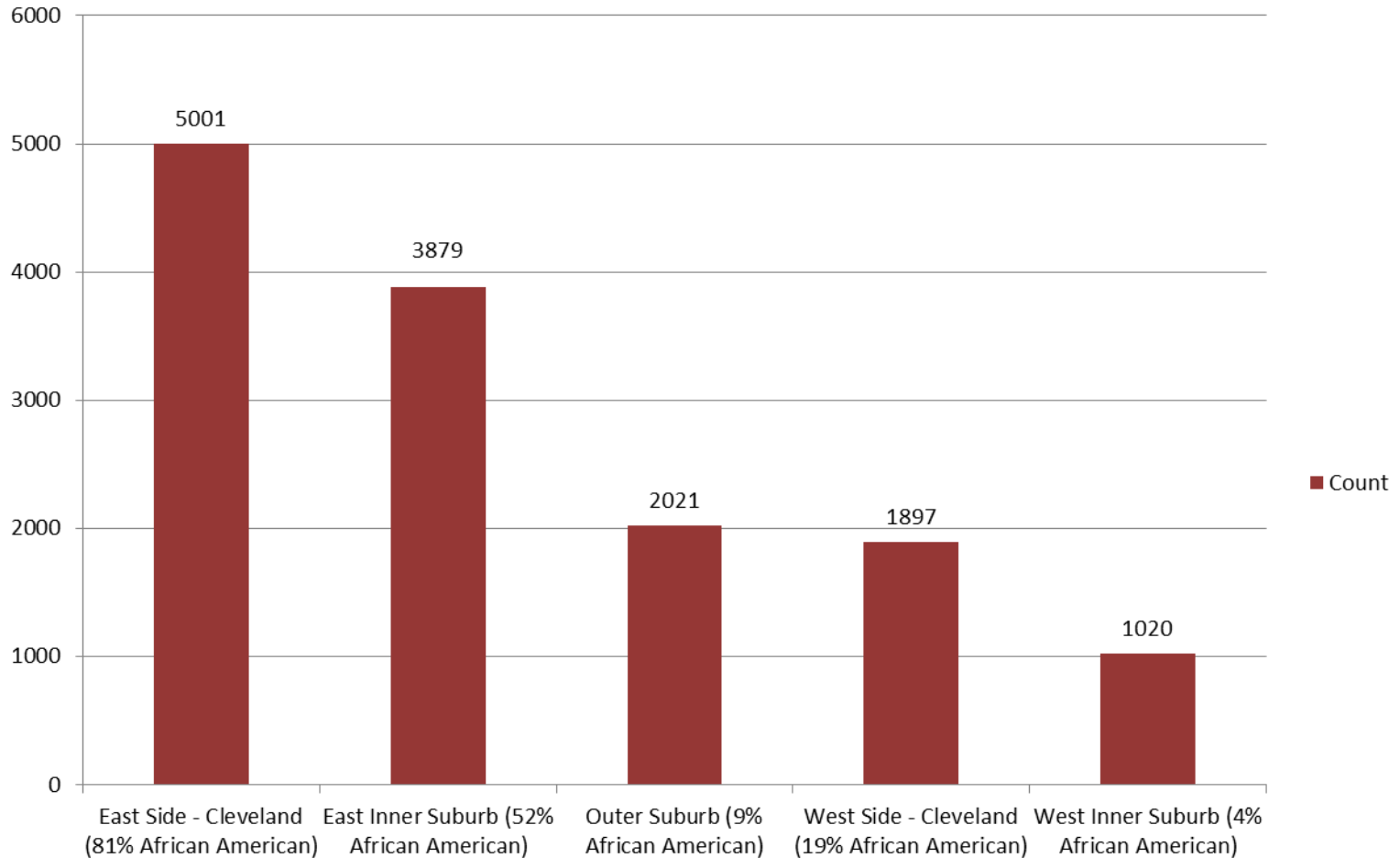
Cuyahoga County Residential Vacancy (1-3 Unit Homes) 2010 - 2020



Source: US Postal data and NEO CANDO at Case Western Reserve University.
Prepared by Frank Ford, Western Reserve Land Conservancy, 2-21-21.

Vacancy had been declining steadily as the most blighted vacant homes were removed by demolition. Resources for demo are now scarce. Vacancy is no longer declining, and has increased slightly since 4th quarter 2018.

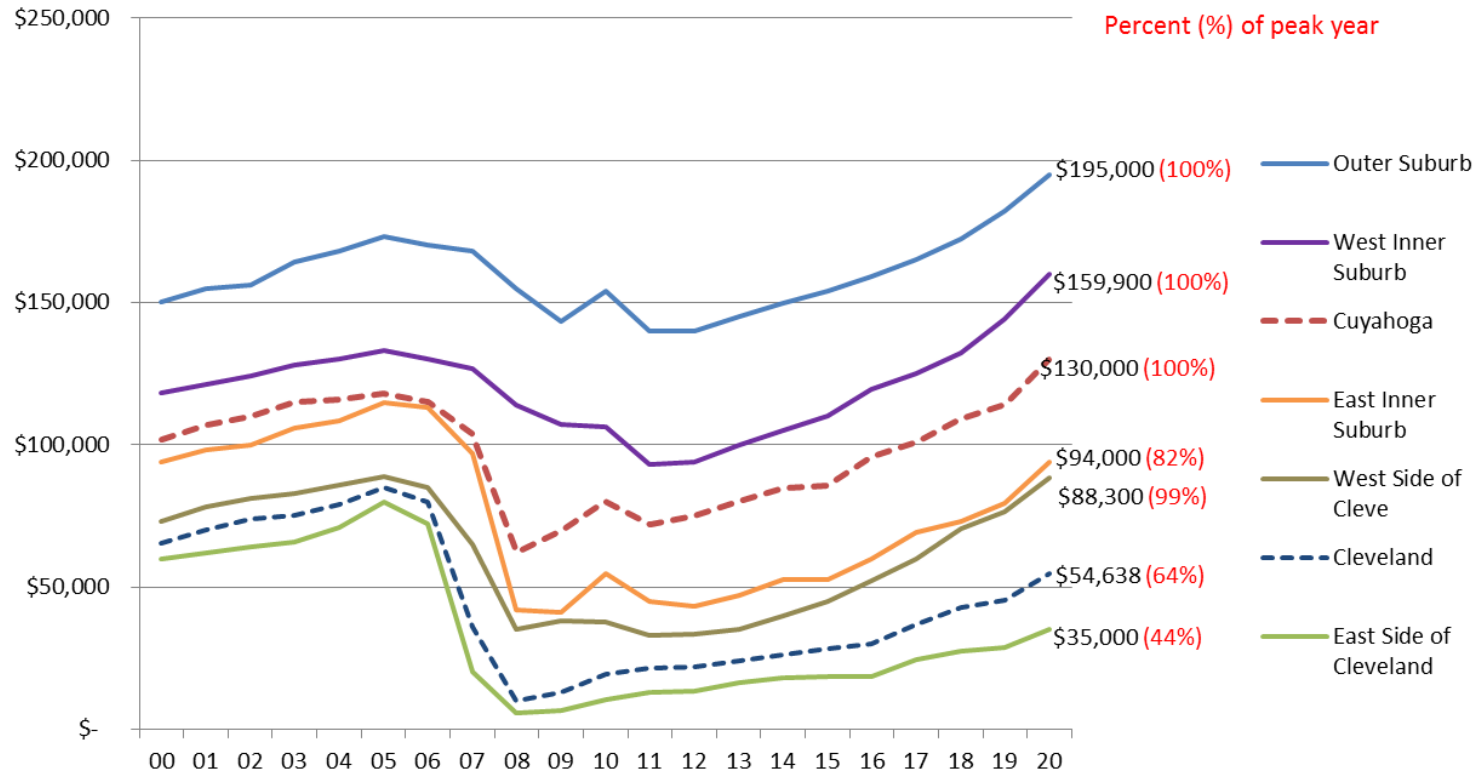
Residential Postal Vacancy 1-3 Family 4th Quarter 2020 - Cuyahoga County Regions



Source: US Postal Service and NEO CANDU at Case Western Reserve University.
Prepared by Frank Ford, Western Reserve Land Conservancy, 2-17-21.

Residential vacancy continues to be disproportionately high in the majority African American regions of the county that were the most impacted by predatory lending, foreclosure and abandonment.

Median Price - Arms Length Sales - Cuyahoga Regions 2020 - 2020



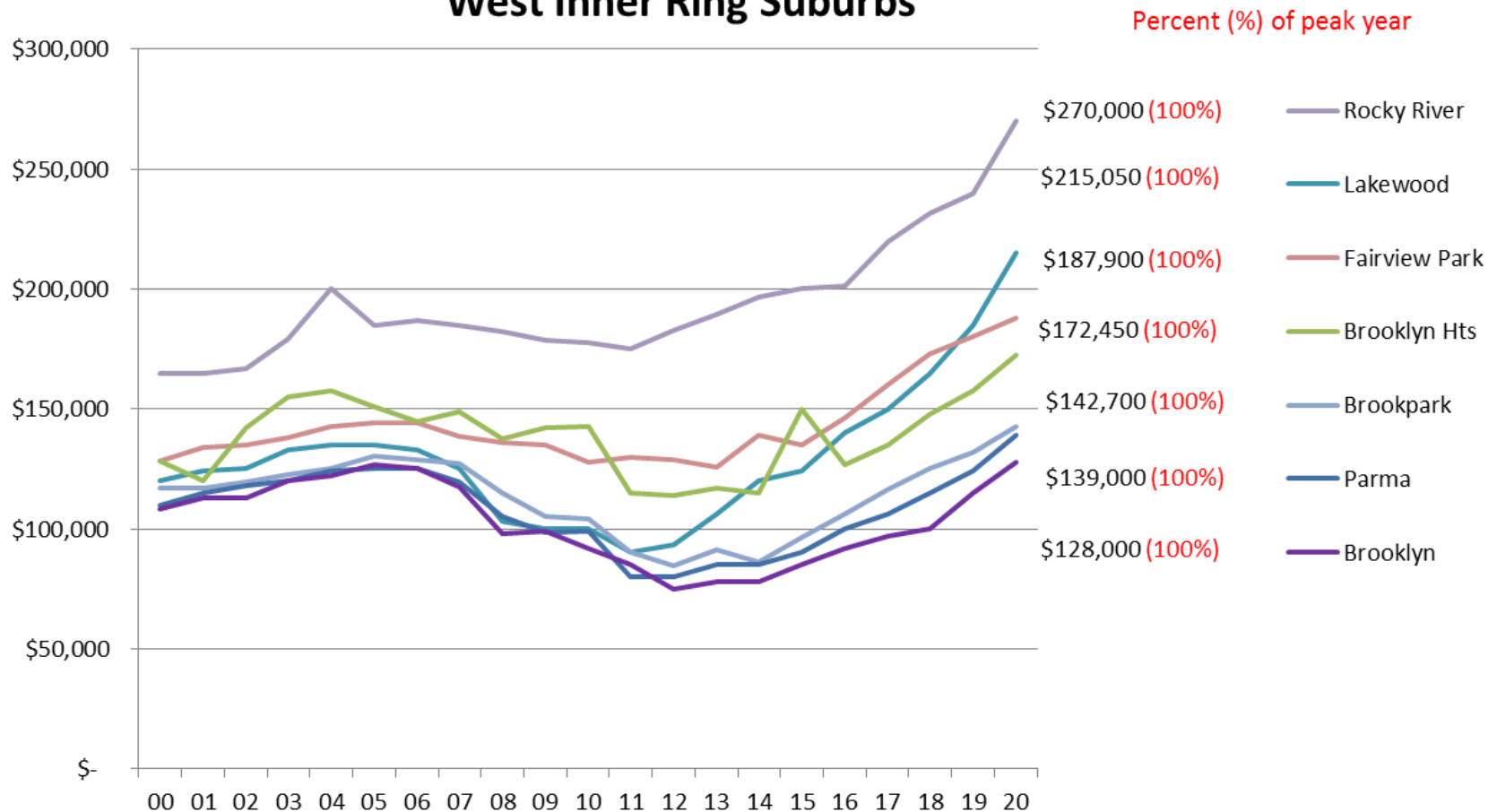
Source: NEO CANDO at Case Western Reserve University.

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Market recovery is not equal throughout the county. Predominantly White areas (Outer Suburbs, West Inner Suburbs and West Side of Cleveland) have recovered 99-100%. Majority Black regions (East Side of Cleveland and East Inner Suburbs) have recovered much less (44-82%) and still need additional resources to stimulate full recovery.

Median Price - Arms Length Sales 2000 - 2020 West Inner Ring Suburbs



Source: NEO CANDO at Case Western Reserve University.

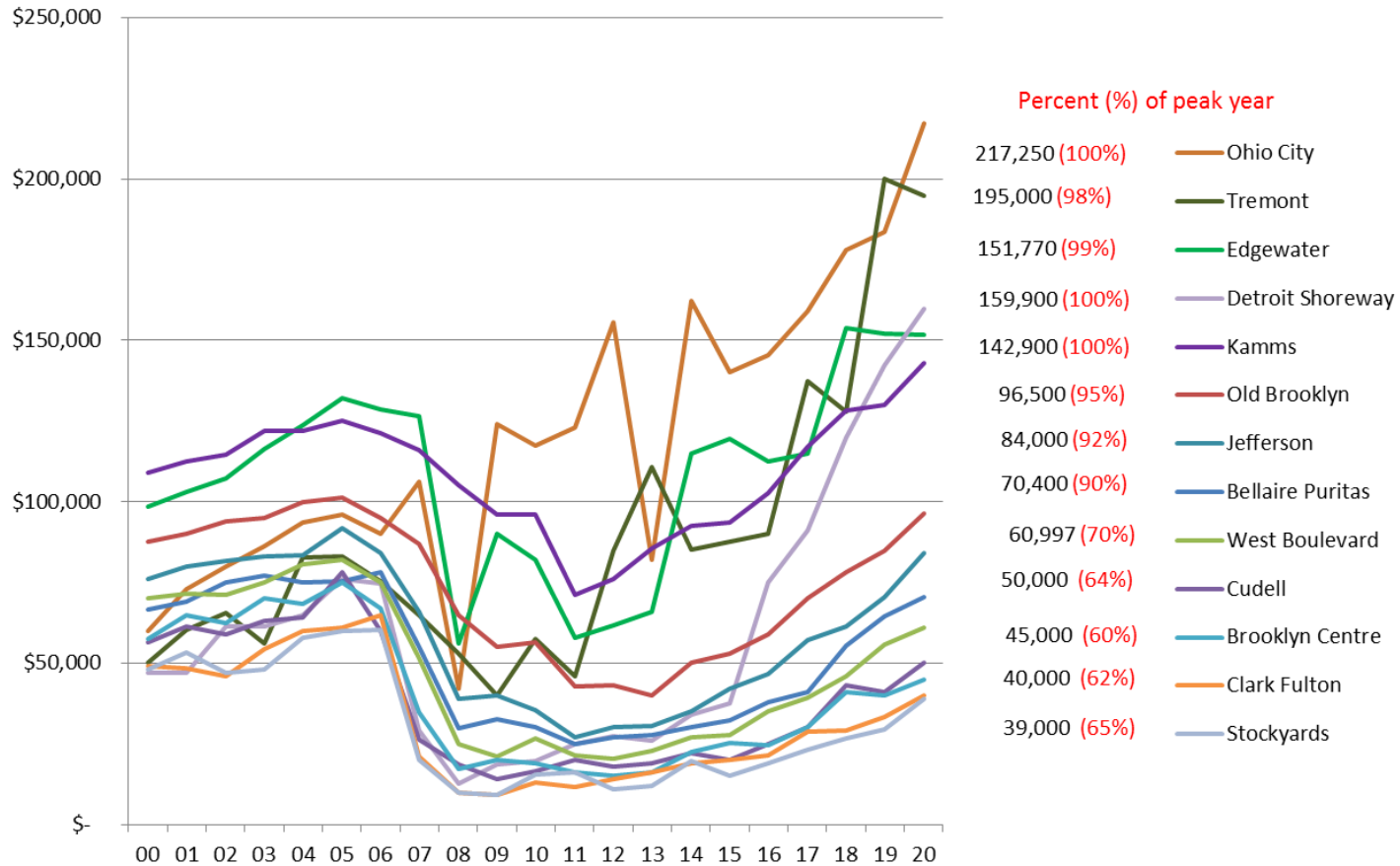
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The West Inner Ring Suburb of Linndale was excluded from this graph due to insufficient data (avg. less than 2 sales per year).

Prepared by Frank Ford, Western Reserve Land Conservancy, 2-15-21.

The predominantly White (96%) West Inner Suburbs have fully recovered; their 2020 prices are the highest seen in the past 21 years.

Median Price - Arms Length Sales Thirteen West Side Cleveland Neighborhoods 2000 - 2020



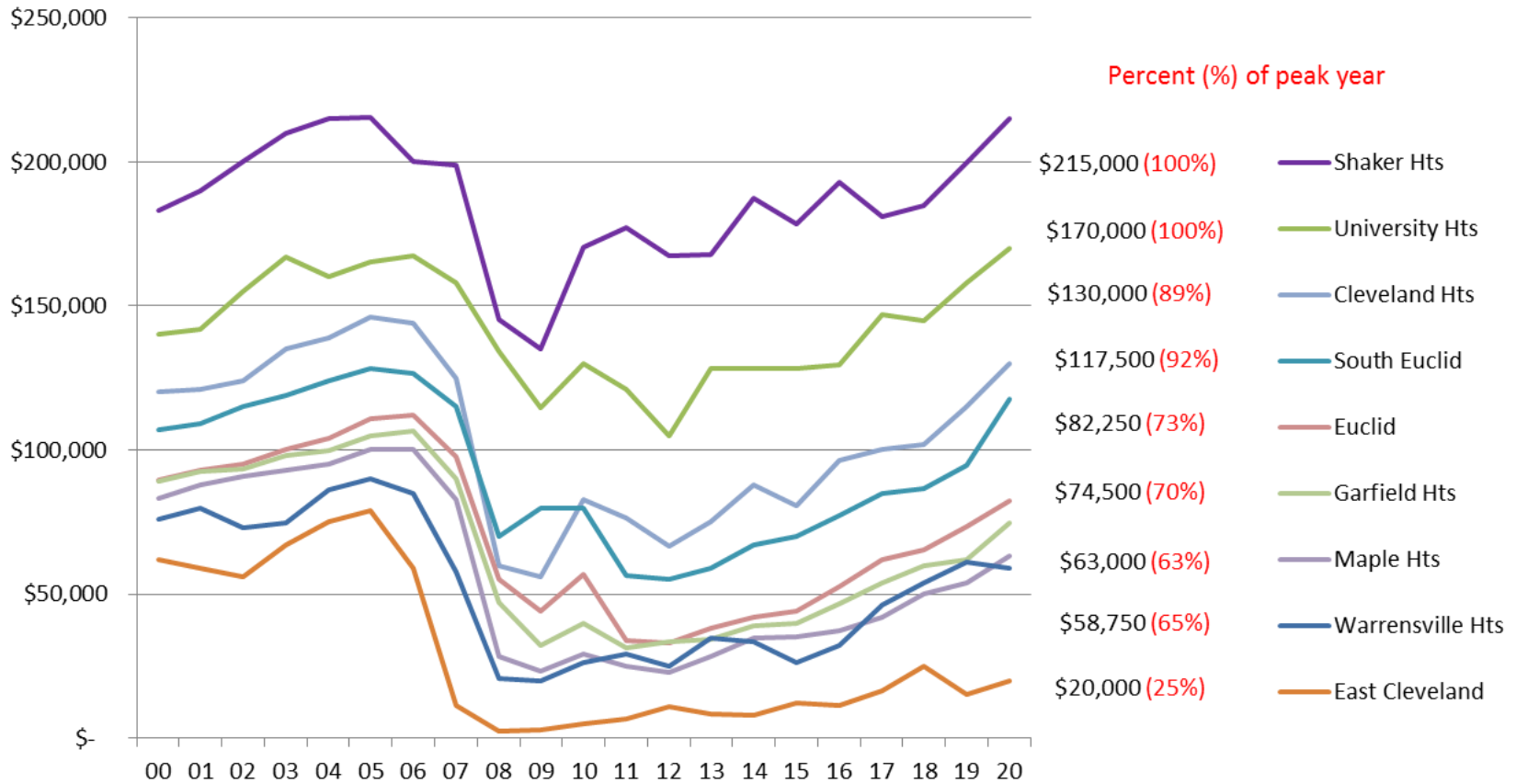
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All West Side Cleveland neighborhoods are on an upward trajectory, but the steepest increases in recent years have been in Detroit Shoreway, Ohio City, Edgewater and Tremont. Old Brooklyn, Jefferson and Bellaire Puritas have recovered 90% or more of their prior peak price.

Median Price - Arms Length Sales 2000 - 2020 Nine East Inner Ring Suburbs



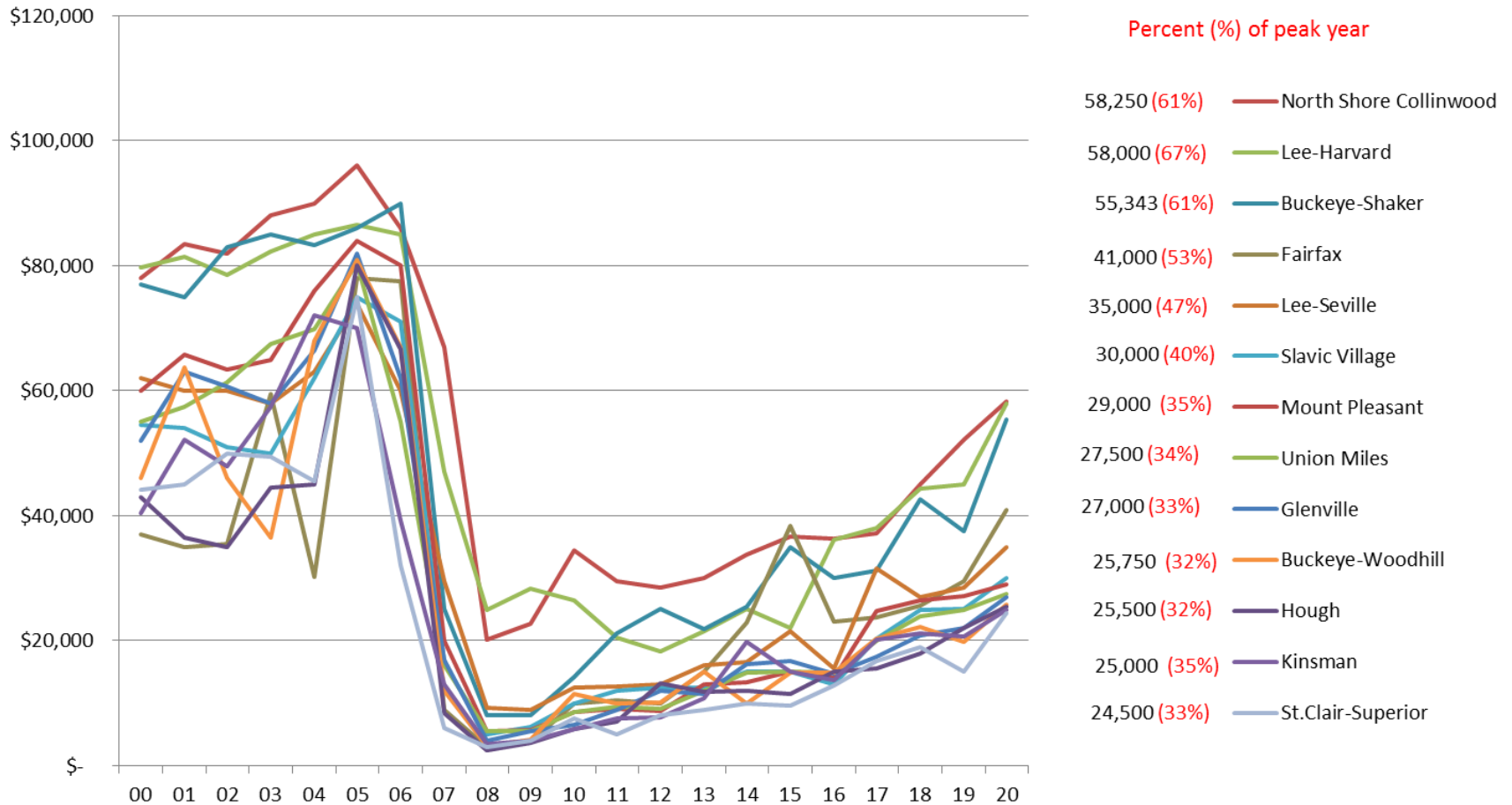
Source: NEO CANDO at Case Western Reserve University.

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While overall the East Inner Suburbs have recovered 82% of prior peak home sale price, there is a wide range of recovery, with Shaker Hts. (100%) and University Hts. (100%) on the high end, and East Cleveland (25%) on the low end. South Euclid achieved a significant increase in 2020. Warrensville Hts. experienced a slight decline in 2020.

Median Price - Arms Length Sales 2000 - 2020 Thirteen Eastside Cleveland Neighborhoods



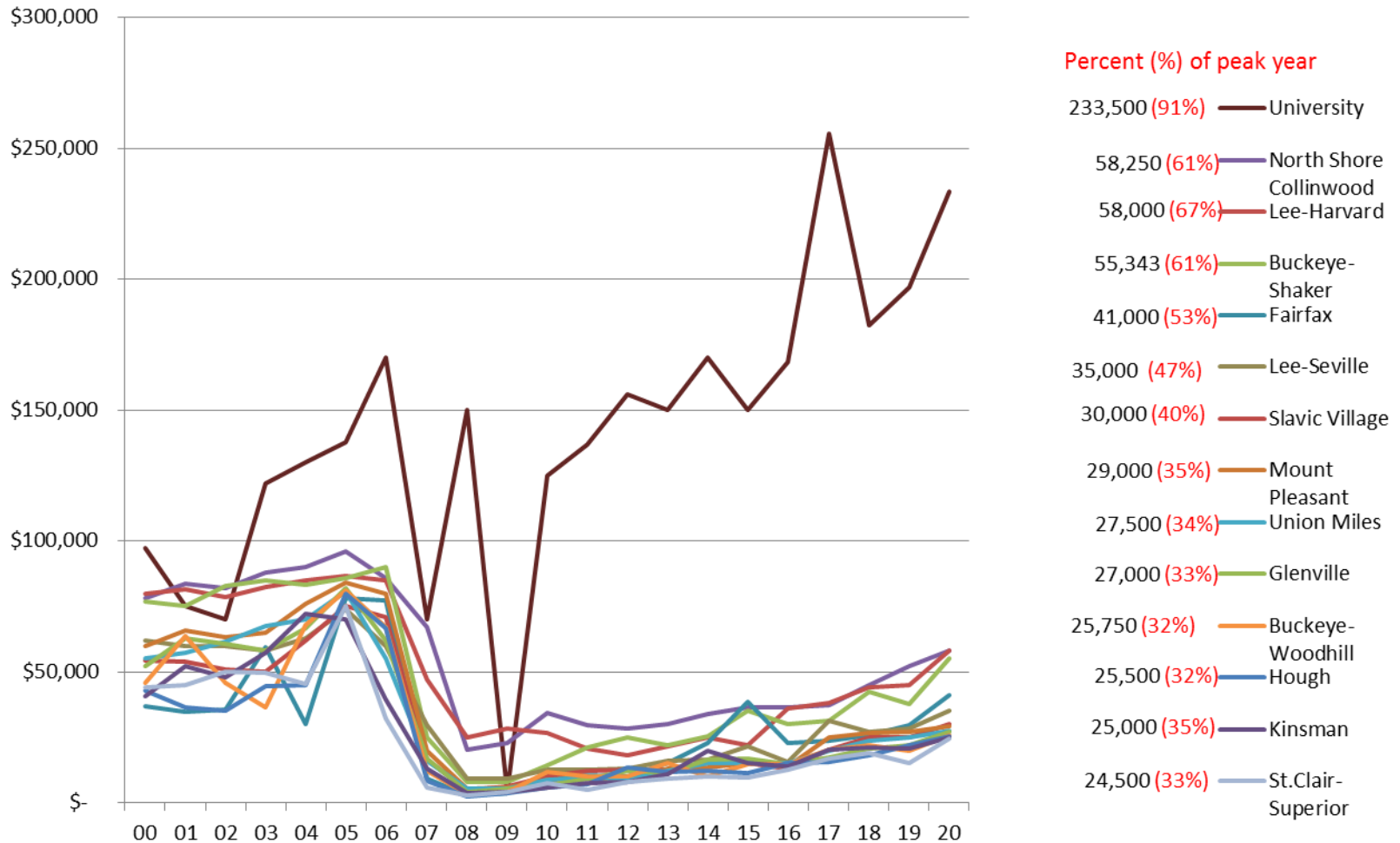
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The East Side of Cleveland was hardest hit by subprime lending, foreclosure, abandonment and blight. There are positive upward trends, most notably in North Shore Collinwood, Lee Harvard, Buckeye-Shaker and Fairfax, but abandonment continues to slow recovery and significant resources are still needed to insure sustained recovery.

Median Price - Arms Length Sales 2000 - 2020 Thirteen Eastside Cleveland Neighborhoods + University



Source: NEO CANDO at Case Western Reserve University.

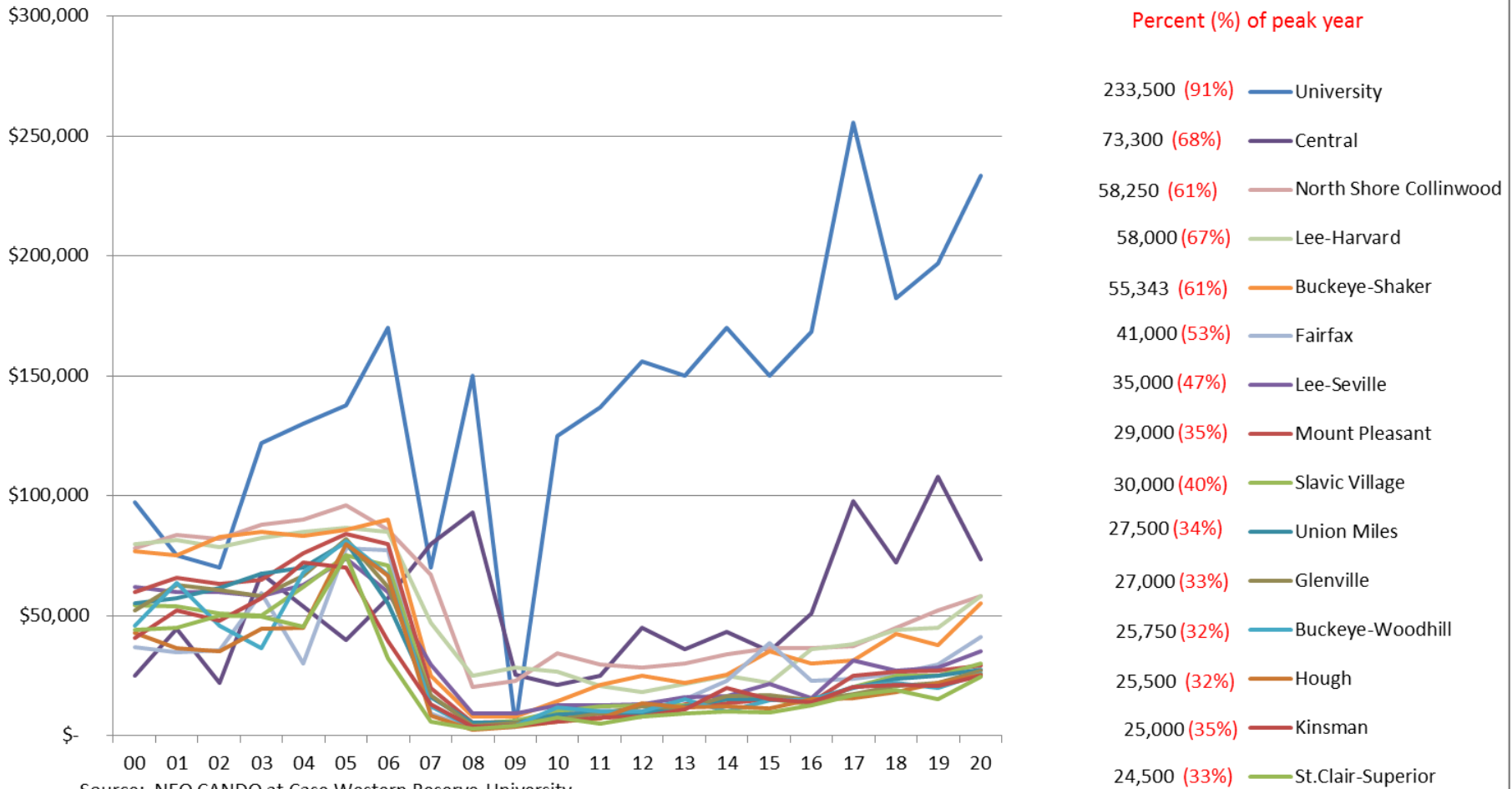
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One of the hottest markets in Cuyahoga County is University Circle, which stands in stark contrast to most of the East Side of Cleveland.

Median Price - Arms Length Sales 2000 - 2020

Thirteen Eastside Cleveland Neighborhoods + University and Central



Source: NEO CANDO at Case Western Reserve University.

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To a lesser extent, the Central neighborhood, with its close proximity to Downtown, and extensive new home construction over the past decade, appears to be an exception to the general trend in the East Side of Cleveland, although prices have been erratic since 2017. Central has historically had a small number of sales so the data needs to be interpreted with some caution.

Attachments

- **Attachment A: Median Home Sale Prices in Cleveland Neighborhoods**
- **Attachment B: Median Home Sale Prices in Cuyahoga Suburbs**
- **Attachment C: Median Home Sale Prices in Cuyahoga Regions**

Attachment A
Median Arms-Length Home Sale Prices 2000 - 2020: Cleveland Neighborhoods (2012 SPA boundaries)
Orange = year with lowest median sale price. Green = peak year. Ranked by 2020 median price as % of peak year.

Sorted by
% of peak

MEDIAN PRICE OF ARMS LENGTH SALES																					2020 as % of peak yr	Location	
Neighborhood	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19			20
Detroit Shoreway	47,000	47,000	61,500	61,500	65,000	76,200	74,730	29,000	12,500	18,500	19,500	25,000	27,500	26,100	34,000	37,400	75,000	91,250	120,000	142,150	159,900	100%	Detroit Shorewa
Kamm's	109,000	112,500	114,500	122,000	122,000	125,000	121,298	116,000	105,000	96,000	96,110	71,000	76,000	85,500	92,500	93,400	102,750	117,000	128,250	130,000	142,900	100%	Kamm's
Ohio City	59,950	73,000	80,000	86,350	93,500	96,000	90,000	106,250	42,000	124,000	117,500	122,950	155,750	82,000	162,250	140,000	145,500	159,000	178,000	183,750	217,250	100%	Ohio City
Hopkins		94,000	135,000	140,000	103,200	118,000	149,900	111,900	127,125		79,150		110,000	119,000		125,000		150,000	124,000	65,075	149,250	100%	Hopkins
Edgewater	98,500	103,000	107,250	116,500	123,750	132,000	128,500	126,500	56,000	90,000	82,000	58,000	61,650	65,750	115,000	119,500	112,500	115,000	154,000	152,000	151,770	99%	Edgewater
Tremont	50,000	60,250	65,500	56,000	82,750	83,035	75,500	65,000	53,000	40,000	57,500	46,000	84,950	110,858	85,000	87,500	90,000	137,500	128,000	200,000	195,000	98%	Tremont
Old Brooklyn	87,500	90,000	94,000	95,000	100,000	101,158	95,000	87,000	65,000	54,900	56,300	42,800	43,000	40,000	50,000	53,000	59,000	70,000	78,050	84,660	96,500	95%	Old Brooklyn
Jefferson	76,000	80,000	81,500	83,000	83,500	91,650	84,000	66,000	39,000	40,000	35,250	27,000	29,993	30,500	35,000	42,000	46,525	57,250	61,397	70,500	84,000	92%	Jefferson
University	97,250	75,000	70,000	122,000	130,000	137,500	170,000	70,000	150,000	3,950	125,000	137,000	156,000	150,000	170,000	150,000	168,250	255,500	182,500	196,750	233,500	91%	University
Bellaire-Puritas	66,750	69,000	75,000	77,000	75,000	75,250	78,000	55,000	29,900	32,500	30,000	25,000	27,000	27,600	30,000	32,400	38,000	40,900	55,350	64,600	70,400	90%	Bellaire-Puritas
West Boulevard	70,000	71,500	71,000	75,000	80,650	82,175	75,000	51,500	25,000	21,000	26,588	21,500	20,250	22,950	26,905	27,800	35,000	39,101	46,000	55,800	60,997	74%	West Boulevard
Central	24,750	44,500	22,000	67,500	54,000	39,900	57,500	80,020	92,900	25,500	21,000	25,000	44,900	36,000	43,250	35,000	51,050	97,825	72,000	107,950	73,300	68%	Central
Lee-Harvard	79,900	81,500	78,250	82,350	85,000	86,500	85,000	47,000	25,000	28,251	26,500	20,500	18,250	21,500	25,025	22,000	36,401	37,500	44,300	44,950	58,000	67%	Lee-Harvard
Stockyards	48,000	53,200	46,950	48,000	58,000	60,000	60,450	20,000	10,000	9,240	15,444	16,000	11,000	12,000	19,750	15,000	18,888	23,000	26,700	29,620	39,000	65%	Stockyards
Cudell	56,500	61,300	59,000	63,000	64,000	78,000	60,000	26,300	18,500	14,175	16,377	20,000	18,000	19,000	22,000	20,000	25,000	30,200	43,243	41,000	50,000	64%	Cudell
Goodrich-Kirtland F	31,000	31,000	45,000	52,000	53,500	58,000	56,153	55,000	30,000	25,000	30,000	23,925	26,000	27,100	21,500	26,300	25,000	28,000	30,000	30,000	36,000	62%	Goodrich-Kirtla
Clark-Fulton	49,000	48,500	46,000	54,360	60,000	60,950	65,000	20,950	10,000	9,000	13,000	11,707	14,100	16,125	18,875	19,971	21,500	28,850	29,150	33,400	40,000	62%	Clark-Fulton
Buckeye-Shaker St	77,000	75,000	83,000	85,000	83,250	86,000	90,000	25,100	8,000	7,950	14,200	21,100	25,101	21,900	25,500	35,000	30,000	31,250	42,550	37,600	55,343	61%	Buckeye-Shak
North Shore Collinw	78,000	83,500	82,000	88,000	90,000	96,000	86,000	67,000	20,100	22,639	34,500	29,500	28,500	30,000	33,750	36,600	36,250	37,150	45,000	52,200	58,250	61%	North Shore Col
Downtown	126,950	125,000	114,900	131,250	120,000	141,750	123,794	340,000	172,000	219,950	225,000	199,500	187,400	239,500	182,000	218,500	204,000	215,000	225,000	233,950	205,000	60%	Downtown
Brooklyn Centre	57,500	65,000	62,500	70,000	68,250	75,000	67,000	34,750	17,250	20,000	18,888	16,110	15,000	16,000	22,500	25,126	24,550	30,000	41,000	40,000	45,000	60%	Brooklyn Centre
Fairfax	37,000	34,900	35,400	59,500	30,250	78,000	77,500	9,000	3,000	3,783	10,000	10,470	10,000	15,000	22,950	38,400	22,975	23,750	25,650	29,550	41,000	53%	Fairfax
Lee-Seville	62,000	60,000	60,000	58,000	63,000	74,000	60,000	29,450	9,250	9,000	12,500	12,734	13,100	16,000	16,518	21,600	15,500	31,500	27,000	28,519	35,000	47%	Lee-Seville
Collinwood-Notting	61,500	56,950	65,750	69,000	65,000	74,900	62,904	22,945	7,500	7,000	10,250	11,134	10,000	14,900	17,500	16,000	17,000	23,000	28,300	28,000	34,900	47%	Collinwood-Not
Broadway-Slavic Vi	54,500	53,950	51,000	50,000	62,000	75,000	71,100	16,500	5,000	6,200	10,000	12,000	12,500	12,500	15,000	15,000	13,000	20,350	25,000	25,100	30,000	40%	Broadway-Slav
Euclid-Green	63,200	67,000	68,000	74,500	68,200	84,500	68,400	28,000	7,800	8,500	13,700	15,200	8,501	17,051	14,500	13,590	20,000	25,950	30,300	29,100	32,750	39%	Euclid-Green
Kinsman	40,500	52,200	47,950	57,500	72,000	70,000	39,225	13,000	3,500	4,000	5,950	7,500	7,750	10,880	19,750	15,000	13,700	20,200	21,150	20,750	25,000	35%	Kinsman
Mount Pleasant	60,000	65,500	63,400	65,000	76,000	84,000	80,000	19,900	5,500	5,677	8,600	9,100	8,700	13,000	13,375	14,987	14,000	24,750	26,500	27,100	29,000	35%	Mount Pleasant
Union-Miles	55,000	57,500	61,400	67,500	69,900	80,500	55,125	16,000	5,500	5,500	8,600	9,500	9,129	12,000	14,950	15,000	14,950	20,000	23,850	25,000	27,500	34%	Union-Miles
Glenville	52,000	63,000	60,750	58,000	66,500	82,000	62,000	17,000	4,000	5,500	6,525	9,000	12,000	11,500	16,250	16,700	14,700	17,500	20,900	22,000	27,000	33%	Glenville
St.Clair-Superior	44,100	45,000	50,000	49,450	45,500	75,000	32,000	6,000	3,000	4,000	7,500	5,000	8,000	9,000	10,000	9,632	12,800	16,700	19,000	15,000	24,500	33%	St.Clair-Superio
Hough	43,000	36,500	35,000	44,500	45,000	80,000	66,666	8,500	2,500	3,600	5,925	7,000	13,250	11,850	12,000	11,500	15,000	15,650	18,000	22,000	25,500	32%	Hough
Buckeye-Woodhill	46,000	63,800	46,000	36,450	68,000	81,000	67,000	12,000	3,100	4,200	11,562	10,000	10,082	15,000	10,000	14,875	14,850	20,400	22,150	19,750	25,750	32%	Buckeye-Wood
Cuyahoga Valley				100,000	12,999																	0%	Cuyahoga Valle

Source: NEO CANDO at Case Western Reserve University. "Arms-Length Sales" are sales on 1-3 family residential homes that exclude 1) transfers taking place at Sheriff Sale, 2) transfers to a bank or federal agency, and 3) \$0 dollar transactions.

One to three family residential homes includes condominiums. Note: In some cases an unexpected low or high value could result from a small number of sales in a given year.

Attachment B
Median Arms-Length Home Sale Prices 2000 - 2020: Cuyahoga Suburbs
Orange = year with lowest median sale price. Green = peak year. Ranked by 2020 median price as % of peak year.

Sorted by
% of peak

Suburb	MEDIAN PRICE OF ARMS LENGTH SALES																				2020 as % of peak yr	Location	
	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19			20
Bay Village	157,500	159,450	162,000	176,000	182,000	177,000	180,000	195,000	176,000	160,000	191,000	189,000	187,900	184,250	181,750	205,000	209,250	226,500	240,000	240,000	262,500	100%	Bay Village
Berea	114,000	117,100	121,600	125,000	127,000	130,750	128,500	125,000	114,000	110,000	114,950	103,250	100,950	110,000	107,750	117,000	118,500	125,000	138,400	145,000	153,500	100%	Berea
Brecksville	206,450	213,750	215,000	216,500	230,000	228,250	229,000	234,900	232,500	222,355	223,000	199,500	213,000	225,000	203,000	228,000	240,000	233,900	248,450	255,000	295,000	100%	Brecksville
Broadview Heights	159,000	176,000	156,000	172,000	190,350	210,000	209,700	214,500	203,100	166,500	206,250	185,000	190,000	188,250	186,500	183,500	206,000	235,000	230,000	230,000	240,000	100%	Broadview Heig
Brook Park	117,000	117,000	119,400	122,750	125,000	130,500	128,800	127,500	115,000	105,000	103,950	90,000	84,750	91,500	86,000	96,650	106,250	116,500	125,000	132,000	142,700	100%	Brook Park
Brooklyn	108,250	113,000	113,000	120,000	121,950	127,000	125,000	117,400	98,000	99,250	91,750	85,000	75,000	78,000	77,750	85,100	91,625	96,800	99,900	114,900	128,000	100%	Brooklyn
Brooklyn Heights	128,050	120,000	142,000	155,000	157,375	151,000	144,500	148,900	137,500	142,000	142,550	115,000	114,000	116,750	115,000	150,000	127,000	135,000	147,750	157,500	172,450	100%	Brooklyn Height
Chagrin Falls Town	200,000	233,900	195,000	239,000	221,500	260,250	233,500	297,250	250,000	241,700	261,000	200,000	262,050	283,000	275,000	245,000	290,500	302,500	262,350	292,500	326,500	100%	Chagrin Falls To
Cuyahoga Heights	120,000	132,000	130,525	146,500	120,000	174,500	145,000	118,000	125,000	72,450	124,250	124,450	125,000	101,450	163,000	113,950	125,000	135,000	125,000	118,000	192,750	100%	Cuyahoga Heig
Fairview Park	128,500	133,750	135,000	138,000	142,500	144,000	144,250	138,450	136,000	135,000	128,000	130,000	128,600	125,950	139,000	135,000	146,500	160,000	173,000	180,000	187,900	100%	Fairview Park
Hunting Valley	1,250,000	974,250	1,166,100	937,500	1,200,000	1,150,000	1,750,000	725,000	1,400,000	810,000	1,150,000	939,563	1,375,000	1,042,500	785,000	1,486,000	1,275,000	1,085,000	1,075,000	1,142,500	2,100,000	100%	Hunting Valley
Independence	180,000	195,000	191,500	190,000	217,000	220,000	214,000	204,000	202,000	182,000	184,000	163,750	185,000	180,000	200,000	212,000	195,000	206,200	233,000	252,500	255,000	100%	Independence
Lakewood	120,000	124,000	125,000	133,000	135,000	135,000	133,000	125,089	103,000	100,000	100,110	90,000	93,500	106,000	120,000	124,000	139,900	150,000	165,000	185,000	215,050	100%	Lakewood
Lyndhurst	129,750	138,000	138,000	142,000	147,000	152,000	147,575	148,000	134,000	121,000	120,000	109,900	106,000	104,500	115,000	115,000	119,900	126,000	136,000	145,000	152,075	100%	Lyndhurst
Mayfield Heights	123,000	125,000	131,250	139,500	139,250	147,000	151,000	142,000	130,000	123,000	123,500	106,500	115,000	111,750	118,450	125,000	120,500	132,900	135,000	139,900	156,000	100%	Mayfield Height
Mayfield Village	182,000	175,000	205,000	242,500	226,750	220,000	245,750	208,000	208,300	217,500	209,000	170,000	174,000	207,500	190,000	190,000	210,000	205,000	190,000	250,000	250,000	100%	Mayfield Village
Middleburg Heights	146,500	143,400	150,000	150,000	156,900	157,950	157,000	148,500	140,000	140,000	135,750	122,000	132,000	128,000	132,000	130,500	140,000	150,000	155,000	164,250	180,000	100%	Middleburg Heig
North Olmsted	136,500	138,000	139,000	145,000	150,000	152,500	152,000	146,500	135,000	125,000	130,000	119,250	110,250	120,000	125,950	130,000	138,000	146,000	157,000	167,000	177,400	100%	North Olmsted
North Royalton	176,000	160,000	169,950	178,000	173,000	186,000	190,000	180,000	177,000	160,000	171,000	150,000	160,000	151,500	168,000	180,000	180,000	180,000	208,950	210,000	233,500	100%	North Royalton
Olmsted Falls	140,000	146,000	140,000	139,900	150,000	159,750	147,500	139,500	134,900	125,000	130,000	130,000	118,600	128,500	125,110	134,000	134,950	145,000	158,000	160,750	165,500	100%	Olmsted Falls
Olmsted Township	172,900	156,250	158,750	174,000	174,372	197,500	202,000	186,500	168,000	159,900	170,000	167,950	160,000	164,000	172,000	160,000	183,000	195,000	205,000	217,000	217,250	100%	Olmsted Towns
Parma	110,000	115,000	118,000	120,000	124,000	125,000	125,000	119,500	105,000	98,500	98,995	80,000	80,000	85,000	85,000	90,000	100,000	106,000	115,000	124,000	139,000	100%	Parma
Parma Heights	115,000	117,000	122,000	125,000	128,000	127,850	123,000	120,500	107,600	100,000	96,900	85,000	80,400	85,250	89,900	89,950	103,000	114,900	119,900	125,000	141,750	100%	Parma Heights
Rocky River	165,000	165,000	167,000	179,000	200,000	185,000	186,750	185,000	182,250	178,500	177,500	175,000	183,000	189,450	196,750	200,000	201,500	220,000	231,500	240,000	270,000	100%	Rocky River
Seven Hills	163,000	165,500	164,000	175,000	175,000	181,700	177,750	171,107	159,500	155,000	146,000	133,000	138,000	145,950	154,625	150,500	159,000	166,000	180,000	188,500	209,000	100%	Seven Hills
Solon	228,250	234,500	234,000	249,250	247,750	268,750	290,000	288,000	262,500	240,000	235,000	245,000	225,000	238,000	285,000	253,500	243,250	266,500	281,500	290,000	310,000	100%	Solon
Strongsville	172,000	175,000	181,000	185,000	196,356	198,000	205,000	200,000	180,000	170,000	175,000	161,500	163,500	173,000	175,275	182,600	189,900	193,950	205,000	219,450	241,450	100%	Strongsville
University Heights	140,500	142,000	155,000	166,500	160,000	165,450	168,000	157,900	134,163	115,450	130,000	121,000	105,000	128,875	128,000	129,700	129,612	147,000	145,000	157,500	170,000	100%	University Heigh
Valley View	218,000	228,500	242,450	215,000	265,000	237,750	269,750	266,000	236,000	223,500	160,000	225,000	166,000	219,000	235,000	125,000	180,000	264,450	167,000	201,713	280,000	100%	Valley View
Westlake	200,000	192,000	192,000	201,750	190,000	225,000	212,500	226,000	190,000	200,000	220,000	199,000	205,000	200,175	203,000	209,000	223,000	229,000	251,000	245,000	268,500	100%	Westlake
Unknown neigh	89,900	92,000	99,000	102,700	113,750	110,000	110,000	107,250	86,450	85,000	82,000	60,000	70,300	72,500	74,000	81,500	90,000	105,500	110,000	118,500	136,750	100%	Unknown neigh
Shaker Heights	182,250	190,000	200,000	210,000	215,000	215,470	200,000	198,500	145,300	134,900	170,600	177,000	167,500	168,500	187,000	176,750	193,750	180,500	185,000	199,900	215,000	100%	Shaker Heights
Pepper Pike	345,000	336,000	374,000	347,500	422,000	470,000	408,500	423,000	335,000	347,800	371,500	370,000	320,000	377,500	375,000	375,000	380,000	407,500	410,000	457,500	468,335	100%	Pepper Pike
Bratenahl	197,500	186,000	184,900	201,250	200,000	265,000	252,500	220,000	153,250	137,500	181,500	135,000	205,000	186,500	209,000	225,000	200,000	260,000	261,250	290,000	288,750	100%	Bratenahl

Attachment B, continued
Median Arms-Length Home Sale Prices 2000 - 2020: Cuyahoga Suburbs
Orange = year with lowest median sale price. Green = peak year. Ranked by 2020 median price as % of peak year.

Sorted by
% of peak

Suburb	MEDIAN PRICE OF ARMS LENGTH SALES																				2020 as % of peak yr	Location	
	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19			20
Glenwillow	136,000	166,500	262,000	180,000	235,000	342,500	301,000	219,500	255,950	240,000	245,000	220,500	188,000	258,000	230,450	230,000	309,325	237,800	292,500	325,250	332,500	97%	Glenwillow
Walton Hills	182,000	196,500	213,500	190,725	193,750	233,500	190,000	195,700	161,000	149,500	157,500	138,250	150,000	145,000	179,000	189,000	183,000	163,500	203,675	207,450	224,900	96%	Walton Hills
Beachwood	250,000	230,000	250,100	255,000	285,000	268,500	262,250	250,000	225,000	235,000	238,750	200,000	225,500	230,000	242,500	247,000	260,000	269,000	273,500	310,200	298,500	96%	Beachwood
Bedford Heights	111,450	109,050	115,900	123,239	123,500	126,750	124,950	115,000	68,450	70,000	63,500	69,500	76,500	68,700	71,000	78,950	89,950	86,550	107,500	112,000	119,000	94%	Bedford Heights
Orange	283,500	295,500	303,400	275,000	338,500	295,250	318,753	315,000	279,250	227,500	278,750	259,250	295,500	286,950	339,950	292,500	320,795	287,500	300,000	350,000	325,000	93%	Orange
Oakwood	96,000	122,000	117,500	90,688	155,000	120,000	120,500	89,900	107,000	60,000	94,000	75,450	85,000	80,000	115,397	120,000	125,500	132,000	110,000	122,000	143,000	92%	Oakwood
Highland Heights	278,000	226,000	231,000	257,000	239,751	270,000	268,500	235,000	220,000	229,000	228,500	224,000	206,500	204,000	219,000	240,000	235,000	260,000	262,500	273,000	255,000	92%	Highland Height
South Euclid	107,000	109,300	115,000	118,750	124,000	128,250	126,500	114,900	70,500	80,000	79,950	56,250	55,000	59,000	66,900	70,000	77,350	85,000	86,600	94,500	117,500	92%	South Euclid
Richmond Heights	150,000	147,750	155,500	164,000	167,000	175,000	166,445	149,900	141,250	122,000	121,500	112,250	100,000	110,000	112,000	113,000	117,500	132,000	133,000	144,250	159,450	91%	Richmond Heigh
Cleveland Heights	120,000	121,000	123,700	134,900	139,000	146,000	144,000	125,000	60,000	55,000	82,950	76,425	66,500	75,000	87,850	80,500	96,500	100,000	102,000	115,000	130,000	89%	Cleveland Heigh
Gates Mills	463,500	360,000	526,250	400,000	416,250	411,250	425,000	450,000	368,500	391,000	350,000	410,000	330,000	330,000	390,000	363,500	428,500	480,000	391,250	362,000	465,500	88%	Gates Mills
Bedford	87,400	93,500	102,500	107,000	109,600	117,450	109,950	93,035	70,000	49,450	60,500	48,000	40,000	55,500	55,000	61,250	65,000	71,425	78,000	73,000	93,658	80%	Bedford
Highland Hills	73,500	63,000	85,000	70,750	98,969	126,000	61,500	33,575	18,500	13,000	26,001	21,000	13,300	48,900	35,000	38,650	90,950	46,450	60,100	20,875	100,000	79%	Highland Hills
North Randall	90,000	104,000	98,650	152,500	124,000	125,000	110,000	59,250	70,950	26,500	55,000	88,000	40,000	50,000	62,700	86,500	23,500	66,350	65,250	121,000	121,000	79%	North Randall
Moreland Hills	369,000	383,750	311,250	320,000	340,000	392,500	370,000	487,500	375,000	330,000	326,000	275,000	357,375	344,250	294,000	371,000	409,000	375,000	525,000	397,500	406,500	77%	Moreland Hills
Woodmere	225,000	228,000	120,000	142,500	158,000	133,250	245,000	140,000	175,875	173,000	225,000	188,000	40,000	28,000	54,000	189,000	226,000	91,108	208,150	180,000	187,500	77%	Woodmere
Bentleyville	481,000	467,500	527,250	600,000	721,250	660,000	717,794	720,000	513,375	545,000	609,750	514,000	525,000	502,500	552,500	440,000	680,000	372,000	470,000	560,000	550,000	76%	Bentleyville
Euclid	89,550	92,800	95,000	100,000	104,000	111,000	112,000	97,500	55,000	44,000	56,900	34,000	33,000	38,200	42,000	44,000	52,500	61,750	65,500	73,500	82,250	73%	Euclid
Newburgh Heights	72,500	73,500	83,000	80,450	78,000	85,000	87,500	44,000	38,000	41,025	36,950	17,300	27,500	36,050	50,000	30,000	44,500	40,000	50,000	52,000	62,000	71%	Newburgh Heig
Garfield Heights	89,000	92,500	93,250	98,000	99,750	105,000	106,450	90,000	47,110	32,000	40,000	31,500	33,488	34,425	39,150	40,000	46,500	54,050	60,000	62,000	74,500	70%	Garfield Heights
Warrensville Heigh	75,200	79,000	73,400	74,900	85,000	90,000	84,900	56,546	20,500	20,000	25,500	29,250	24,800	34,400	32,700	25,500	32,000	45,000	53,500	61,000	58,750	65%	Warrensville He
Maple Heights	83,000	87,900	90,750	92,900	95,000	100,000	100,000	82,850	28,500	23,250	29,150	25,100	23,000	28,300	34,715	35,000	37,200	42,000	50,000	53,875	63,000	63%	Maple Heights
East Cleveland	62,000	58,800	56,000	66,875	75,000	79,000	59,050	11,500	2,500	3,000	5,000	6,500	10,900	8,314	7,939	12,000	11,270	16,450	25,000	15,000	20,000	25%	East Cleveland
Linndale	37,900			129,000	120,000	95,000		27,625	6,750	4,312	43,000	20,950		12,000	30,500	19,000	23,050	40,800	38,800	15,000	12%	Linndale	

Source: NEO CANDO at Case Western Reserve University. "Arms-Length Sales" are sales on 1-3 family residential homes that exclude 1) transfers taking place at Sheriff Sale, 2) transfers to a bank or federal agency, and 3) \$0 dollar transactions.

One to three family residential homes includes condominiums. Note: In some cases an unexpected low or high value could result from a small number of sales in a given year.

Attachment C

Median Arms-Length Home Sale Prices 2000 - 2020: Cuyahoga Regions

Orange = year with lowest median sale price. Green = peak year. Ranked by 2020 median price as % of peak year.

Sorted by
% of peak

MEDIAN PRICE OF ARMS LENGTH SALES																						2020 as % of peak yr	Location
Region	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20		
Cuyahoga	102,000	107,000	110,000	115,000	116,000	118,000	115,000	104,000	62,000	70,000	80,000	72,000	75,000	80,000	84,900	85,500	96,000	101,000	109,000	114,000	130,000	100%	Cuyahoga
Outer Suburb	150,000	155,000	156,000	164,000	168,000	173,000	170,000	168,000	155,000	143,500	154,000	140,000	140,000	145,000	149,900	154,000	159,000	165,000	172,500	182,000	198,000	100%	Outer Suburb
West Inner Suburb	118,200	121,000	124,000	128,000	130,000	133,000	130,000	126,900	114,000	107,000	106,200	93,000	93,850	100,000	105,000	110,000	119,500	125,000	132,394	144,000	159,900	100%	West Inner Sub
West Side of Cleve	73,000	78,000	81,000	83,000	85,700	89,000	85,000	65,000	35,000	38,000	37,600	32,900	33,500	35,000	40,000	45,000	52,250	60,000	70,600	76,500	88,300	99%	West Side of Cl
East Inner Suburb	94,000	98,000	100,000	106,000	108,500	115,000	113,000	97,000	42,000	40,951	54,800	44,900	43,000	46,950	52,500	52,500	60,000	69,000	73,130	79,500	94,000	82%	East Inner Subu
Cleveland	65,500	70,000	73,700	75,000	79,000	84,900	79,900	36,000	9,963	13,000	19,400	21,500	22,000	24,000	26,200	28,375	30,000	37,000	42,700	45,450	54,638	64%	Cleveland
East Side of Cleve	59,900	62,000	63,900	66,000	71,000	80,000	72,100	20,000	5,833	6,725	10,500	13,000	13,550	16,150	17,924	18,500	18,331	24,500	27,500	28,900	35,000	44%	East Side of Cle
Unknown Cuy Regi	162,800	90,500	155,000	56,600	210,000	80,000		101,000	14,001	1,428,500	132,000		321,928				249,250	335,000		239,000	597,591	42%	Unknown Cuy R

Source: NEO CANDO at Case Western Reserve University. "Arms-Length Sales" are sales on 1-3 family residential homes that exclude 1) transfers taking place at Sheriff Sale, 2) transfers to a bank or federal agency, and 3) \$0 dollar transactions.

One to three family residential homes includes condominiums. Note: In some cases an unexpected low or high value could result from a small number of sales in a given year.