



Western Reserve Land Conservancy

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Housing Market Recovery in Cuyahoga County:

Race and Geography Still Matter

Housing Trends in Cuyahoga County
1995 – 2017

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EXECUTIVE SUMMARY

For most of the United States, and for much of Ohio, the foreclosure crisis and its aftermath are behind us. Overall Cuyahoga County is generally seeing positive trends. But it is increasingly clear ***there are two Cuyahoga County housing markets***: one that has already recovered (or well on the road to a healthy recovery) and one that is struggling to recover. Most troubling, the segments of the housing market struggling to recover are overwhelmingly suburbs or Cleveland neighborhoods with a high percentage of African American residents.

The obstacles undermining market recovery in these communities have their origins in two related activities: 1) predatory practices of mortgage lenders who encouraged subprime loans in the early 2000s and 2) the tsunami of foreclosures that resulted from those bad mortgages.

In 2006 Cleveland's Housing Research and Advocacy Center (HRAC, now known as the Fair Housing Center For Rights & Research) found that in 2004 subprime lenders accounted for 45% of all home purchase loans made in Cleveland¹. In fact, one subprime lender – Argent Mortgage – alone accounted for 23% of all loans in 2004, equivalent to the combined market share of eight of the most prominent prime lenders in Cleveland at that time: Third Federal Savings and Loan, Charter One Bank, Fifth Third Bank, National City Bank, Ohio Savings Bank, Key Bank, US Bank and Dollar Bank. A subsequent study by HRAC in 2010 documented the dramatic rise in subprime lending in Cleveland, from 3.23% in 1995, to 19.07% in 1998, to 29.46% in 2003 and to 45% in 2004².

Much has been written about subprime lending and how low-moderate income communities, in particular African American communities, were targeted for subprime loans. Once a borrower was designated as “high risk” they were steered to a subprime loan which charged a higher interest rate. These higher rates, and the fees associated with them, became the fuel that drove the mortgage industry to push these questionable loan products on people of color.

The injustice of this situation is compounded in light of one study that estimated that up to 50% of all borrowers who received a subprime loan would have qualified for a lower cost prime loan.³

As will be noted within, Cuyahoga County has had over 100,000 mortgage foreclosures since 2006⁴, and these have disproportionately impacted African American communities. This report will document the consequences of those foreclosures which include vacancy and abandonment which in turn has resulted in blight, tax delinquency and tax foreclosure, and an undermining of housing value and home sale prices. Plummeting home sale prices are a

¹ Unpublished research provided by HRAC to Frank Ford at Cleveland Neighborhood Progress.

² “Subprime Lending in the City of Cleveland and Cuyahoga County”, Housing Research and Advocacy Center, 2010.

³ “Financial Services in Distressed Communities,” Fannie Mae Foundation, August 2001.

⁴ Undoubtedly there were many more foreclosures filed before 2006, but the Cuyahoga County Court system did not begin geocoding them until 2006 so they are not available for analysis.

tragedy for homeowners in these communities; for many, the equity in their home was their greatest asset but may now only be 20 to 40% of what it was ten years ago. The financial loss goes much deeper – causing shortages in property tax revenue needed to support schools, police, fire and social services in these communities.

This report updates three previous housing trend reports in 2013⁵, 2016⁶ and 2017⁷ and consistent with those reports, looks at the Cuyahoga County housing market from two vantage points. First, historical data⁸ is presented so that current conditions can be seen in relation to conditions prior to the foreclosure crisis⁹. Second, and perhaps more importantly, trends are analyzed at the “sub-market” level; more than 90 Cuyahoga County suburbs and Cleveland neighborhoods are analyzed along with 5 Cuyahoga County regions: East Side of Cleveland, West Side of Cleveland, East Inner Suburbs, West Inner Suburbs and Outer Suburbs.¹⁰

A complete picture of the health of the Cuyahoga County housing market only comes into focus when neighborhood and suburban sub-markets are taken into consideration. In updating three previous housing trend reports, there are significant positive trends worth noting, but there are also serious problems which continue to undermine housing market recovery, particularly in communities with a high proportion of African American residents. The foreclosure crisis cannot be deemed “over” in Cuyahoga County while significant portions of the county continue to be burdened with residual impact from the crisis.

The following is a summary of the positive findings and challenges this research has revealed, as well as a set of recommendations for consideration by public officials and community development practitioners.

⁵ “Foreclosure and Vacant Property Trends in Cuyahoga County”, Frank Ford, 9-22-13.

<https://www.dropbox.com/s/k1hjpnb51mk1yo/Foreclosure%20and%20VP%20Trends%209-22-13.pdf?dl=0>

⁶ “Is The Foreclosure Crisis Over: It Depends On Where You’re Standing”, Frank Ford, 3-23-16.

<https://www.dropbox.com/s/74uxoy3qwbcf9c0/Cuyahoga%20Housing%20Trends%203-23-16rev.pdf?dl=0>

⁷ “Housing Trends In Cuyahoga County: A 2017 Update”, Frank Ford, 5-30-17.

<https://www.dropbox.com/s/s6gfts8bxjiwmi/Housing%20Trends%202017%20Update.pptx?dl=0>

⁸ Much of the data for this report was provided by Northeast Ohio Community and Neighborhood Data for Organizing (NEOCANDO) at Case Western Reserve University (CWRU). Cleveland neighborhood home sales and vacancy data are reported according to new neighborhood boundaries adopted by the City of Cleveland in 2012. At the time of this report Cleveland neighborhood foreclosure filing data was not available for the 2012 boundaries and is instead reported for the pre-2012 boundaries.

⁹ There is no definitive source for determining when the foreclosure crisis began. Many would cite 2007 when the Wall Street Journal began to write about the collapse of major financial institutions. However, increases in mortgage foreclosure were observed in Cuyahoga County between 1995 and 2000. For the purpose of this report 1995 will be deemed to be “prior to the foreclosure crisis”.

¹⁰ See Appendix A, F and G for communities in the 5 Cuyahoga County regions delineated by CWRU.

Positive signs:

1. The County has recently initiated an aggressive program to reach out to delinquent property tax payers to offer payment plans and provide financial counseling.
2. The Cuyahoga Land Bank is partnering at a high level of efficiency with the County Prosecutor and County Fiscal Office to move distressed and blighted properties to either demolition or productive reuse.
3. Blight that undermines the housing market is being reduced, and, with the exception of East Cleveland, the most severe blight has now been substantially reduced in the suburbs.
4. Median home sale prices are beginning to respond to the removal of blight that has been undermining the housing market; they are on an upward trajectory, albeit slow, in even the most distressed segments of the county.
5. The number of normal arms-length sales between home sellers and buyers is increasing in all regions of the county.

Issues and Challenges:

1. Mortgage foreclosure has declined dramatically in all neighborhoods and suburbs. But residual housing abandonment and blight from the foreclosure crisis has split Cuyahoga County into two housing markets, generally divided along racial lines.
 - In the majority white Outer Suburbs and Western Suburbs, where fewer foreclosures occurred, the housing market has nearly fully recovered.
 - In the majority African American East Side of Cleveland and East Inner Suburbs, housing prices have recovered only 31% and 60% respectively. This translates to a tragic loss of equity for homeowners in these communities.
2. While blight has been substantially reduced in the suburbs, there are still an estimated 4,500 blighted homes that will require demolition in Cleveland and an estimated 730 in the city of East Cleveland.
3. The economic distress of the foreclosure crisis has also resulted in a dramatic increase in property tax delinquency, disproportionately higher in the East Inner Suburbs and East Side of Cleveland. High property tax delinquency means a loss of revenue for schools, police, fire and social services in the very communities most struggling to recover.
4. Low median home sale prices (below \$50,000 in many communities) should present an opportunity for homeownership – but many bank loan officers prefer to focus on more profitable high dollar home sales. Instead distressed neighborhoods are becoming “cash markets” where potential home buyers have to compete with cash investors who often convert properties to rentals which erodes the homeownership base of these communities.

5. There is a significant disparity along racial lines with respect to access to loans for home repair and home improvement. The regions of the county in most need of rebuilding their housing markets, the East Inner Suburbs and the East Side of Cleveland, have the least access to home repair loans to maintain their housing.
6. Low median home sale prices create difficult circumstances for responsible investors willing to undertake substantial investment to bring back vacant distressed homes: because of low prices in many neighborhoods, a completed home renovation may not appraise for an amount required to cover the cost of renovation.

Recommendations

1. Public officials and policy makers should resist the temptation to declare victory with blight removal and shift resources prematurely away from demolition back to more traditional community development programming. The job of addressing and removing blight on the East Side of Cleveland, and the City of East Cleveland, and the obligation to protect the equity of homeowners in the more distressed housing markets, is simply not finished. The end goal should be a recovered housing market where housing renovation is again feasible – but the job of blight removal that will make that possible is not over.
2. Demolition and blight removal programming at Cuyahoga County and the City of Cleveland should be reviewed for ways to expedite the removal of blight that is undermining market recovery. If blight removal is to continue to have a positive impact on housing market recovery, it needs to be expedited for the two areas struggling to recover: the East Side of Cleveland and the City of East Cleveland.
3. The banking industry needs to do more to meet home purchase and home repair credit needs in Cuyahoga County. Programs that are working, such as the Key Bank Challenge Home Repair Loan program in Cleveland Heights, should be expanded to more communities and neighborhoods. Other banks should be encouraged to follow this model. All local banks should be encouraged to customize loan programs and loan officer compensation to meet home purchase credit needs in communities that still have median home values at or below \$50,000. Banks should invest sufficiently in marketing efforts to insure that homebuyers, realtors and realtists¹¹ know about these programs.
4. Both Cuyahoga County and the City of Cleveland should use their substantial influence and resources to leverage more innovation and lending from local banks, as noted above.

¹¹ Realtists are members of the National Association of Real Estate Brokers (NAREB), formed in 1947 by African American real estate professionals who were excluded from the National Association of Realtors.

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PART 1 - MORTGAGE DELINQUENCY AND FORECLOSURE

Using data collected by Case Western Reserve University (CWRU) and housed in the University's Northeast Ohio Community and Neighborhood Data for Organizing (NEOCANDO) data system, this report begins with an analysis of foreclosure trends between 2006¹² and 2017¹³, and will break out filings by type (mortgage and tax foreclosure) and by neighborhood, suburb and Cuyahoga regions.¹⁴ The dramatic decline of mortgage foreclosure reported in earlier versions of this update has continued through 2017 (Figure 1). It appears that mortgage foreclosure filings are soon likely to reach or fall below their 1995 pre-crisis level.¹⁵

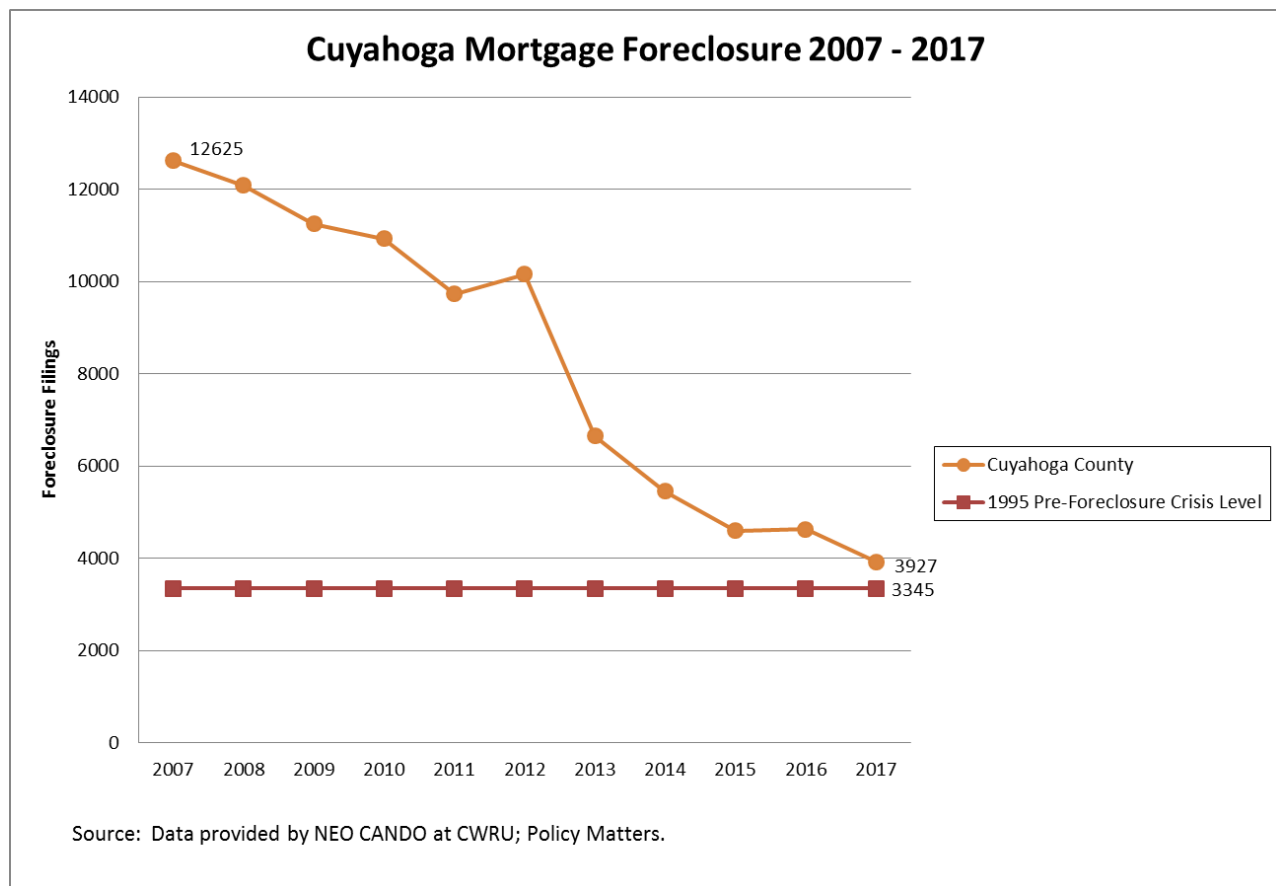


Figure 1

¹² Depending on availability of data, in some cases 2007 was used as the starting point for analysis.

¹³ The mortgage foreclosure data in this report combines foreclosures on commercial and industrial property. As a point of reference, an analysis of 84,513 foreclosures filed in Cuyahoga County between 2007 and 2012 reveals that 91% were on residential-class property. The foreclosure crisis in Cuyahoga County has overwhelmingly been a **housing crisis**.

¹⁴ In addition to the tables and charts on the following pages, Tables 17-19 in Appendix B at the end of this report provide an analysis of foreclosure filings in each neighborhood and suburb between 2006 and 2017.

¹⁵ The foreclosure count for 1995 combines mortgage and tax foreclosure.

As noted in Figure 2 below, the downward trend of mortgage foreclosure filings can be seen in all regions of Cuyahoga County. The greatest drop has been on the east side of Cleveland where foreclosures had been at their highest in 2007. For several years the outer-ring suburbs ran counter to the overall downward trend; foreclosures were on the increase in the outer suburbs until 2012. However, since then they have joined all regions of the county on a similar downward trajectory. The brief increase in the outer suburbs, while foreclosures were declining in other parts of the county, is consistent with anecdotal reports from foreclosure counselors that as foreclosures on subprime loans in the inner city began to decrease in 2008 and 2009, the economic recession and the loss of jobs associated with the foreclosure crisis led to an increase in foreclosures on prime loans in the suburbs.

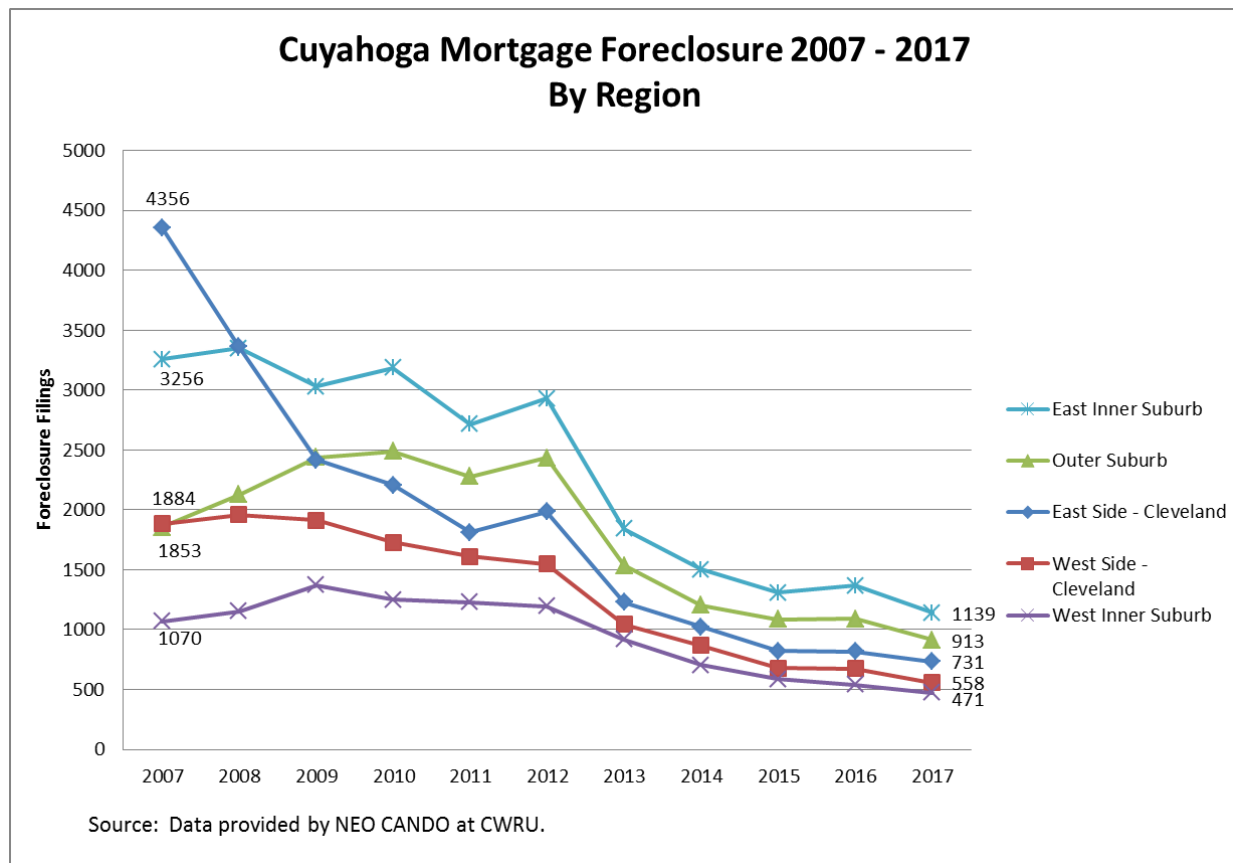


Figure 2

Although all regions of Cuyahoga County are experiencing declines in mortgage foreclosure, the crisis has not been experienced equally by all regions. When mortgage foreclosure filings in a region are compared to the number of parcels in that region (Table 1 below), it becomes clear that some areas have experienced a greater concentration of mortgage foreclosure activity. When viewing the cumulative 12-year period between 2006 and 2017, the highest concentration of foreclosure activity is in the majority African American neighborhoods in the East Side of Cleveland and the East Inner Suburbs

(39% and 36% highlighted in red in the table below).¹⁶ Table 1 also reveals the greater loss of equity and value experienced by homeowners in majority African American communities compared to the loss experienced in majority White communities. As will be noted in more detail later in this report, the loss was even greater when, for example, median home sale prices dropped in the East Side of Cleveland from \$80,000 in 2006 to below \$20,000 a few years later. Median prices in Cleveland's east-side neighborhoods have now risen to \$24,479 in 2017, but that still represents a staggering \$55,521 loss in value and equity.

Concentration of Mortgage Foreclosure Cuyahoga County 2006 - 2017 Impact On Homeowner Equity							
CUYAHOGA REGION	Cumulative Filings	Residential parcels	Concentration of Filings To Parcels	2006 Median Sale Price	2017 Median Sale Price	Loss of Value	Percent African American
East Side of Cleveland	25,106	63,389	40%	\$ 80,000	\$ 24,479	\$ (55,521)	80.74%
East Inner Suburb	28,602	83,424	34%	\$ 115,700	\$ 69,000	\$ (46,700)	52.32%
West Side of Cleveland	16,185	58,437	28%	\$ 89,000	\$ 60,000	\$ (29,000)	18.81%
West Inner Suburb	11,350	72,895	16%	\$ 133,000	\$ 125,000	\$ (8,000)	3.45%
Outer Suburb	21,075	166,203	13%	\$ 173,000	\$ 167,500	\$ (5,500)	9.14%
Unknown Region	1,410	4,845	29%	\$ 110,000	\$ 108,000	\$ (2,000)	NA
COUNTY	103,728	449,193	23%	\$ 118,000	\$ 100,825	\$ (17,175)	29.64%
Data Source: NEO CANDO at Case Western Reserve University.							
"Unknown Region" are parcels that, for example, overlap region boundaries and cannot be associated with a single region in NEOCANDO.							

Table 1

A similar pattern is observed in the East Inner Suburbs, which have the second highest concentration of foreclosure filings to parcels (36%), and the second highest percentage of African American population (52.32%).

It is worth noting that in 2006 the median home sale price in the East Side of Cleveland was \$80,000, only slightly less than the median sale price in the West Side of Cleveland - \$89,000. Yet, over the next twelve years the East Side experienced significantly more foreclosure and abandonment than the West Side. The West Side has now recovered to a \$60,000 median sale price while the East Side has only recovered to \$24,479.

¹⁶ Because there could be more than one foreclosure filing in the same year on a parcel, and even several foreclosures could have been filed on the same parcel over the 12 year period – the percentages cited in Table 1 cannot be interpreted as the “percent of parcels that have had a foreclosure”. Nevertheless these percentages are useful as an indication of the volume of foreclosure activity distributed over different geographies.

At the end of this report, Appendix B includes tables which provide foreclosure data for Cuyahoga County suburbs and Cleveland neighborhoods.

The downward trend in mortgage foreclosure filings is a hopeful sign. A similar trend is observed with mortgage delinquencies which are typically the precursor to mortgage foreclosure. Figure 3 below shows that 90+ day mortgage delinquencies have declined sharply along with foreclosure filings. However, while their fall is dramatic, they have not fallen quite as low as foreclosure filings and are still about double the rate they were in 1995. This suggests that a significant number of borrowers are still in financial distress and could benefit from foreclosure counseling and homeowner assistance.

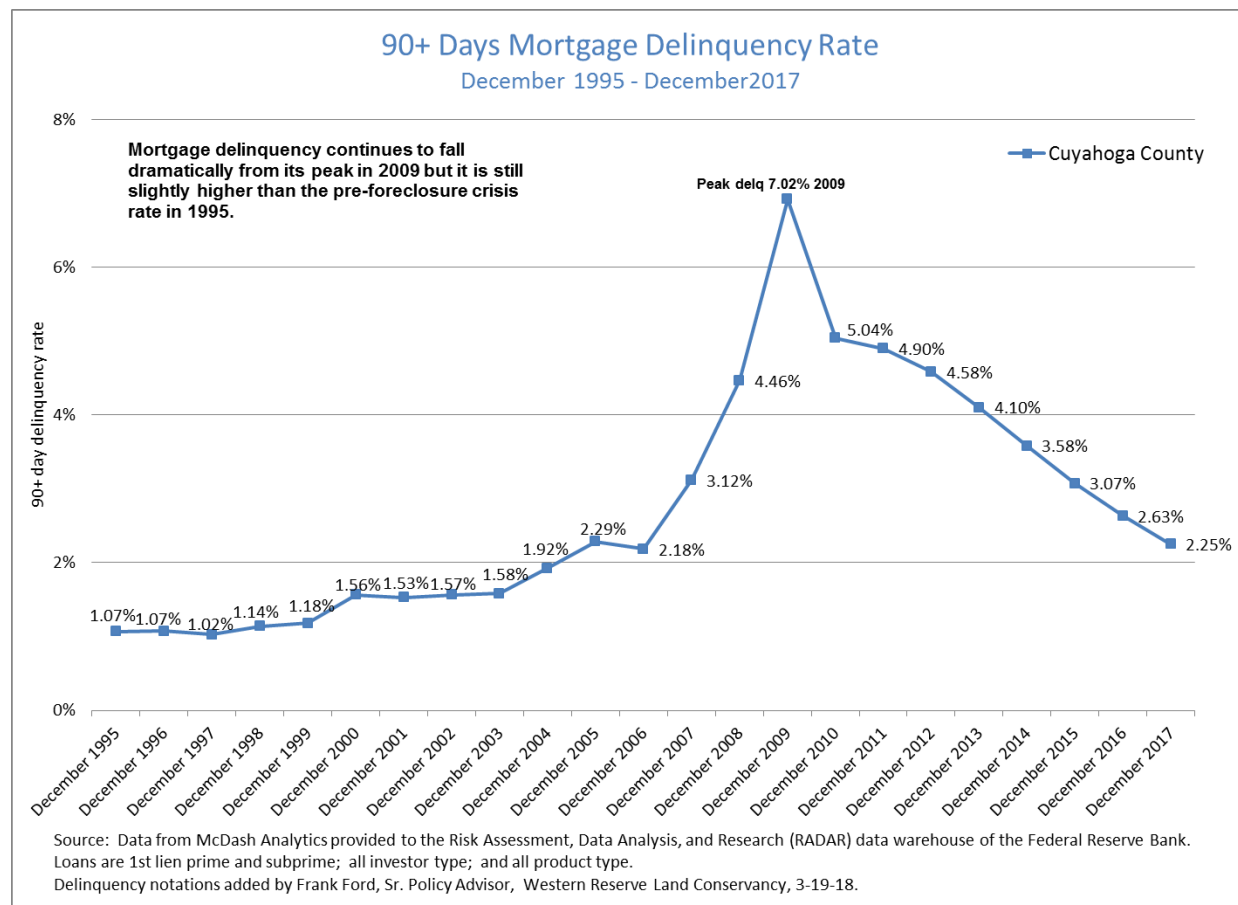


Figure 3

The overall trends for mortgage delinquency and mortgage foreclosure are very positive. These trends are due in part to a crackdown on abusive and irresponsible lending by Federal government agencies that oversee financial institutions. These agencies are staffed and controlled by the Executive Branch of the Federal government which, in the present political climate, is looking at eliminating agencies and rolling back their enforcement and oversight role. While the current foreclosure trends are positive, this could change if financial institutions are permitted to return to reckless and abusive lending practices of the past. Local government officials, as well as housing and community development advocates, should continue to monitor mortgage foreclosure activity.

PART 2 - PROPERTY TAX DELINQUENCY AND FORECLOSURE

Although the tsunami of mortgage delinquency and foreclosure has been receding, the abandonment and blight it has left in its wake is a housing market disaster, particularly for majority African American communities in the East Side of Cleveland and in the East Inner Suburbs of the county. One manifestation of this disaster is a dramatic rise of property tax delinquency. While the financial distress of this delinquency clearly impacts individual taxpayers and neighboring property owners, it also has a broader impact on Cleveland and the suburban communities that have lost tax revenue needed for police, fire, social services and municipal school systems.

There are at least two reasons for the rise in property tax delinquency. First, the abusive mortgage lending practices and foreclosure described in Part 1 of this report put many Cuyahoga County homeowners in financial distress; for some the distress was compounded by an economic recession caused by the foreclosure crisis. Cut-backs in hours, wages or jobs led many to fall behind in their property tax payments. Second, following Cuyahoga County's change in government in 2010 the new County administration dismantled much of the internal collection capacity at the county Treasury and instead chose to rely heavily on the sale of tax liens to private investors as a means of recovering lost tax revenue. To its credit, the administration endorsed the creation of a study to investigate these problems when they were brought to its attention. The study was prepared by the Vacant and Abandoned Property Action Council (VAPAC) and published in March 2015; it documented the negative consequences of these actions and made recommendations to address the tax delinquency crisis¹⁷. For the past two years, the County Treasurer and his staff have worked with community and housing advocates to implement recommendations in the study.

Section A that follows will document the scope of the tax delinquency problem and the steps now being taken to address it. Section B will discuss the different types of property tax foreclosure and their respective trends.

A. Property Tax Delinquency

Scope of the Tax Delinquency Problem

Table 2 and Figure 4 below show that the number of residential delinquent parcels has risen from 27,717 in 2009 to 32,211 as of September 2017. [It was actually higher in 2015 and 2016 but now appears to be trending downward.]

¹⁷ "Property Tax Delinquency And Tax Lien Sales In Cuyahoga County, Ohio", Vacant and Abandoned Property Action Council (VAPAC), 2015.

<https://www.dropbox.com/s/t6rdrx8mvcjgsg6/Cuyahoga%20Tax%20Liens%20Sales%203-1-15.pdf?dl=0>

Residential Class Tax Delinquency 2009-2016					
Tax Year	Date Tax File Received By CWRU	Total Parcels Delinquent	Amount Delinquent	Avg Delinquency	Median Delinquency
2009	9-Nov-10	27,717	\$89,912,521	\$3,064	\$1,727
2010	15-Sep-11	31,528	\$122,711,085	\$3,892	\$2,389
2011	6-Dec-12	28,736	\$123,328,196	\$4,292	\$2,388
2012	19-Nov-13	29,559	\$142,908,969	\$4,835	\$2,688
2013	21-Sep-14	30,737	\$166,263,520	\$5,409	\$2,715
2014	4-May-15	34,872	\$202,287,351	\$5,801	\$2,684
2015	9-May-16	35,874	\$224,066,701	\$6,246	\$2,861
2016	11-Sep-17	32,211	\$227,507,133	\$7,063	\$3,141

Source: Cuyahoga County Treasury data provided to NEO CANDO at Case Western Reserve University. All residential-class parcels with Total Net Delinquent Balance of at least \$1.

Table 2

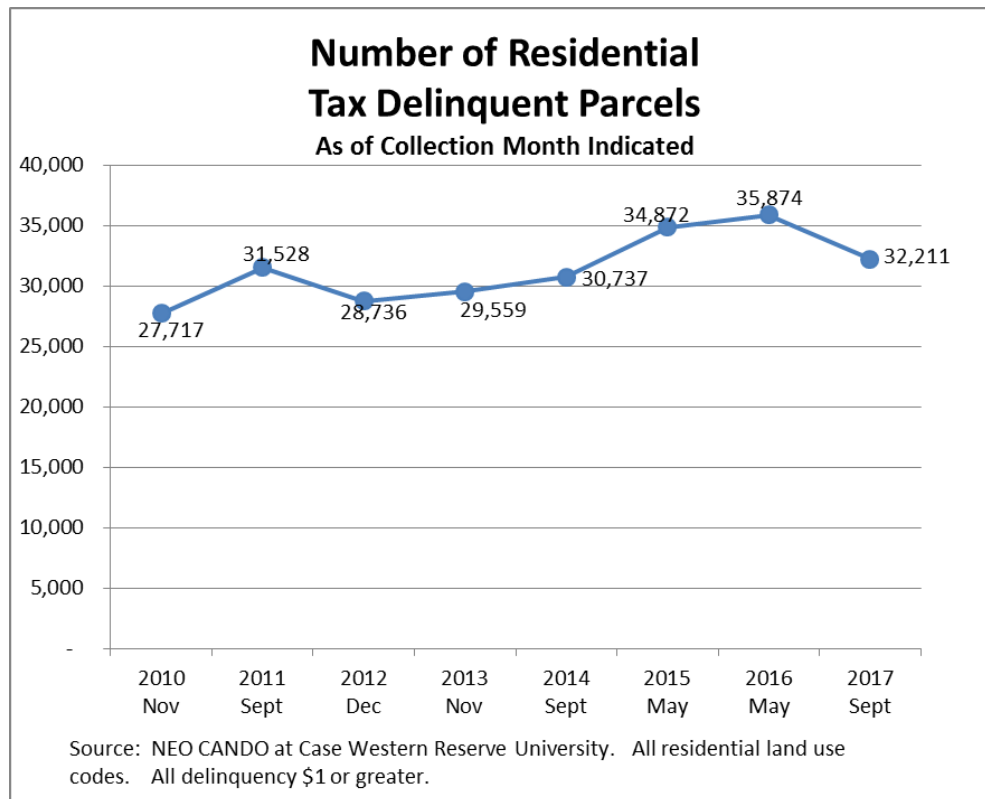


Figure 4

However, the more serious problem is the dramatic rise in total residential delinquency, which has gone from \$89 million in 2009 to \$227 million in 2017 (Figure 5 below).

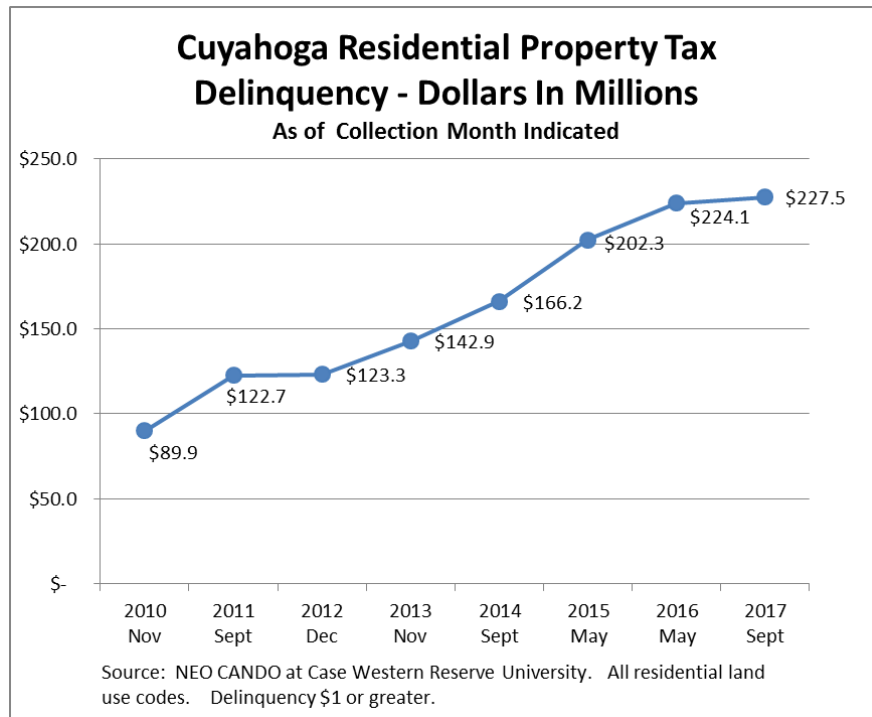


Figure 5

This increase may have less to do with the increase in the *number* of delinquent parcels, and more to do with the fact that once delinquency begins on a parcel it *tends to compound and grow*. Figure 6 below shows that the average per-parcel delinquency has more than doubled from \$3,064 in 2009 to \$7,063 in 2017.

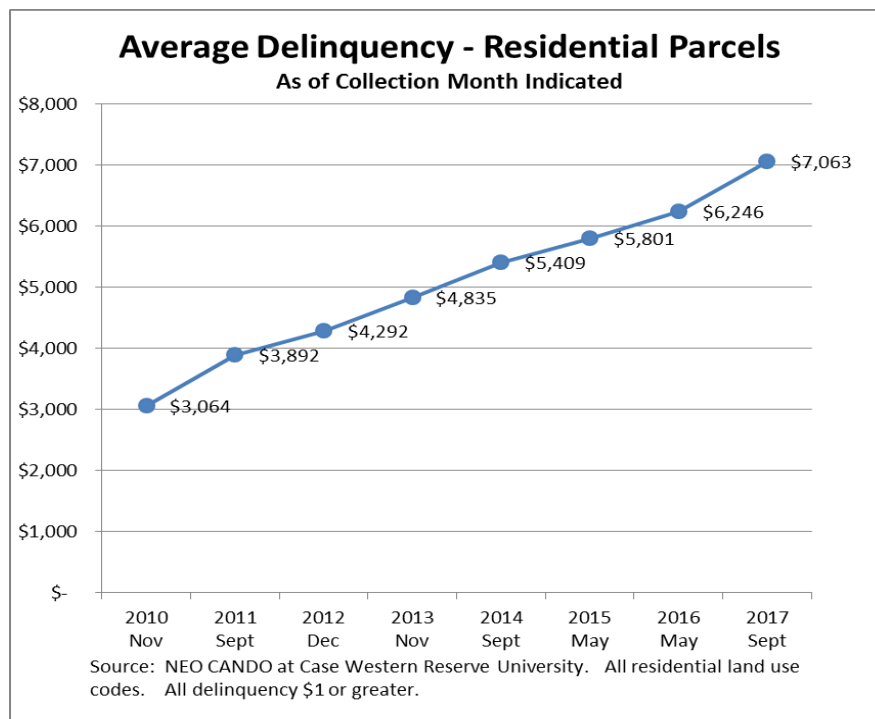


Figure 6

About one-fourth of the residential delinquency is on vacant property, which is less likely to be recovered (Figure 7 below). The best option for these properties is transfer to the Cuyahoga County Land Reutilization Corporation (the Cuyahoga Land Bank) following a special tax foreclosure procedure at the County Board of Revision.

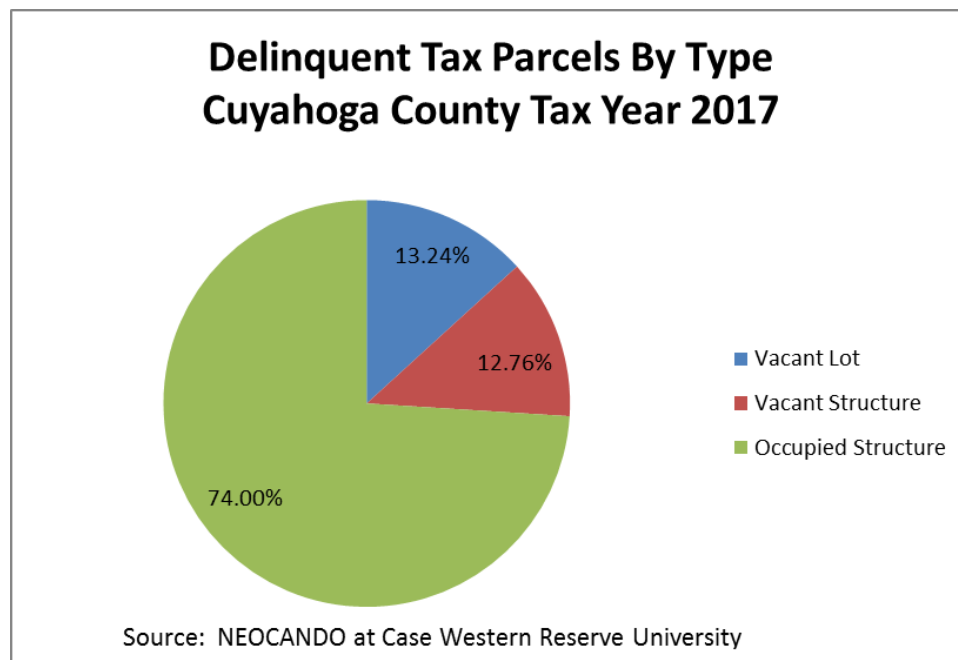


Figure 7

The escalation in property tax delinquency observed over the past eight years follows the same pattern seen with mortgage delinquency and foreclosure; the geographic distribution disproportionately impacts majority African American communities. As indicated in Table 3 below, the East Side of Cleveland has one quarter of all delinquent residential parcels and accounts for nearly half of the residential delinquency in the county. The East Inner Suburbs have 10% of all delinquent residential parcels and account for 35% of the residential delinquency. School systems and city services in these communities have taken a substantial hit from the loss of tax revenue.

Cuyahoga Residential Property Tax Delinquency By Region Collection as of September 2017 (sorted by percent of residential delinquency)						
Cuyahoga Region	Residential Parcels Delinquent	Residential Parcels	Percent of Residential Parcels Delinquent	Residential Delinquent Balance	Percent of Residential Delinquency	Percent African American
East Side of Cleveland	16,069	63,389	25%	\$ 107,310,540	47%	80.74%
East Inner Suburb	7,989	83,424	10%	\$ 79,612,331	35%	52.32%
West Side of Cleveland	4,111	58,437	7%	\$ 18,708,089	8%	18.81%
Outer Suburb	2,760	166,203	2%	\$ 15,910,776	7%	9.14%
West Inner Suburb	1,096	72,895	2%	\$ 5,162,097	2%	3.45%
Unknown region	186	4,845	4%	\$ 803,301	0%	NA
	32,211			\$ 227,507,133	100%	
Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University.						
Residential class parcels with Total Net Delinquent Balance of at least \$1.						
Unknown region are parcels that, for example, overlap region boundaries and cannot be associated with a single region in NEOCANDO.						

Table 3

Approximately \$59 million of the delinquency, which represents just over one quarter of all residential delinquency, consists of “special assessments” that are above and beyond the basic tax liability on a property. These would normally be assessments for community improvements, but they have increased significantly as a result of the foreclosure crisis as municipalities have been forced to take on additional responsibilities for demolition, boarding, grass cutting and other nuisance abatement for abandoned properties. Table 4 below shows that special assessments comprise a much higher portion of tax liability in the East Side of Cleveland, which is consistent with that area’s history of abusive lending practices, foreclosure, abandonment and blight.

Delinquency and Special Assessments By Region Collection as of September 2017 (sorted by special assessment delinquency)			
Region	All Residential Delinquency	Special Assessment Portion of Delinquency	Percent Special Assessment
East Side of Cleveland	107,310,561.31	33,724,793.45	31%
East Inner Suburb	79,612,342.71	17,891,618.66	22%
West Side of Cleveland	18,708,094.84	4,553,130.15	24%
Outer Suburb	15,910,782.55	2,110,006.95	13%
West Inner Suburb	5,162,100.03	476,957.95	9%
Unknown region	803,301.17	211,748.97	26%
Total	227,507,182.61	58,968,256.13	26%

Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University.

Table 4

Cuyahoga Treasury data provided to NEOCANDO at CWRU provides an opportunity to identify residential structures that are continuously tax delinquent over a period of time. The longer the taxes on a home are unpaid the more likely the home will also be suffering from neglected repair and maintenance. Table 5 below begins with 32,225 homes in Cuyahoga County that were tax delinquent in the fourth quarter of 2017. Nearly an identical amount (32,179) was delinquent throughout all of 2017. A further subset of 25,560 homes was delinquent throughout all of 2017 and 2016. A final subset of 20,051 homes was delinquent for a full three years - throughout all of 2017, 2016 and 2015.

Long Term Residential Property Tax Delinquency By Cuyahoga Region (sorted by percent of parcels tax delinquent for the past 3 years)							
Region	Delinquent 4th Quarter 2017	Delinquent all 4 quarters 2017	Delinquent all 8 quarters 2016-2017	Delinquent all 12 quarters 2015-2016-2018	Residential parcels	Percent of residential parcels tax delinquent for 3 years	% Share of the 3-year delinquent parcels
East Side of Cleveland	16,114	16,101	13,625	11,195	63,389	17.66%	55.8%
East Inner Suburb	7,977	7,966	6,270	4,841	83,424	5.80%	24.1%
West Side of Cleveland	4,115	4,105	3,012	2,153	58,437	3.68%	10.7%
Outer Suburb	2,746	2,735	1,852	1,334	166,203	0.80%	6.7%
West Inner Suburb	1,097	1,096	692	458	72,895	0.63%	2.3%
Unknown region	176	176	109	70	4,845	1.44%	0.3%
	32,225	32,179	25,560	20,051			

Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University.

Unknown region are parcels that, for example, overlap region boundaries and cannot be associated with a single region in NEOCANDO.

Table 5

Appendix C at the end of this report includes tables which provide a detailed breakdown of tax delinquency for each Cuyahoga County suburb and Cleveland neighborhood.

Action Being Taken to Reduce Property Tax Delinquency

Since the release of the 2015 tax study referenced above, the Cuyahoga County Treasurer and his staff have been meeting regularly with housing and community development advocates to review recommendations for increasing tax collection and reducing delinquency. A number of new policies and procedures have been implemented. Perhaps the most significant change, following a major recommendation in the 2015 study, is a change in orientation: less reliance on the sale of tax debt to private investors, and more reliance on, and enhancement of, the county's own internal collection tools. Here are some examples:

- Screening of tax liens to avoid selling liens on severely distressed and low value properties. In the case of vacant properties, these are re-directed to the Board of Revision tax foreclosure process, and ultimate transfer to the county land bank.
- More careful vetting of tax lien buyers to insure fair treatment of homeowners and to insure responsible disposition of properties if tax foreclosure is necessary. This has already resulted in a substantial reduction in tax foreclosure by private investors, as will be outlined in more detail in the next section of this report.
- Increasing staff capacity in both the Treasury and the Prosecutor's office.
- Re-establishing a special unit, originally created by former Cuyahoga County Treasurer Jim Rokakis and later disbanded after he left county government, which reaches out to delinquent taxpayers. The new unit is a collaborative effort between the County Prosecutor and County Treasurer. Its goal is to reach out to delinquent taxpayers at the earliest possible opportunity and to help them get on a payment plan before their delinquency escalates.
- Engaging the services of Cuyahoga County's housing counseling agencies, and tapping into their expertise in foreclosure counseling to assist delinquent taxpayers facing foreclosure. One agency recently reported that the county's \$90,000 investment in its counseling contract has returned \$1,375,000 in delinquent tax payments to the county.¹⁸
- Working in collaboration with suburban municipalities and Cleveland City Council, encouraging them to reach out to their constituents to let them know about payment plan options and housing counseling assistance.
- Specifically targeting senior citizens – recipients of the Homestead Exemption who may be delinquent – and offering them assistance.

Aggressive and timely outreach, combined with the offer of payments plans, will be critical to getting the delinquency problem under control. While it is still early in the implementation of these new initiatives, Table 6 below suggests the difference that can be made by engaging delinquent taxpayers with payment plans. As of September 2017, five thousand delinquent parcels were under a payment plan, increasing the probability that \$17 million of the outstanding delinquency will be collected.

¹⁸ Performance reported by Community Housing Solutions on July 13, 2018, covering the period January 2017 through July 13, 2018.

Cuyahoga Residential Delinquency And Payment Plans Collection as of September 2017 (sorted by delinquent balance on payment plan)							
Cuyahoga Region	Residential Parcels Delinquent	Residential Delinquent Balance	Parcels on Payment Plan	Percent of Delq Parcels on Plan	Delq Balance On Payment Plan	Parcels not on Payment Plan	Delq Balance Not On Payment Plan
East Side of Cleveland	16,069	\$107,310,540	1,972	12%	\$ 6,060,651	14,097	\$ 101,249,889
East Inner Suburb	7,989	\$ 79,612,331	1,392	17%	\$ 5,967,011	6,597	\$ 73,645,319
West Side of Cleveland	4,111	\$ 18,708,089	786	19%	\$ 2,049,715	3,325	\$ 16,658,374
Outer Suburb	2,760	\$ 15,910,776	549	20%	\$ 2,436,234	2,211	\$ 13,474,542
West Inner Suburb	1,096	\$ 5,162,097	285	26%	\$ 898,300	811	\$ 4,263,797
Unknown region	186	\$ 803,301	21	11%	\$ 62,596	165	\$ 740,705
	32,211	\$227,507,133	5,005	16%	\$17,474,506	27,206	\$ 210,032,626
Source: Cuyahoga Treasury data provided to NEO CANDU at Case Western Reserve University.							
Residential class parcels with Total Net Delinquent Balance of at least \$1.							

Table 6

B. Property Tax Foreclosure

Types of Tax Foreclosure

As noted earlier, property owners who become delinquent on their property taxes can enter into payment plans with Cuyahoga County. The county can also sell a taxpayer's delinquency to a third party in the form of a tax lien certificate. The tax certificate buyer can also enter into a payment plan with the delinquent property owner.

When taxes are left unpaid to the county or a tax certificate buyer, the response will likely be one of three types of property tax foreclosure: Judicial, Board of Revision, or Tax Certificate foreclosure.

Judicial tax foreclosure cases are typically initiated on occupied property and are initiated by the County Prosecutor in the County Common Pleas Court. **Board of Revision (BOR) tax foreclosure** cases are also initiated by the County Prosecutor and limited to tax delinquent properties that are vacant lots or vacant buildings. They are filed with the Clerk of the Common Pleas Court but are heard and decided by an administrative board, the Board of Revision. **Tax Certificate foreclosures** are the third type of tax foreclosure and are filed by private parties who purchase taxpayer debt in the form of liens or certificates from the County. Tax Certificate foreclosures are not identified as such by the NEOCANDO data system but are reported as "Other" foreclosures along with Quiet Title and Partition lawsuits. Tax Lien Certificate foreclosures comprise 95 to 97% of the "Other" category¹⁹. They were increasing

¹⁹ Shortly after the close of 2014, a search of the CWRU NST data system for foreclosures in that year found 948 tax certificate foreclosures, 20 Quiet Title actions, and 13 Partition actions. Thus, in 2014 Tax Lien Certificate foreclosures were 97% of the foreclosures comprising the "Other" category. A similar search conducted of 2015

steadily from 2007 to 2015, but have since declined dramatically as the county has relied less on tax lien sales as a means of generating revenue.

Figure 8 below shows the trend of these three types of tax foreclosure over the past 11 years. Board of Revision (BOR) tax foreclosures on vacant property have been steadily increasing, most notably since 2009 after the county land bank was created. BOR foreclosure is the county's best method for taking control of abandoned property undermining the housing market, and then moving it to the Cuyahoga Land Bank for either renovation or demolition. There were 2,684 BOR foreclosures on vacant property in 2017 and this number will likely remain high for at least 2 to 3 more years to address the most distressed vacant homes in the county.

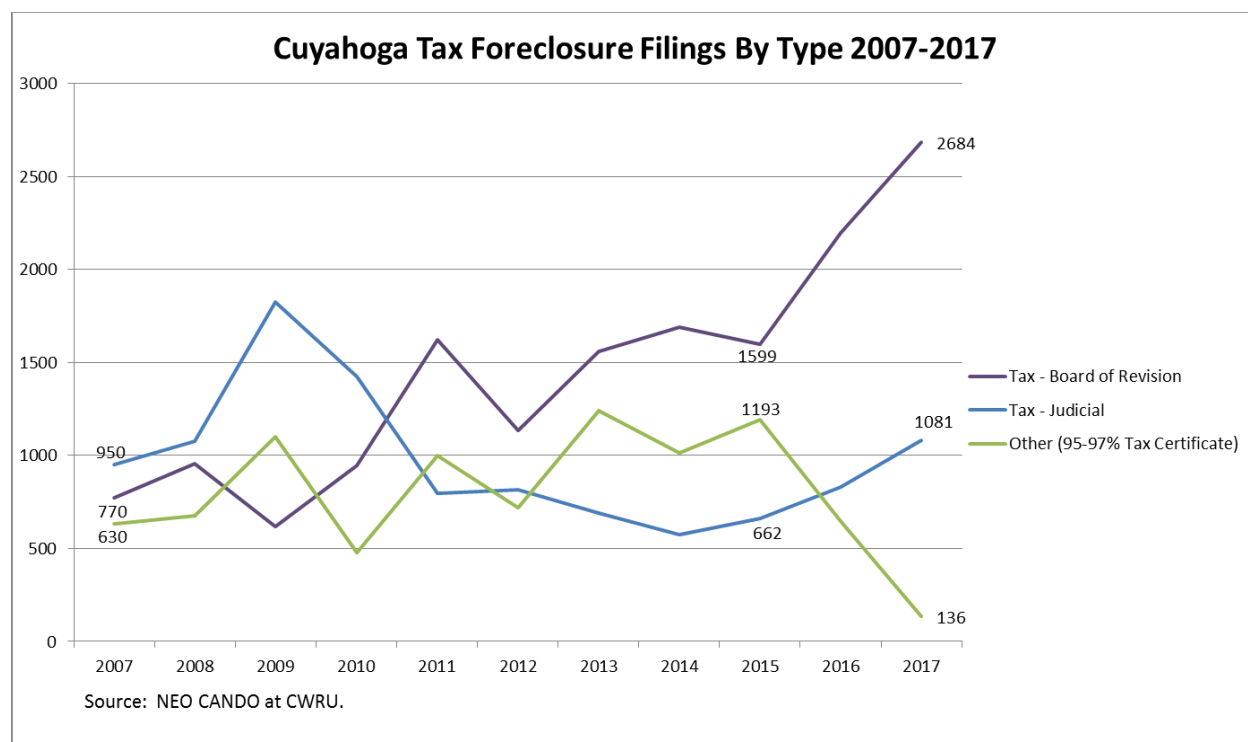


Figure 8

The other two types of tax foreclosure, Judicial and Tax Certificate, are more likely initiated on occupied property. As noted earlier, the county's primary objective is to minimize tax delinquency and tax foreclosure by working with taxpayers in a proactive manner and offering counseling and payment plans. But if that fails, tax foreclosure must be initiated to insure recovery of the tax debt and provide essential revenue for schools, police, fire and social services. Figure 8 demonstrates that since 2015 these two types of foreclosure have been moving in opposite directions: tax certificate foreclosure by private investors is going down, and Judicial foreclosure by the county is going up. To the extent tax

data on January 20, 2016 found 1,120 tax certificate foreclosures, 33 Quiet Title actions, and 24 Partition actions, indicating that tax certificate foreclosures were 95% of the "Other" category. Given that Quiet Title and Partition actions appear to be infrequent, changes in the "Other" category of foreclosure over time are most likely due to changes in Tax Lien Certificate filings, not Quiet Title and Partition filings.

foreclosure must happen, this is preferable. Much has been written about the problems associated with selling taxpayer debt via tax liens to private investors whose collection, foreclosure and property management tactics have caused harm to residents and their communities.²⁰

Figure 9 below offers a closer look at the evolution of tax certificate foreclosure over the past eleven years. In 2009, Cuyahoga County Treasurer Rokakis became alarmed with the negative outcomes associated with tax lien foreclosure, and he imposed a moratorium on the sale of tax debt to private investors. A year later a new county administration resumed the sale of tax liens; and foreclosures by private investors increased dramatically over the next 6 years. In 2015, VAPAC presented its study recommending the county take a new approach to tax lien sales and tax delinquency. Foreclosures by private tax lien investors have now dropped significantly. The apparent “zig-zag” of tax certificate foreclosure is due to the fact that foreclosures usually occur about a year or more after a large tax certificate purchase by an investor. The last large sale of tax certificates was in 2017, so these foreclosures will likely see another rise but, in light of the reforms described earlier, they are unlikely to rise significantly.

²⁰ See: “Property Tax Delinquency and Tax Lien Sales in Cuyahoga County”, Vacant and Abandoned Property Action Council (2015) <http://www.wrlandconservancy.org/publications-by-type/special-publications/>; “The True Cost of Not Paying Your Property Taxes In Ohio,” Charles D. Rittenhouse, Univ. of Dayton Law Review, Vol. 36:2 (2011); “Making Debt Pay: Examining The Use Of Property Tax Delinquency As A Revenue Source,” Michelle Z. Marchiony, Emory Univ. Law Journal, Vol. 62:217 (2012), available at <http://law.emory.edu/elj/content/volume-62/issue-1/comments/making-debt-pay.html>; “The Other Foreclosure Crisis—Property Tax Lien Sales”, National Consumer Law Center, (July 2012); “Analysis of Bulk Tax Lien Sale—City of Rochester”, Center For Community Progress, (Feb. 2013); “Homes for the Taking—Liens, Losses and Profiteers,” Michael Sallah, Debbie Cenziper, Steven Rich, Washington Post (Sept. 8, 2013), available at <http://www.washingtonpost.com/sf/investigative/collection/homes-for-the-taking/>; “Debt-Collecting Machine,” Michael Sallah, Debbie Cenziper, Washington Post (Dec. 8, 2013), available at <http://www.washingtonpost.com/sf/investigative/2013/12/08/debt-collecting-machine/>; “Predators Target Homes of Older Americans,” AARP Bulletin (April 2014).

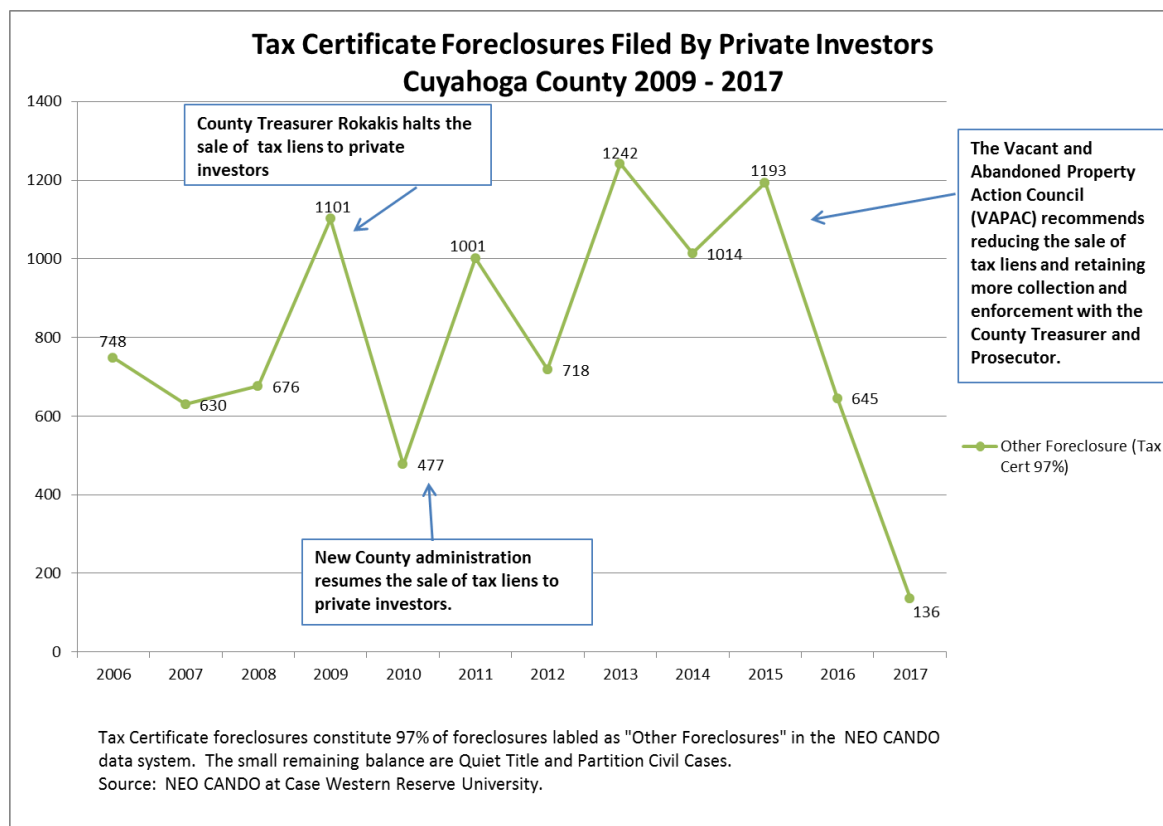


Figure 9

PART 3 - VACANT AND ABANDONED PROPERTY

There are two categories of vacancy important to housing market stabilization and recovery. The first consists of dwellings that are unoccupied, discussed below in Section A. The second is a subset of the first – dwellings that are not only unoccupied but suffering from long term abandonment or severe distress, discussed in Section B. Properties in this second category are the ones doing the most to undermine confidence in the housing market and they are often the most costly to renovate. In weaker housing markets, where the cost of renovation may not be recovered by the proceeds from resale, removal by demolition is often necessary in order to protect the viability of other homes in the vicinity.

A. Vacancy – Unoccupied Homes

Among the housing trends reviewed in this report, and among housing trends generally, vacant property trends are difficult to measure, yet the blight that results from abandonment may be the single greatest factor that undermines housing market recovery. Most housing indicators can be ascertained from one or more public records sources: mortgage and tax foreclosure filings, property tax delinquency, home mortgage lending, home sale transfer prices, property tax valuation, etc. Since the foreclosure crisis

began, researchers and policy makers have struggled to find ways to identify vacant structures on a neighborhood, city or county basis. There is as yet no readily accessible government records source that can reliably determine whether a 1-3 family home is vacant. It is important to note that the US Census provides data on vacant housing “units”, but not vacant “structures”. This is an important distinction in a city like Cleveland, as well as in inner ring suburbs, where there are many up-and-down or side-by-side doubles, and houses with a 3rd floor rental unit. Census data, while vital for many purposes, is not a useful tool for counting vacant “structures.”

The two best alternative methods for determining vacant structures are 1) door-to-door surveys where a surveyor on the sidewalk attempts to assess whether a home is unoccupied, and 2) United States Postal Service data collected from mail carriers reporting whether they believe a home to be unoccupied²¹.

The 2016 Housing Trends study that preceded this report provided an analysis of a door-to-door survey conducted in 2015 by Western Reserve Land Conservancy (the Land Conservancy) of every property in the City of Cleveland – 158,000 properties. The 2015 survey has not been updated so the vacancy analysis in this report will focus on a review of US Postal Data.

In 2010, CWRU began acquiring data from the US Postal Service based on addresses that mail carriers reported as either apparently uninhabitable or as not receiving mail for 6 months or longer. In its raw form these data, as with Census data, do not indicate whether a **structure** is vacant, only whether a **housing unit** (address) is vacant. Researchers with NEOCANDO at CWRU then cross-reference this data with Cuyahoga County Auditor data on 1-3 family residential structures. If all addresses in a structure report postal vacancy, the structure is noted as vacant. If at least one address in a 1-3 family structure is reported as occupied, the structure is noted as occupied. The postal data is typically received at the beginning of each quarter of the calendar year. In between quarters the count in the NEOCANDO data system is adjusted on an ongoing basis for a number of factors, the foremost being the demolition of vacant structures.

Tables and charts on the following pages show 2010 through fourth quarter 2017 postal vacancy trends for Cuyahoga regions. Detailed tables of vacant 1-3 family residential structures in every Cuyahoga County suburb and every Cleveland neighborhood are provided in Appendix D at the end of this report.

Figure 10 below shows the quarterly vacancy trend in Cuyahoga County for the past eight years. The highest count in this period was 23,773 vacant structures in the third quarter of 2010. The count has now come down to 14,580 as of the fourth quarter 2017. The rate of vacancy decline has slowed some over the past two years, but the overall decline is a positive development and likely results from two factors. First, as noted earlier in this report, mortgage foreclosures have been steadily decreasing which

²¹ A third method in theory could be better than either of these – municipal water data indicating that water is completely off, or at such a low usage that occupancy is unlikely. Case Western Reserve University attempted to employ this method in the past but the quality of the data was not consistent. Still, if this could be improved it would be a great asset.

means fewer homes have been abandoned due to foreclosure. Second, the City of Cleveland, suburban municipalities, and the Cuyahoga Land Bank have been working hard to clear or repurpose blighted homes. This effort has been aided by the availability of funds from the Cuyahoga County Demolition Fund.

As with foreclosure filing trends noted earlier, vacancy and abandonment have not impacted all areas of the county equally. A disproportionate number of vacant structures can be found in the majority African American east side neighborhoods of Cleveland and the East Inner Suburbs (Figure 11 below).

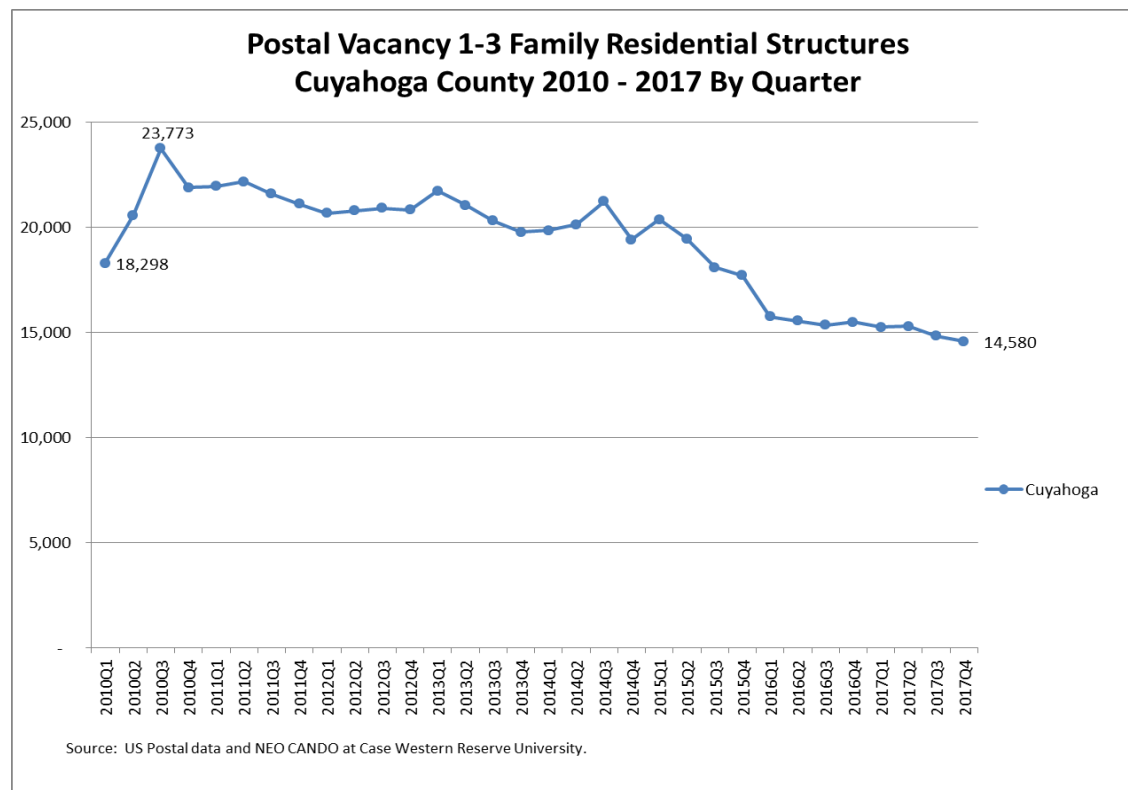


Figure 10

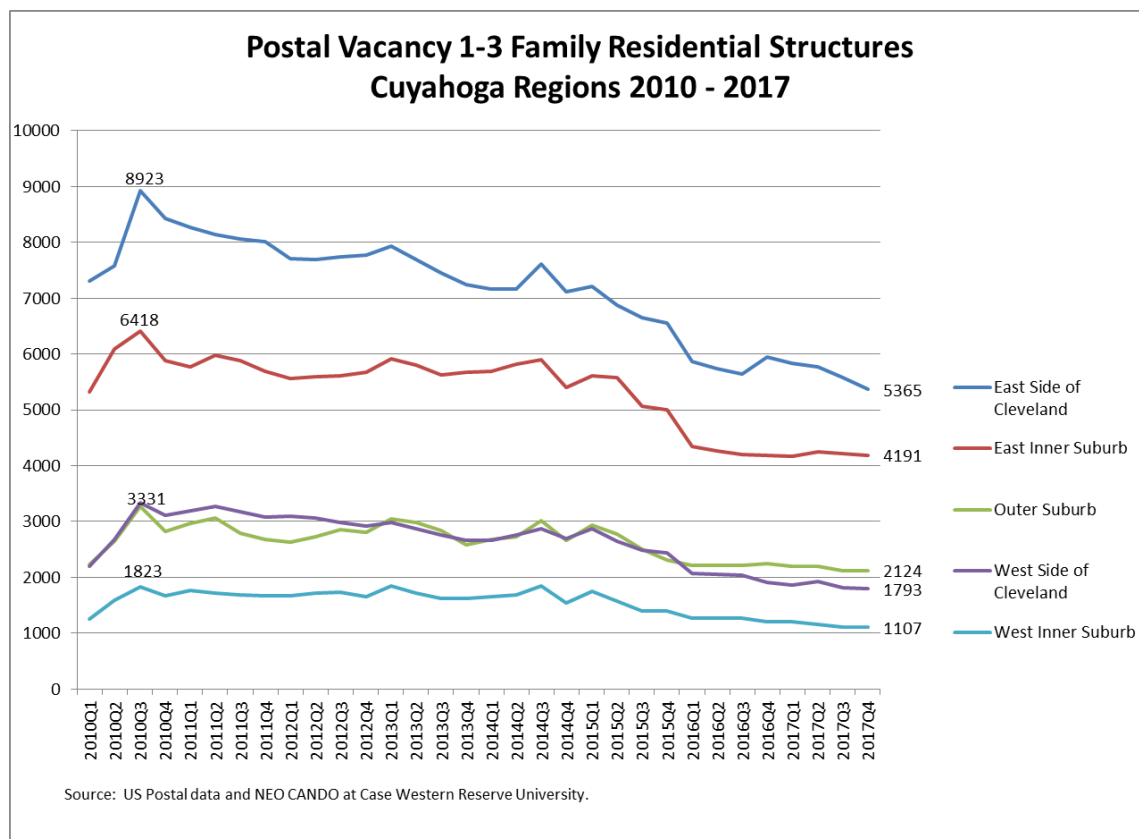


Figure 11

These two regions of the county have consistently comprised an overwhelming majority of all vacant structures over the past eight years. Considerably lower numbers of vacant structures are found in the West Inner Suburbs, the West Side of Cleveland and the Outer Suburbs.

B. Beyond Vacancy: Severe Distress and Potential Demolition

Vacancy can be an indicator of housing market health and stability, but vacancy with severe physical distress is more than an indicator – it's also a causal factor that undermines the housing market value of adjacent and adjoining properties. In depressed housing markets, where the cost of renovating an abandoned home may be far greater than the value upon resale, demolition may be the most cost effective means of removing blight that is threatening the equity and investment of nearby homeowners. Public officials, community development practitioners and responsible redevelopers benefit from knowing the extent of distress in communities. How many homes may require demolition in order to stabilize a local housing market? How much should be budgeted for that expense? As with vacancy in general there is no completely reliable method for estimating the number of vacant homes that will require demolition. The best method is an exterior and interior inspection by a municipal building inspector to determine if a home should be condemned. But cities with the greatest abandonment may not have the resources to conduct that kind of inspection of every vacant home.

This report looks at three alternative methods for estimating severe distress, including two not previously discussed in this series of housing trend reports.

Door-to-door sidewalk surveys

Door-to-door surveys, such as the Cleveland survey done by the Land Conservancy in 2015, are an important supplemental tool for assessing a community's property conditions. They are limited however, since they are an exterior survey conducted from a sidewalk. Exterior surveys are most reliable for estimating potential demolition when visible conditions are obvious. For example, the property depicted below in Figure 12, which was subsequently condemned and demolished, would have correctly been rated an "F" by a surveyor.



Figure 12: 9107 Harris, Cleveland, now demolished.

On the other hand, the property in Figure 13 below would most likely have been rated a "C", not an obvious demolition candidate.



Figure 13: 3402 E. 103, Cleveland, now demolished.

Yet due to extensive interior damage which was not visible from the sidewalk but can be seen in Figures 14 and 15 below, the cost to renovate this home far exceeded the \$20,200 median home sale price in the Kinsman neighborhood. It was condemned by the City of Cleveland and demolished by the Cuyahoga Land Bank in order to stabilize and preserve other homes in the vicinity.



Figures 14 and 15: Interior damage and flooded basement.

These limitations suggest that surveys could be supplemented with alternative methods for estimating potential demolition. This report presents two additional methods not previously included in this series of Housing Trend Reports.

Long Term Postal Vacancy

The US Postal data, updated on a quarterly basis, provides the opportunity to identify 1 to 3 family residential structures that are ***continuously*** vacant over a period of time. The longer a home sits vacant the more likely it will have suffered interior damage from vandalism and extreme changes in weather, and the more likely it will pose a hazard to neighborhood residents and an obstacle to housing market

recovery. Table 7 below begins with 14,580 homes in Cuyahoga County that were vacant in the fourth quarter of 2017. A subset consisting of 11,832 homes was vacant throughout all of 2017. A further subset of 8,453 homes was vacant throughout all of 2017 and 2016. A final subset of 5,354 homes was vacant throughout all of 2017, 2016 and 2015. These are properties that code enforcement officials and community development advocates could target for inspection and possible intervention.

Vacancy and Long Term Abandonment 1-3 Family Residential Structures									
Region	Vacant as of 4th Quarter 2017		Continuously Vacant For All Quarters In:						% African American Population
			2017		2017 - 2016		2017 - 2016 - 2015		
	Number	Percent					Number	Percent	
	East Side of Cleveland	5,365	37%	4,769	40%	3,675	43%	2,642	
East Inner Suburb	4,191	29%	3,197	27%	2,256	27%	1,358	25%	52%
Outer Suburb	2,124	15%	1,613	14%	976	12%	513	10%	9%
West Side of Cleveland	1,793	12%	1,478	12%	1,102	13%	644	12%	19%
West Inner Suburb	1,107	8%	775	7%	444	5%	197	4%	3%
	14,580	100%	11,832	100%	8,453	100%	5,354	100%	

Source: US Postal data, US Census data and NEO CANDU at Case Western Reserve University.

Table 7

Figure 16 below graphically depicts the location of these long term vacant structures, and shows that the largest share of these is in the East Side of Cleveland, followed by the East Inner Suburbs. The count for the City of Cleveland alone is 3,286. Of those, 2,642 (80%) are in the East Side of Cleveland. In the East Inner Suburbs, the City of East Cleveland accounts for 661 (49%) of the 1,358 structures that have been continuously vacant for three years.

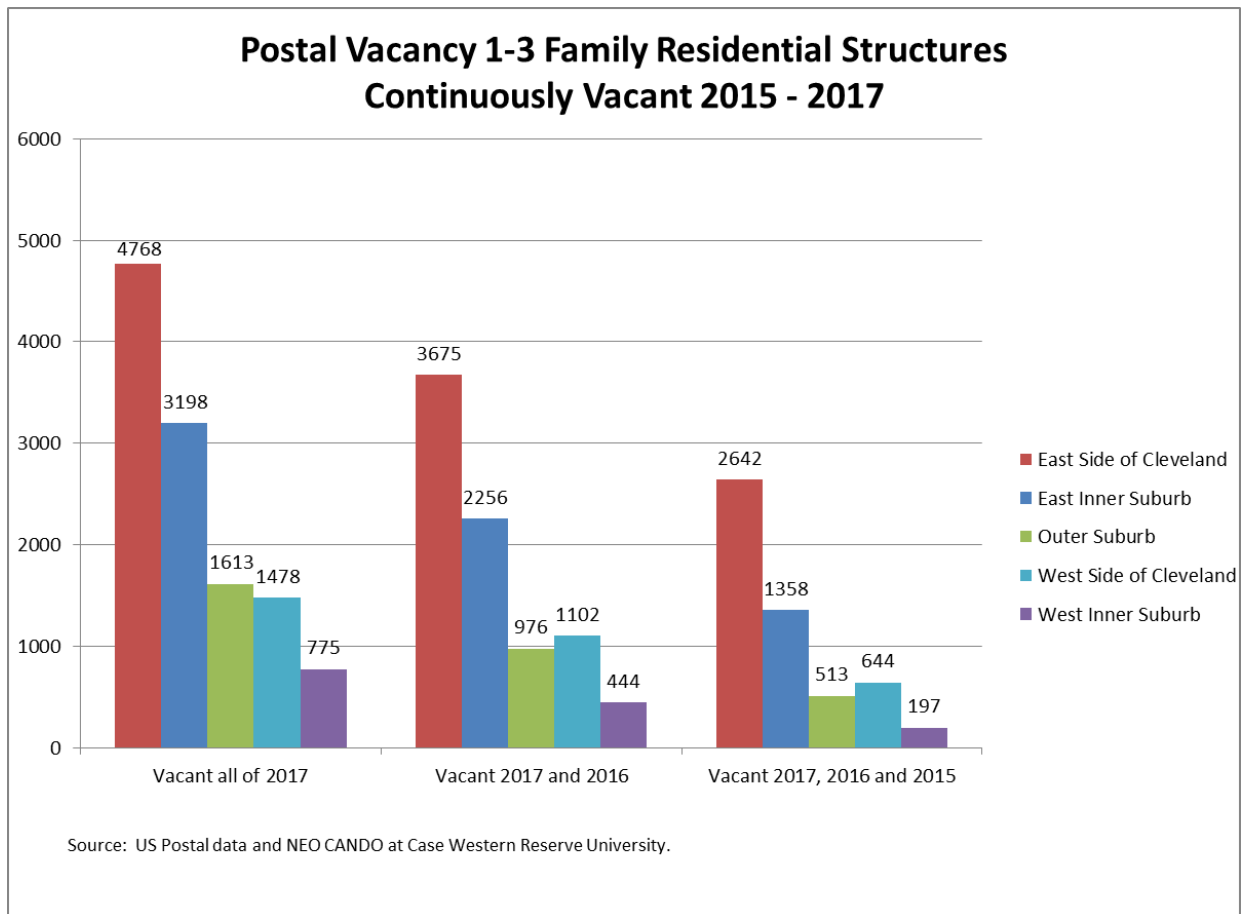


Figure 16

Identifying structures that have been Postal vacant for an extended period of time can be a useful tool for municipalities and community development advocates, but it also has limitations as a method for estimating the amount of likely demolition: it could result in an undercount. While homes that have been continuously vacant for three years have a greater likelihood of being in severe distress, particularly in neighborhoods with high rates of crime and vandalism, it would be a mistake to assume that homes requiring demolition must first have been vacant for several years. After a family moves out of a home being foreclosed on, the home could be severely damaged and stripped of components within weeks or days, and possibly within hours. It would not necessarily take three years for a home's recovery to become financially infeasible. Thus, while the numbers cited above are a useful supplement, they could represent an undercount if viewed in isolation.

Supplemental Distress Indicators

This report will discuss one final approach to estimating severe distress, using a combination of available data from the City of Cleveland's Building and Housing Department, US Postal data, property tax delinquency, property surveys and applications submitted to the County Demolition Fund. This approach customizes the assessment method for three specific areas: the City of Cleveland, the City of East Cleveland, and the balance of Cuyahoga suburbs.

City of Cleveland

Estimate Of Remaining Cleveland Demolition 5-23-18	
1. The CWRU - NST data system was searched for properties in Cleveland with at least one of the following characteristics.	
-Noted as "current active condemnation"	
-Had a Cleveland boardup file date	
-Had a Cleveland demolition request file date	
=14,714	Unduplicated properties with those characteristics
2. Probable vacant lots were removed (presumed to be already demolished).	
=7,974	Balance remaining after vacant lot removal
3. Current active condemnations were then identified from the pool of 7,974.	
=2,558	
4. Next: added properties not condemned, but with a boardup file date since January 1, 2017.	
+1,391	
=3,949	Sub-total
5. Next: added properties not condemned, not boarded since January 1, 2017, but postal vacant in 4th quarter 2017 and rated D/F in the 2015 Land Conservancy survey.	
+192	
=4,141	Sub-total
6. Next: added properties not condemned, not boarded, not rated D/F in the 2015 survey, but postal vacant in 4th quarter 2017 with at least \$1,000 tax delinquency.	
+354	
=4,495	Projected potential remaining demolitions in Cleveland.

Figure 17

Of the 4,495 potential remaining demolitions projected in the City of Cleveland by this method, 84% (3,788) are in the East Side of Cleveland. Only 16% (707) are in the West Side of Cleveland.

City of East Cleveland

Estimate of Remaining East Cleveland Demolition 7-11-18	
7,384	Properties were surveyed by WRLC Spring 2018 (preliminary findings, not final)
972	Properties found to be vacant, residential and 1-3 family
612	Properties found to be vacant and rated D or F
361	Properties found to be vacant and rated A, B or C
119	Properties out of the 361 vacant ABCs have been continuously Postal vacant for 3 years
731	Projected potential remaining demolitions in East Cleveland (612 + 119)
<i>Note: 1-3 family only; does not include multifamily apartments</i>	

Figure 18

At present the City of Cleveland is the only Cuyahoga municipality whose code enforcement data is housed and regularly updated in the NST data system at CWRU. Thus the type of data used for the Cleveland estimate above is not publicly available for other suburbs. However, the Land Conservancy has recently conducted an update of a property survey done for East Cleveland in 2014. Final quality control checks are still being finalized for the survey. The preliminary findings suggest there are 972 vacant residential 1-3 family structures of which 612 are rated D or F, and likely condemnable. The remaining 361 vacant structures that appeared to be As, Bs or Cs from the exterior survey were then cross-referenced with US Postal data for long-term continuous vacancy. Among the 361, there were 119 that were continuously Postal vacant for all of 2015, 2016 and 2017. Thus a preliminary estimate of potential remaining demolition in East Cleveland would be 731. This projection does not include vacant multifamily apartment buildings with 4 or more units.

Balance of Cuyahoga Suburbs (minus East Cleveland)

Estimate of Remaining Demolition in All Other Suburbs 6-14-18	
23	Cuyahoga Demolition Fund in 2014
412	Cuyahoga Demolition Fund in 2015
254	Cuyahoga Demolition Fund in 2016
160	Cuyahoga Demolition Fund in 2017
200	Projected potential remaining demolitions
<i>Note: the program began in December 2014. Counts include demolitions completed, in progress, or approved.</i>	

Figure 19

There are 57 suburban municipalities in Cuyahoga County. Aside from East Cleveland, the remaining suburbs are stronger housing markets. In stronger markets, renovation is more feasible and demolition less necessary. In the balance of the suburbs the need for demolition has been declining steadily in each of the three years of the Cuyahoga Demolition Fund program. The projection of 200 remaining demolitions is a rough estimate based on the declining trend and an assumption that there will be some continued need over the next several years.

Using the methods above, and keeping in mind the East Cleveland projection is based on preliminary findings from a recent survey, there could be 5,426 remaining residential demolitions needed in Cuyahoga County, of which 83% (4,495) are in the City of Cleveland, 13% (731) are in the City of East Cleveland, and 4% (200) are in the remaining 56 Cuyahoga suburbs.

PART 4 - HOME SALE TRENDS

A. Median Price of Arms-Length Sales

Home Sale Trends Methodology

The tables on the following pages present 18 years of median home sale prices from 2000 through 2017 for every Cuyahoga County suburb and for every Cleveland neighborhood. In addition, median sale prices are provided for the major regions of the county: Outer Suburbs, East Inner Suburbs, West Inner Suburbs, the East Side of Cleveland and the West Side of Cleveland.

The methodology used in this report attempts to address two challenges faced when attempting to describe distressed housing markets: one which tends to unrealistically pull down median home sale prices, and another which tends to do just the opposite.

For more than a decade the Cuyahoga County housing market has experienced an unprecedented number of foreclosures, Sheriff Sales and property transfers to foreclosing financial institutions. The recorded purchase price for these transactions may be very low or even \$0. The large volume of these unusual transactions gives an artificially distorted view of the housing market and misrepresents what a willing buyer would pay a willing seller in a standard “**arms-length**” transaction.

The second issue has the opposite impact and is represented by popular online home sale websites such as Trulia and Zillow which primarily rely on sales that resulted from a property being listed on the Multiple Listing Service (MLS) by a real estate agent. Such sites are extremely useful for homebuyers seeking homes for sale by real estate agents. However, research relying heavily on the MLS could omit many arms-length sales in distressed housing markets, painting an unrealistically high picture of median home sale prices.

In order to arrive at a more realistic portrayal of housing market activity in Cuyahoga County, this report and the two preceding reports in 2016 and 2017 follow an emerging trend established by researchers who analyze housing markets by excluding non-arms-length sales that would distort housing market value.²² The arms-length sales presented in this report come from sales on 1-3 family residential properties reported by the Cuyahoga County Auditor. They are not limited to sales listed on the MLS by a real estate agent. They do exclude: 1) sales taking place at a Sheriff Sale, 2) transfers to financial institutions and government agencies such as HUD and Fannie Mae, and 3) \$0 dollar transactions, such as transfers between family members and close business associates.

On the following pages three tables are presented: Table 8 provides historical median home sale prices for Cleveland neighborhoods based on the latest **2012 Statistical Planning Area (SPA) neighborhood**

²² For example, see “Estimating the Effect of Demolishing Distressed Structures in Cleveland, OH, 2009-2013: Impacts on Real Estate Equity and Mortgage-foreclosure”, Nigel G. Griswold, Benjamin Calnin, Michael Schramm, Luc Anselin & Paul Boehnlein; and “The Impact of Vacant, Tax-Delinquent, and Foreclosed Property on Sales Prices of Neighboring Homes”, Stephan Whitaker and Thomas J. Fitzpatrick IV, a Federal Reserve Working Paper, 2012.

boundaries adopted by the City of Cleveland. Table 9 provides historical median home sale prices for Cuyahoga suburbs. Table 10 provides historical median home sale prices for the City of Cleveland, Cuyahoga County and five major regions: the East Side of Cleveland, the West Side of Cleveland, the East Inner Suburbs, the West Inner Suburbs, and the Outer Suburbs.

The highest median price in each region during the 18 year period is shaded green, and the lowest median price in the period is shaded orange. For most Cleveland neighborhoods and Cuyahoga suburbs the highest median price during this 18 year period occurred in 2005. There was greater variance with the lowest median price; for most Cleveland neighborhoods the bottom was in either 2008 or 2009, with a handful of neighborhoods hitting bottom in later years. In the suburbs the peak years were generally between 2004 and 2006; the lowest median prices in the suburbs tended to be between 2011 and 2013, three to four years after Cleveland neighborhoods hit their lowest point.

A column on the far right of each table is provided to help gauge the extent to which neighborhood and suburban sub-markets are recovering. This column shows the 2017 median price as a percentage of the highest median price during the 18 year period.

Each table is sorted by the 2017 median price as a percentage of the prior peak price in the 18 year period. For example, in the Cleveland table the 2017 percentage of recovery in University, Tremont, Central, Detroit Shoreway, Ohio City, Kamms and Edgewater neighborhoods is among the highest when compared to their previous peak price, ranging from 87% to 100%. Conversely, Hough, Glenville, St. Clair-Superior, Union-Miles, Buckeye-Woodhill, Broadway-Slavic Village, Kinsman, Mount Pleasant and Fairfax neighborhoods are among the lowest, recovering by 2017 only 20-30% of the peak median price they once experienced.

Home Sale Trends Analysis

There are two striking results from 2017 worth noting at the outset. For the first time since prices hit bottom in 2008, four²³ Cleveland neighborhoods saw their highest median price in 18 years: University, Tremont, Detroit-Shoreway and Central. Their recovery is at 100% and exceeds their prior median price at any time in the past 18 years. The second notable achievement is that for the first time an east side neighborhood has attained 100% recovery in relation to the past 18 years of sales – the median sale price for Central in 2017 was \$97,825. It must be noted that the number of sales in Central was small in comparison to other Cleveland neighborhoods, only 28, but this number is consistent with the number of sales in prior years. The Central neighborhood has seen significant new single family housing developed in recent years, and this higher median price suggests that activity is having an impact. A table in Appendix E provides the number of sales for all neighborhoods and suburbs during the 18 year period.

²³ Hopkins would be a fifth neighborhood, but there are only 7 parcels in Hopkins and there have only been 18 sales in all of the past 18 years.

Median Home Sales Price 2000 – 2017: Cleveland Neighborhoods (2012 SPA boundaries)
Orange = year with lowest median sale price. Green = peak year. Sorted by 2017 as % of Peak Year.

	MEDIAN PRICE OF ARMS LENGTH SALES																		2017 as % of peak yr	
Neighborhood	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	Neighborhood	
University	97,250	75,000	70,000	122,000	133,000	137,500	170,000	70,000	150,000	3,950	125,000	137,000	142,950	150,000	170,000	150,000	142,500	232,000	100%	University
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	100%	Hopkins
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	106,500	88,000	90,000	129,450	100%	Tremont
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	44,500	35,000	50,000	97,825	100%	Central
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	35,900	37,200	75,000	89,900	100%	Detroit Shoreway
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	137,500	145,500	159,000	98%	Ohio City
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	94%	Kamm's
Edgewater	98,500	103,000	107,250	116,500	123,750	132,000	128,500	126,500	56,000	89,000	82,000	58,000	61,650	65,750	115,000	119,500	112,500	115,000	87%	Edgewater
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	69%	Old Brooklyn
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	174,450	218,500	204,000	215,000	63%	Downtown
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	57,100	62%	Jefferson
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	52%	Bellaire-Puritas
Goodrich-Kirtland Pk	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	48%	Goodrich-Kirtland
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	26,810	27,725	35,000	39,101	48%	West Boulevard
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	21,550	28,850	44%	Clark-Fulton
Lee-Harvard	79,800	81,500	78,500	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	36,101	38,000	44%	Lee-Harvard
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	43%	Lee-Seville
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	22,250	25,126	24,700	30,750	41%	Brooklyn Centre
Cudell	56,500	61,300	59,000	63,000	64,000	78,000	60,000	26,300	18,500	14,175	16,153	20,000	17,750	19,000	22,000	20,000	25,000	30,100	39%	Cudell
North Shore Collinwood	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	33,500	36,600	36,000	37,000	39%	North Shore Collinwood
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	38%	Stockyards
Buckeye-Shaker Square	77,000	75,000	82,500	85,000	83,000	86,000	90,000	25,100	8,000	8,000	14,200	21,000	25,101	21,755	25,500	35,000	30,000	31,250	35%	Buckeye-Shaker Square
Euclid-Green	63,200	67,000	68,000	74,500	68,200	84,000	66,400	28,000	7,550	8,500	13,350	14,500	8,501	17,051	14,500	13,590	20,000	25,950	31%	Euclid-Green
Collinwood-Nottingham	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	31%	Collinwood-Nottingham
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	23,200	23,750	30%	Fairfax
Mount Pleasant	60,000	65,750	63,400	65,000	76,000	84,000	80,000	19,950	5,500	5,677	8,600	9,075	8,700	12,750	13,188	14,987	14,250	24,775	29%	Mount Pleasant
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	15,250	13,700	20,200	28%	Kinsman
Broadway-Slavic Village	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	14,800	13,000	20,350	27%	Broadway-Slavic Village
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	9,700	14,875	14,700	20,400	25%	Buckeye-Woodhill
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	14,720	15,000	14,900	20,000	25%	Union-Miles
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	12,700	16,700	22%	St.Clair-Superior
Glenville	52,000	63,000	60,750	58,000	66,500	82,000	62,000	17,000	4,000	5,500	6,500	9,000	12,000	11,000	16,000	16,700	14,288	17,500	21%	Glenville
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	20%	Hough
Cuyahoga Valley				100,000	12,999														0%	Cuyahoga Valley

Table 8. Source: NEOCANDO 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 include condominiums. Note: in some cases an unexpected low or high value could result from a small number of sales in any given year. See the tables in Appendix E for the corresponding number of sales.

Median Home Sales Price 2000 – 2017: Cuyahoga Suburbs
Orange = year with lowest median sale price. Green = peak year. Sorted by 2017 as % of Peak Year.

	MEDIAN PRICE OF ARMS LENGTH SALES																		2017 as % of peak yr	
Suburb	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	Suburb	
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	185,000	205,000	209,000	226,500	100%	Bay Village
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	189,000	183,500	206,000	234,950	100%	Broadview Heights
Chagrin Falls Towns	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	267,450	244,000	290,500	302,500	100%	Chagrin Falls Towns
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	100%	Fairview Park
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	100%	Lakewood
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	197,500	200,000	201,500	219,950	100%	Rocky River
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	203,375	208,500	222,000	229,000	100%	Westlake
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	98%	Bratenahl
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	98%	Valley View
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	200,000	227,500	240,000	233,900	97%	Brecksville
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	175,000	160,000	184,000	195,000	97%	Olmsted Towns
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	126,000	130,000	137,750	146,000	96%	North Olmsted
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	109,971	117,000	118,750	125,000	96%	Berea
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	133,000	130,000	140,000	150,000	95%	Middleburg Heights
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	175,000	180,000	180,000	180,000	95%	North Royalton
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	178,500	182,600	189,900	193,950	95%	Strongsville
Beachwood	251,000	230,000	250,800	255,000	285,000	268,500	262,250	250,000	225,000	235,000	238,750	201,250	226,000	230,000	242,500	247,000	262,500	268,500	94%	Beachwood
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	219,500	240,000	235,000	260,000	94%	Highland Heights
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	204,900	93%	Independence
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	282,500	253,500	243,250	266,500	92%	Solon
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	155,000	150,500	159,000	166,000	91%	Seven Hills
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	377,500	363,500	428,500	480,000	91%	Gates Mills
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	125,555	134,000	134,950	145,000	91%	Olmsted Falls
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	114,700	90%	Parma Heights
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	89%	Brook Park
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	120,000	125,000	120,500	132,900	88%	Mayfield Heights
University Heights	140,250	142,000	155,000	167,000	160,000	165,450	167,500	157,900	134,413	114,500	130,000	121,000	105,000	128,125	128,750	128,300	129,612	147,000	88%	University 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	361,250	375,000	380,000	407,500	87%	Pepper Pike
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	86%	Brooklyn Heights
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	85%	Parma
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	339,900	290,000	312,898	287,500	85%	Orange
Shaker Heights	182,600	190,000	200,000	210,000	215,000	215,470	200,000	199,000	145,000	134,950	170,575	175,000	166,000	167,500	187,000	176,750	192,750	181,000	84%	Shaker Heights
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	116,294	120,000	125,500	130,000	84%	Oakwood
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	193,500	190,000	210,000	205,000	83%	Mayfield Village
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	117,900	115,000	119,900	126,000	83%	Lyndhurst
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	77%	Cuyahoga Heights
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	76%	Brooklyn
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	115,000	113,000	117,500	132,000	75%	Richmond Heights
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	250,000	370,000	409,000	367,450	75%	Moreland Hills

	MEDIAN PRICE OF ARMS LENGTH SALES																	2017 as % of peak yr	
Suburb	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	Suburb
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	253,260	230,000	309,325	237,800	69% 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	160,000	69% Walton Hills
Cleveland Heights	120,000	121,000	123,250	134,200	139,000	146,000	144,000	125,000	60,000	55,000	82,950	76,425	66,000	75,000	87,675	80,250	96,375	100,000	68% Cleveland Heights
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	68% Bedford Heights
South Euclid	107,000	109,300	115,000	118,750	124,000	128,250	126,500	114,900	70,000	80,000	79,950	56,250	55,000	59,000	67,500	70,000	77,100	85,000	66% South Euclid
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	759,900	1,486,000	1,275,000	1,085,000	62% Hunting Valley
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	62,000	65,000	71,425	61% Bedford
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	55% Euclid
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	595,000	372,000	52% Bentleyville
Warrensville Heights	75,950	79,900	72,900	74,900	86,000	90,000	84,900	57,500	20,750	20,000	26,000	29,250	24,800	34,900	33,350	25,500	32,000	46,000	51% Warrensville Heights
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	39,000	40,000	46,500	54,050	51% Garfield Heights
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	49,500	28,750	44,500	40,000	46% Newburgh Heights
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	34,530	35,000	37,150	42,000	42% Maple Heights
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	37% Woodmere
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	37% Highland Hills
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	32% Linndale
East Cleveland	62,000	59,000	56,000	66,575	75,000	79,000	59,050	11,500	2,500	3,000	5,000	6,500		10,625	8,250	7,939	12,000	11,500	21% East Cleveland
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	83,000	23,500	15% North Randall

Table 9. Source: NEOCANDO 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 include condominiums. Note: in some cases an unexpected low or high value could result from a small number of sales in any given year. See the tables in Appendix E for the corresponding number of sales.

Median Home Sales Price 2000 – 2017: Cuyahoga Regions
Orange = year with lowest median sale price. Green = peak year. Sorted by 2017 as % of Peak Year.

	MEDIAN PRICE OF ARMS LENGTH SALES																		2017 as % of peak yr	
Region	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17		Region
Outer Suburb	153,000	157,000	158,000	165,000	169,950	175,000	173,000	170,000	155,000	145,000	155,000	142,000	142,500	148,000	152,850	155,000	160,000	167,500	96%	Outer Suburb
West Inner Suburb	118,400	121,000	124,500	128,000	130,000	133,000	130,000	126,900	114,250	107,500	106,950	94,000	94,500	100,000	105,000	110,000	119,900	125,000	94%	West Inner Sub
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	86,000	85,500	95,900	100,825	85%	Cuyahoga
West Side of Cleve	73,000	78,000	81,000	83,000	85,700	89,000	85,000	65,000	35,000	38,000	37,500	32,900	33,500	35,000	40,500	45,000	52,100	60,000	67%	West Side of Cl
East Inner Suburb	94,900	98,000	100,000	106,150	108,900	115,700	114,000	97,500	42,000	41,000	54,900	45,000	43,300	47,000	52,900	52,900	60,000	69,000	60%	East Inner Subu
Cleveland	65,500	70,000	73,700	75,000	79,000	84,900	79,900	36,050	9,900	13,000	19,400	21,400	22,000	24,000	26,050	28,300	30,000	37,000	44%	Cleveland
East Side of Cleve	59,900	62,000	63,900	66,000	71,000	80,000	72,050	20,000	5,817	6,700	10,500	13,000	13,550	16,150	17,500	18,500	18,000	24,479	31%	East Side of Cle
Unknown Cuy Region	89,000	91,500	99,000	102,200	113,000	110,000	110,000	106,000	86,900	83,245	82,000	60,000	70,000	72,250	85,500	82,500	90,500	108,000	96%	Unknown Cuy R

Table 10 Source: NEOCANDO 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 include condominiums. Note: in some cases an unexpected low or high value could result from a small number of sales in any given year. See the tables in Appendix E for the corresponding number of sales.

“Unknown Cuyahoga Region”: A small number of sales, approximately 100 to 300 in each year, are on properties that do not have a geographic identifier recognized by the NEOCANDO data system. These are not included in the neighborhood, suburb or sub-region counts and median values. They are included in the Cuyahoga counts and median values.

Notwithstanding the above noted increase in Central, housing market recovery in Cleveland neighborhoods stands in stark contrast to recovery in the suburbs. By 2017, 39 of 57 suburbs had recovered 70% or more of their prior peak median home sale price. Only 8 of 34 Cleveland neighborhoods had recovered this much value by 2017.

There is one overarching positive trend, apparent in Figure 20 below - median sale prices have continued to increase in the past several years in all regions of the county, including a noticeable uptick in median price on the East Side of Cleveland between 2016 and 2017.

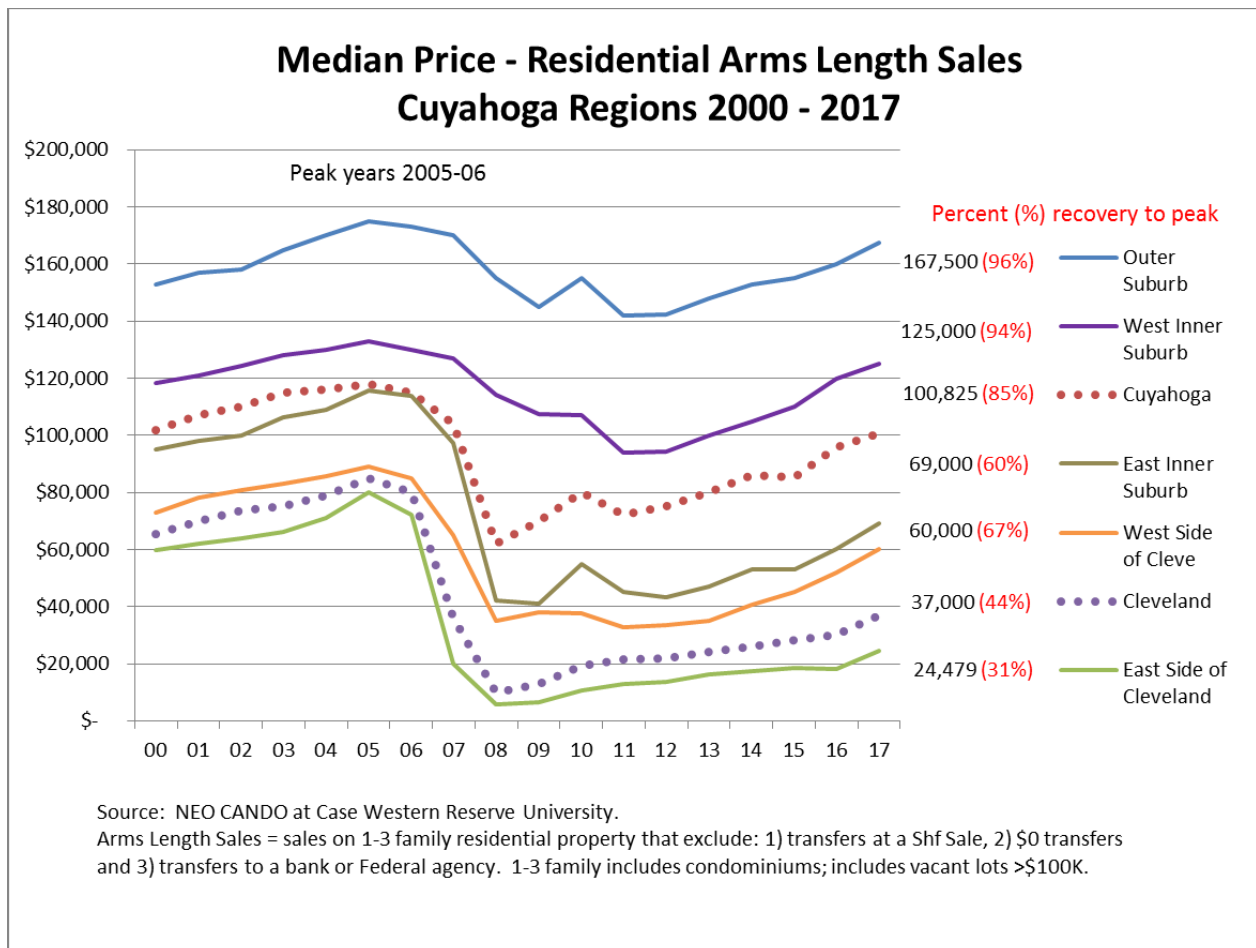


Figure 20

Regional disparities, however, are still very significant. At their peak in 2005 the median home sale prices for Cuyahoga County (\$118,000) and Cleveland City (\$84,588) were only about \$33,000 apart. As of 2017 that disparity had widened to \$63,825, with Cuyahoga at \$100,825 and Cleveland at only \$37,000.

Similarly, in 2005 the peak median home sale prices for the Outer Suburbs (\$175,000) and the East Inner Suburbs (\$115,700) were \$59,000 apart. As of 2017 the disparity has grown to \$98,500, with the Outer Suburbs at \$167,500 and the East Inner Suburbs at \$69,000. (However, this is a slightly smaller disparity than the \$103,500 difference seen two years ago). Both the Outer Suburbs and the West Inner Suburbs have recovered more than 94% of their peak median price and more than 100% of their 2000 median price. At least with respect to housing price, the foreclosure crisis is over in the Outer Suburbs and the

West Inner Suburbs. The East Inner Suburbs and both the East and West Side of Cleveland experienced a far greater drop in median home sale price after 2005, and have recovered far less. As of 2017 the median home sale price in the East Side of Cleveland, at \$24,479, was still only 31% of the peak price in 2005 (\$80,000) and only 41% of the peak price in 2000 (\$59,900).

While Figure 20 above demonstrates that the 5 sub-regions of the county have different levels of housing recovery, there are also variances within sub-regions as shown by Figures 21 and 22 below. For example, within two of the county's sub-regions, the East Inner Suburbs and the West Side of Cleveland, significant disparities in median home price can be found. While the general trend is consistent, with a peak in 2004-06 followed by a dramatic drop, then followed by some measure of recovery, the amount of the drop and recovery varies significantly. At the low end of the East Inner Suburbs, East Cleveland's median home sale trend looks similar to the hardest hit East Side neighborhoods of Cleveland. At the other end is Shaker Heights which has recovered 99% of its 2000 median price and 84% of its peak price in 2005. University Heights has recovered 105% of its 2000 median price and 88% of its peak price in 2006. University Heights has recovered 105% of its 2000 median price and 88% of its peak price in 2006.

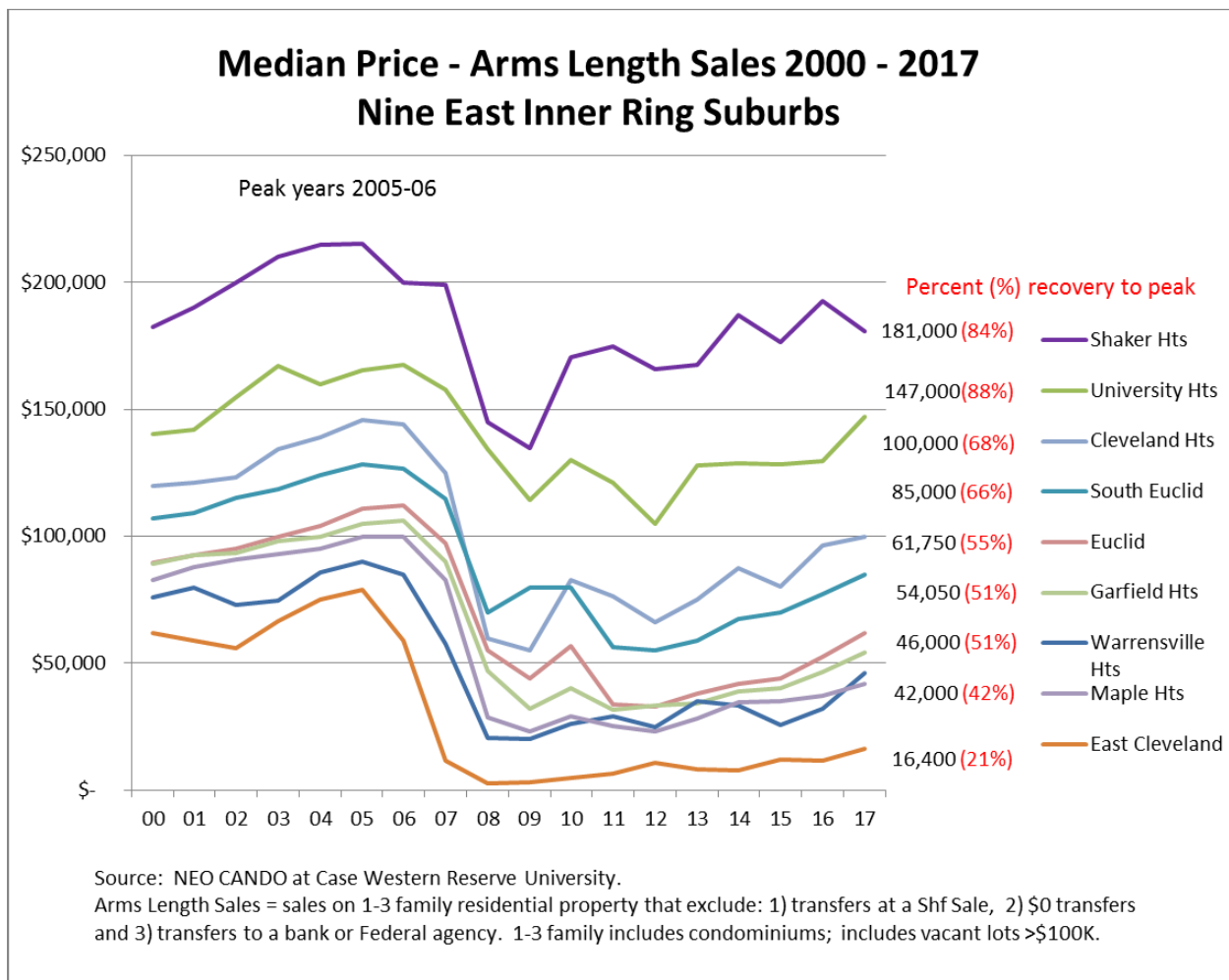


Figure 21

Six of the most rapidly escalating housing markets in Cuyahoga County are in the West Side of Cleveland: Ohio City, Tremont, Kamms, Edgewater, Detroit Shoreway and Old Brooklyn (Figure 22 below). Two of

these neighborhoods, Tremont and Detroit Shoreway, are at their highest point in the past 18 years. Ohio City, with the highest median price in this group, is close at 98%.

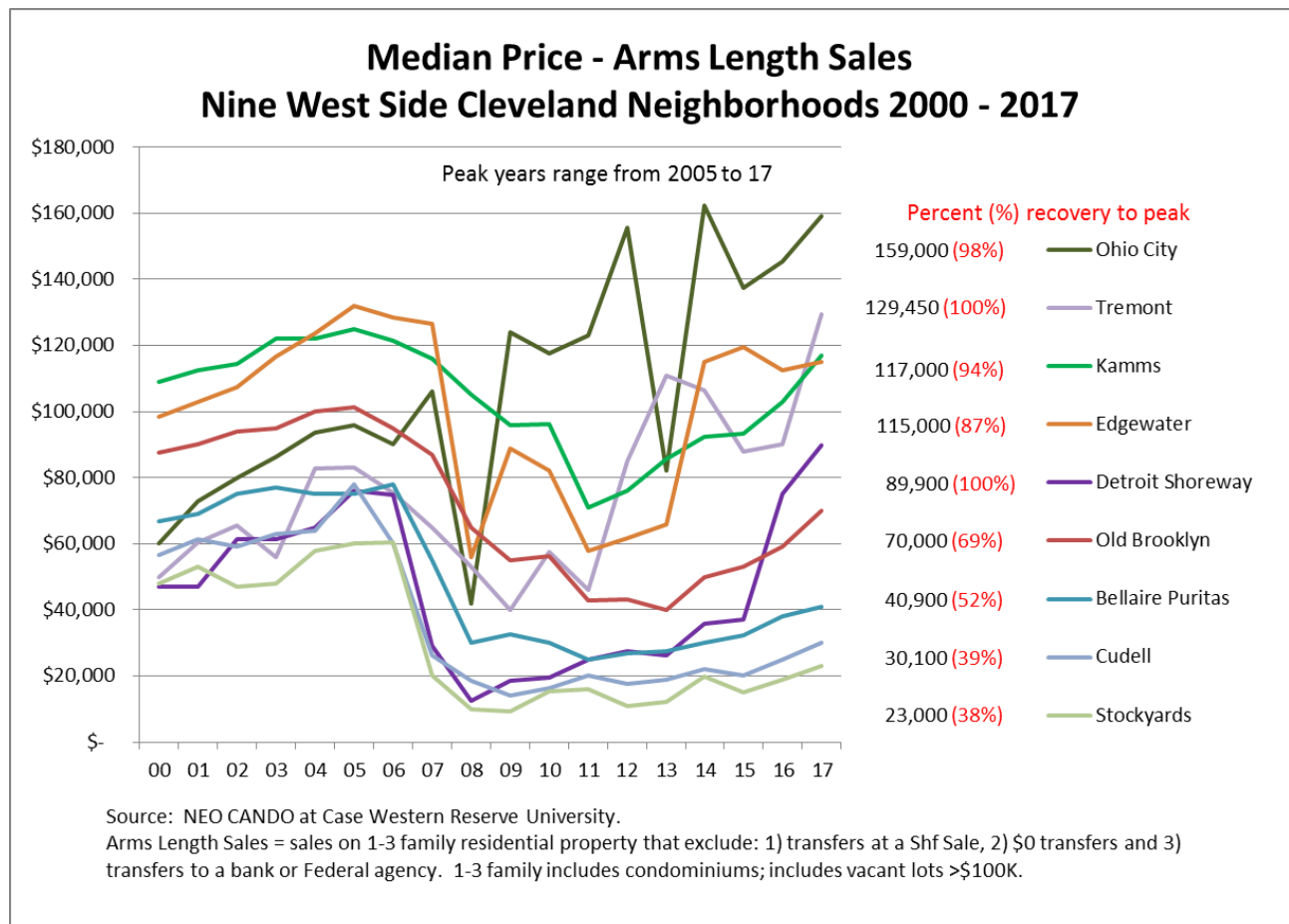


Figure 22

A look at sample neighborhoods on the West Side of Cleveland also reveals significant differences (Figure 22 above). In 2000, two of the strongest neighborhoods were Old Brooklyn and Kamms, with median prices of \$87,500 and \$109,000. Their trends followed a similar path through their peak in 2005 and their low point in 2011, but after that their trends diverge with Kamms recovering more (94% of peak) in the past few years and Old Brooklyn less (69% of peak). Six West Side neighborhoods began this 18 year period grouped together in the \$50,000 to \$70,000 range: Ohio City, Tremont, Detroit Shoreway, Bellaire Puritas, Cudell and Stockyards. Three of these neighborhoods – Ohio City, Tremont and Detroit-Shoreway – have now experienced significant recovery and the 2017 median price for each is more than double their 2000 price. The median prices in Cudell and Stockyards have experienced very little recovery with median prices remaining low at \$30,100 and \$23,000.

As noted earlier the East Side of Cleveland (along with the suburb of East Cleveland) has experienced the greatest concentration of foreclosure, housing vacancy and blight in Cuyahoga County. The substantial impact of this devastation can be seen in the dramatic drop in median home sale prices over the past 17 years (Figure 23 below). In the span of just two years median prices for Glenville, Broadway-Slavic Village, Mount Pleasant and Union-Miles went from \$75,000-80,000 down to \$5,000 or less. On the positive side, the dramatic decline in median price in the East Side of Cleveland appears to have stopped and most neighborhoods are on a gradual upward trend, but their 2017 median prices are still far below

both their prior peak price and their 2000 levels. One temporary exception to the East Side trend was the Fairfax neighborhood, where median prices spiked dramatically to \$38,400 between 2013 and 2015 but have fallen back in line with other hard-hit East Side neighborhoods. In 2012, the Fairfax boundary was expanded one block north to Chester Avenue to include new townhomes that for a brief period sold for \$150,000 to \$200,000. However, by 2017 the median sale price of homes in Fairfax fell back to \$23,750, suggesting the sale of those homes in that brief period did not have an impact on the balance of home sales in the Fairfax housing market. It is worth noting that Fairfax is one of a handful of neighborhoods on the border of University Circle which is one of the hottest real estate markets in Cleveland with a 2017 median sale price of \$232,000. The Fairfax neighborhood's immediate proximity to Cleveland Clinic could ultimately lead to increased interest in housing there.

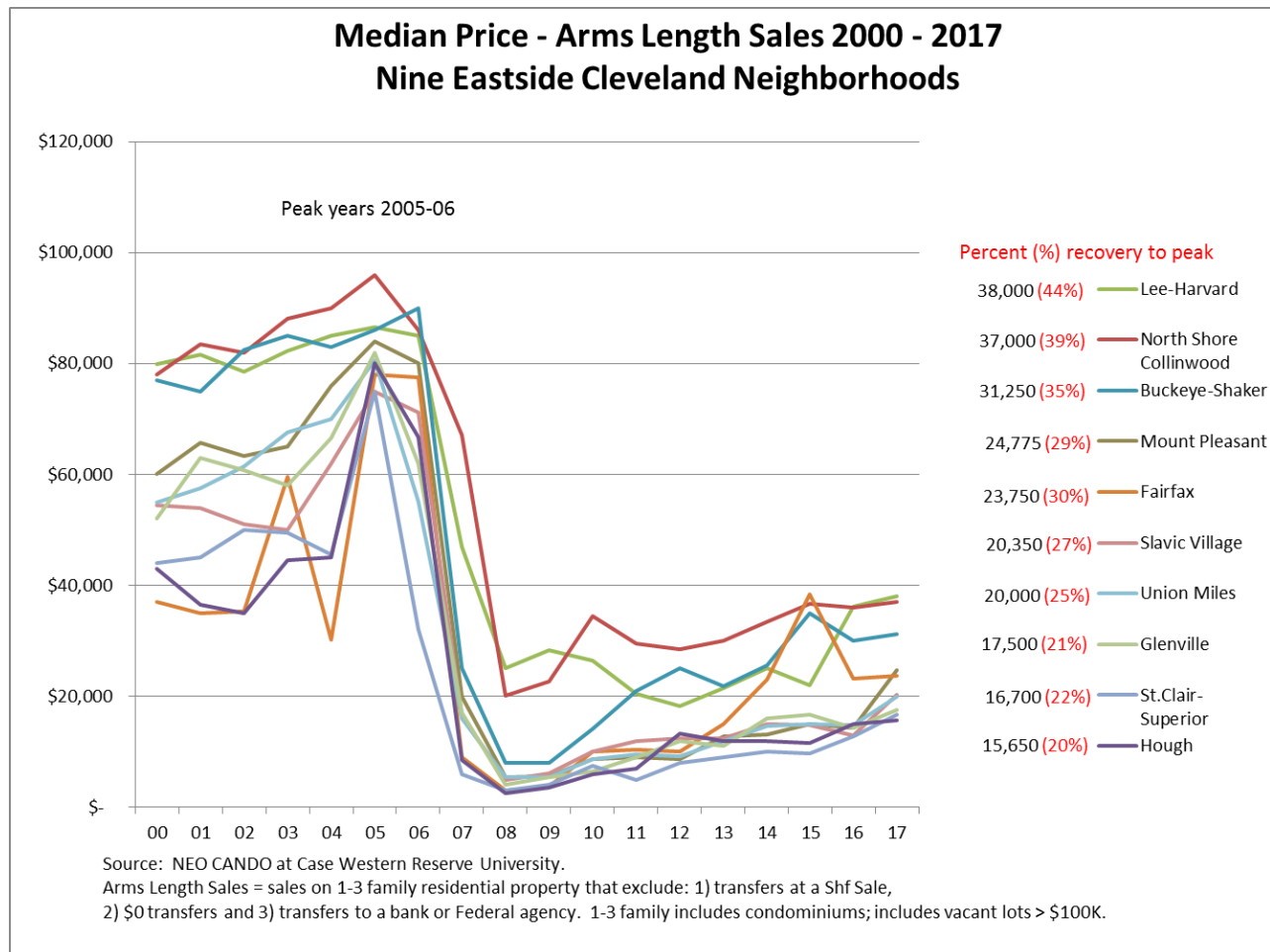


Figure 23

B. Impact of Housing Distress and Blight On Home Price Trends

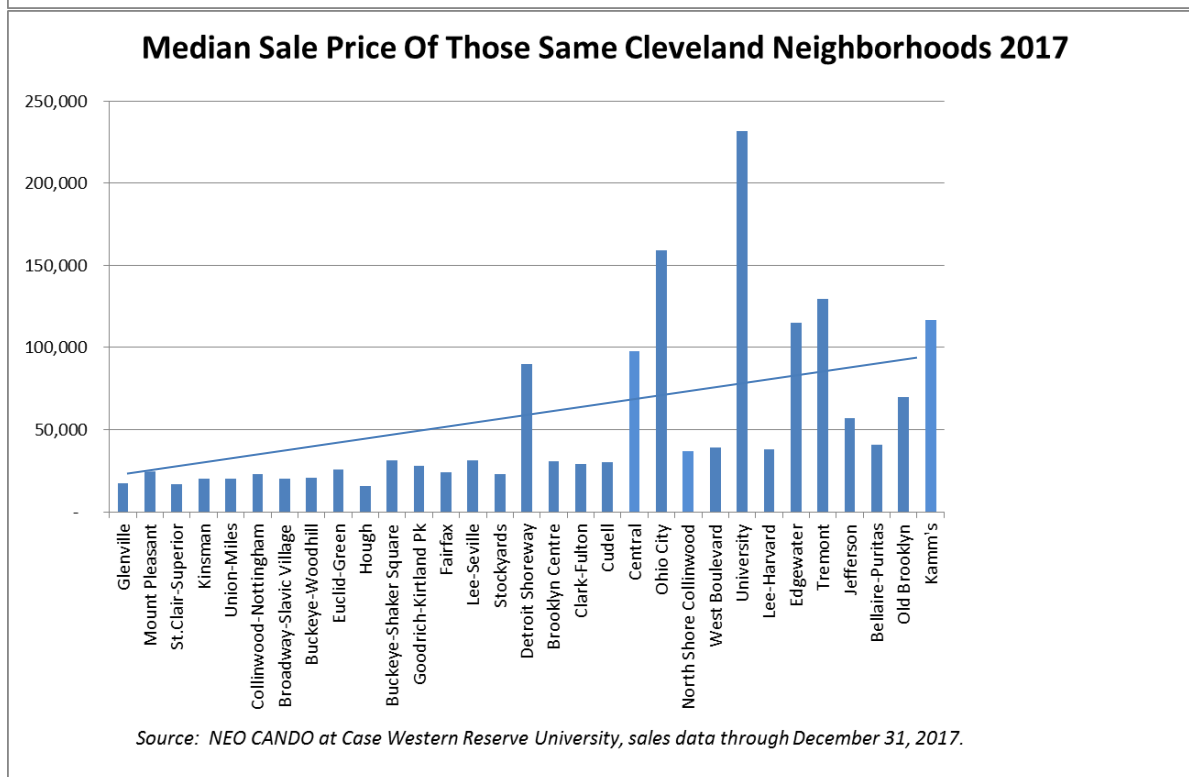
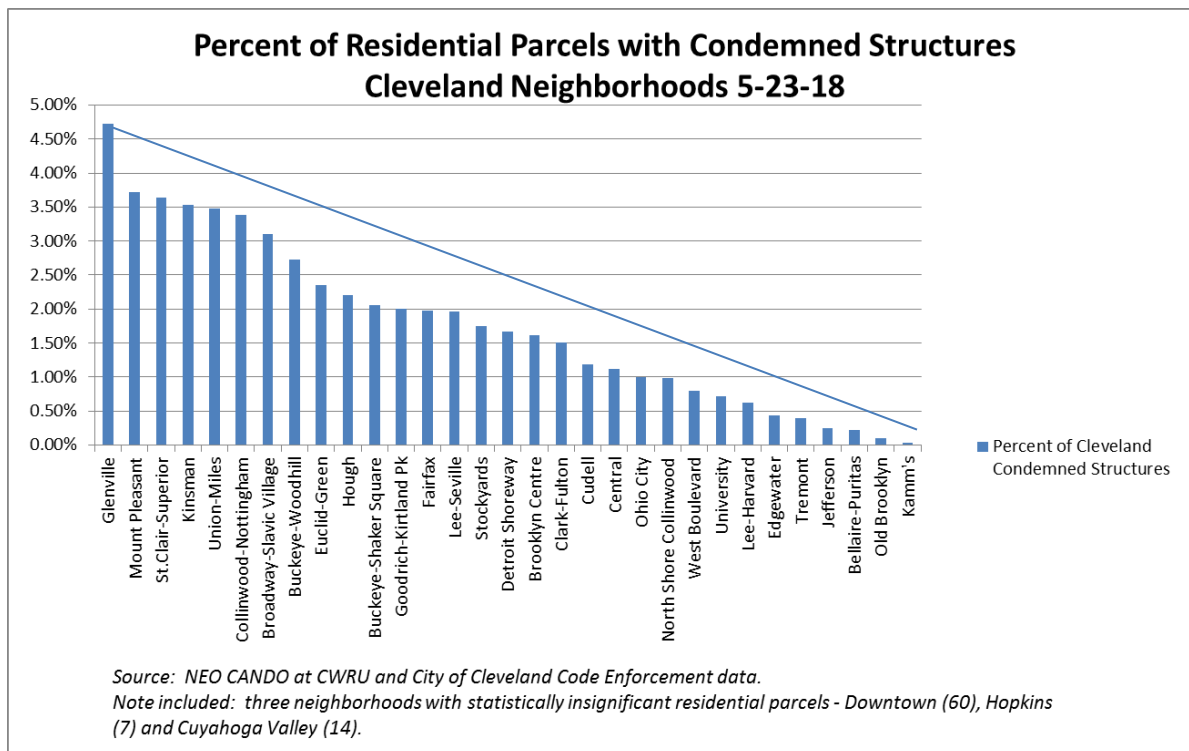
As demonstrated by the charts above, the East and West Sides of Cleveland have very different median home sale price experiences as they emerge from the foreclosure crisis. It may be tempting for some to attribute this stark difference to an historic racial imbalance, the West side being predominantly White and the East Side predominantly African American. The data tells a different story.

In 2005, the median home sale price on the West Side was \$89,000 while the median on the East Side was only slightly less, \$80,000. The difference was not that great, although the racial imbalance was significant, as noted in Table 11 below. What was different was the level of mortgage foreclosure from subprime lending in these two regions. The East Side of Cleveland experienced 4,359 mortgage foreclosures in the peak year of 2007, while the West Side experienced only 1,885. By 2015, the difference in foreclosure activity could be seen in the respective abandonment and blight in these two regions, with the East Side of Cleveland having 4,678 homes requiring demolition, while the West Side had only 568. Finally, in 2017, we see that the two regions, once having similar median home sale prices, are now very different: the West Side has recovered 67% of its lost value while the East Side has only recovered 31%. Since racial composition has remained relatively the same before and after this period, race was not a cause of the disparity in blight and home value. But race is certainly a factor in the outcome: **African American homeowners in the East Side of Cleveland have suffered a far greater – and tragic – loss of equity and value than White homeowners on the West Side.**

Impact of Foreclosure and Blight on Sale Price East Side and West Side of Cleveland							
Region	Percent African American Population in 2000	Median Sale Price in 2005	Peak Foreclosure Filings (2007)	Properties rated "Demo" in 2015	Median Sale Price in 2017	Percent Market Recovery in 2017	Percent African American Population in 2012
Cleveland West Side	12%	\$89,000	1,885	568	\$60,000	67%	19%
Cleveland East Side	78%	\$80,000	4,359	4,678	\$24,479	31%	81%
				5,246			
US Census, Sale Price and Foreclosure Filings from NEO CANDOR at Case Western Reserve University.							
Demo rating from Cleveland property survey, Western Reserve Land Conservancy, 2015.							

Table 11

Condemnation data from the City of Cleveland also provides an opportunity to consider the relationship between blight and median home sale prices. The charts on the following page compare neighborhood condemnation rates (Figure 24) with neighborhood price trends (Figure 25). In the top chart, neighborhoods are ranked left to right according to the concentration of condemned residential structures – the percent of residential parcels that have a condemned structure, as of May 2018. In the bottom chart the neighborhoods are shown in the same left to right order, with their 2017 median home sale price. The trend for home sale price (bottom half) is not as steep as the trend for condemnation (top half), but lower median sale prices do tend to be in the neighborhoods with highest concentration of condemnation, and higher median sale prices tend to be in the neighborhoods with lowest concentration of condemnation.



Figures 24 and 25

C. Volume of Arms-Length Sales

In addition to median price another important indicator of housing market health and recovery is the **number** of arms-length home sales. As noted earlier in this report, arms-length sales are traditional sales between a buyer and a seller, in contrast to sales taking place at a foreclosure auction and other post-foreclosure sales to banks and government agencies. As Figure 26 below indicates, the number of these relatively normal sales began to decline as foreclosures were reaching their peak. With the exception of a brief upward spike around 2008 in the East Side of Cleveland (which also shows up in the Cleveland trend line) and the East Inner Suburbs, the number of arms-length sales in all sub-regions of the county dropped significantly and reached bottom between 2010 and 2011. It is a positive sign that this more normal sale activity has been increasing for the past 5 years. However, as will be discussed in the next section of this report, a significant number of these arms-length sales may involve investors rather than homeowners, as traditional home buyers find it difficult to access home purchase mortgages in the lower priced communities.

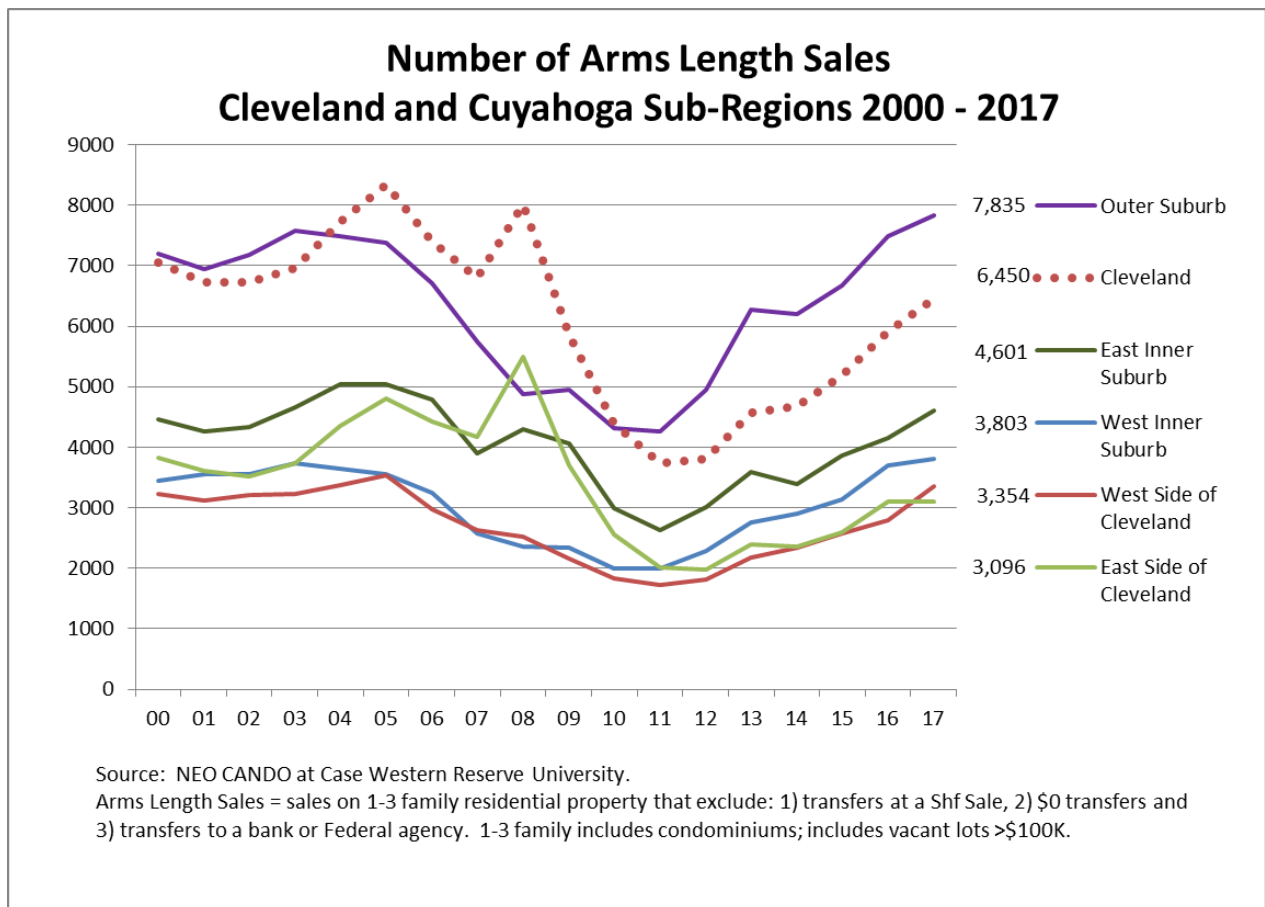


Figure 26

Tables containing the number of sales for each year in each neighborhood and suburb can be found in Appendix E.

PART 5 - HOME MORTGAGE LENDING

This report began with a discussion of irresponsible home mortgage lending that led to high rates of foreclosure and abandonment, which ultimately undermined a significant portion of the Cuyahoga housing market. Access to home mortgage credit, for home purchase and home repair, is crucial to maintaining a healthy housing market. Lending can either be done responsibly or irresponsibly. When Congress passed the Community Reinvestment Act (CRA) in 1977 it required lenders to reverse discriminatory practices and meet the credit needs of underserved communities. But Congress also mandated that lenders do so by employing “safe and sound” loan underwriting. Throughout the 1980s and most of the 1990s urban communities experienced an increase in homeownership based on safe and sound loans that had low rates of default. Then, between 1995 and 2000 a segment of the lending industry began to see opportunities to maximize profit in urban communities by aggressively selling **sub-prime** and **predatory** loans and doing so in ways which were no longer “safe and sound.” The result of this ill-advised practice, which eventually became wide-spread in the lending industry, was a monumental foreclosure and economic crisis which led to a housing market collapse in many parts of Cuyahoga County.

This report has documented that many distressed communities are beginning to recover, but still face challenges. One of those challenges, particularly for communities struggling to recover, is gaining access to loans for home purchase or home repair. As much as irresponsible lending was the fuel that drove the collapse of some Cuyahoga housing markets, access to responsible lending is essential to drive the recovery of those markets. This report has demonstrated that the median home sale price in some East Side Cleveland neighborhoods and some East Inner Suburbs has fallen below \$50,000. Realtors and housing advocates have both reported anecdotal stories of credit-worthy homebuyers unable to obtain a mortgage loan for a home purchase below \$50,000. Lenders have stated those loans “are not profitable.”²⁴ It is worth noting that lenders are not claiming that a \$40,000 home purchase loan is unsafe or unsound – only that it is less profitable.

Lending data used in this report

In addition to passing the Community Reinvestment Act (CRA) in 1977, Congress also passed the Home Mortgage Disclosure Act (HMDA) in 1974 which requires lenders to disclose their lending data. The data is submitted to the Federal Financial Institutions Examination Council (FFIEC) every March for the prior calendar year, and made publicly available in the following November. For example, 2016 HMDA data was submitted to the FFIEC in March of 2017 and became available for review in November 2017. The data for this report is 2016 data for Cuyahoga County which was acquired and made available through the NEOCANDO data system at CWRU.

A. Home Purchase Loans

Table 12 below shows the aggregate mortgage dollars applied for and loaned in the five Cuyahoga regions. In the Outer Suburbs significantly more dollars were applied for (\$3,516,134,000) and received (\$2,286,957,000) than in the other regions. This is likely due to the Outer Suburbs having nearly double the number of residential parcels than the other regions, and the higher value of homes in the Outer

²⁴ Comments observed at the October 27, 2017 “Ohio Fair Lending Conference” and at a May 2, 2018 forum co-sponsored by the Akron Cleveland Association of Realtors and the Greater Cleveland Reinvestment Coalition.

Suburbs. But Table 12 also shows the **percent** of dollars loaned to dollars applied for, which allows for a more revealing comparison. The percent of loan dollars received in the East Side of Cleveland is significantly lower (37%) than in the other four regions.

2016 Home Mortgage Dollars By Cuyahoga Region			
Cuyahoga region	Dollars Applied For (000's)	Dollars Loaned (000's)	Percent of Dollars Loaned
Outer Suburb	3,516,134	2,286,957	65%
West Inner Suburb	1,025,187	693,253	68%
East Inner Suburb	813,250	499,130	61%
West Side of Cleveland	462,625	275,830	60%
East Side of Cleveland	266,367	98,556	37%
Total	6,083,563	3,853,726	63%

Source: NEO CANDO at Case Western Reserve University.
Includes all loan types: Home Purchase, Rehab and Refinancing.
Excludes loans purchased from another lender that originated the loan.

Table 12

Figure 27 below shows the same data in a more graphical depiction.

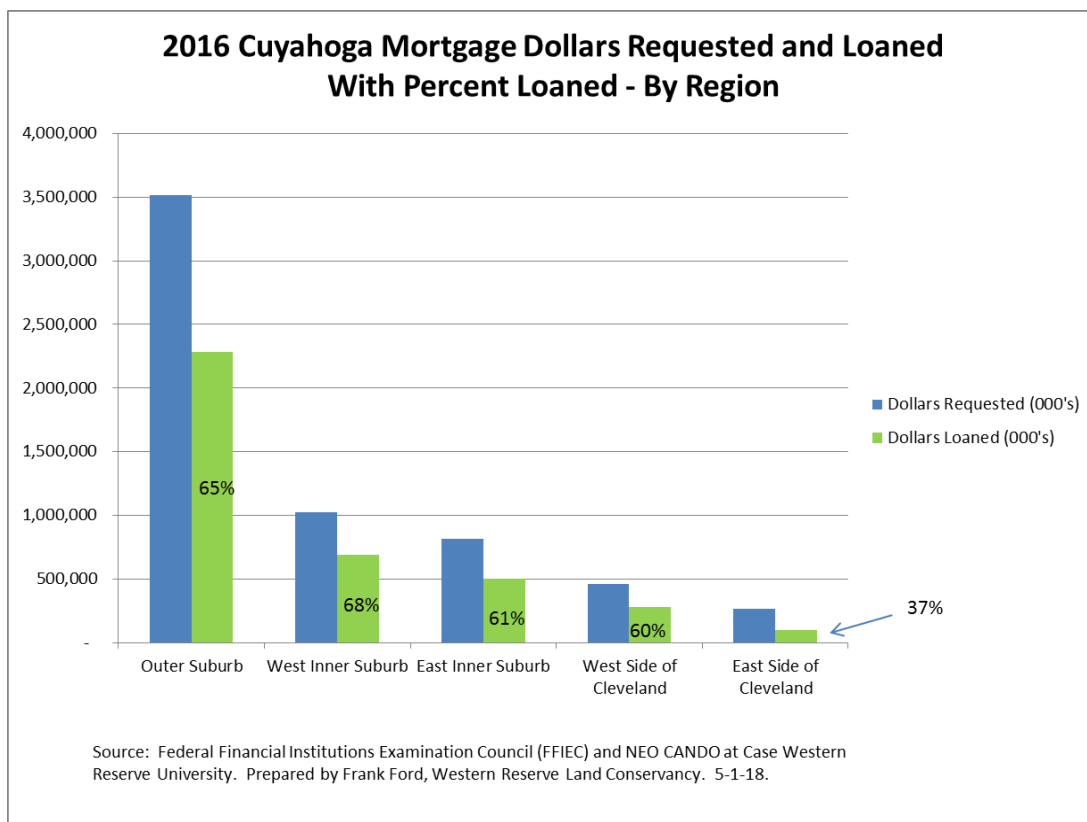


Figure 27

There is one other explanation often put forward for why a neighborhood or region received less dollars and loans: there simply weren't that many loans applied for, or there were fewer home sales taking place. Table 13 below breaks down by region the number of home sales, loan applications and loans made for 2016. It also shows the percent of home sales that were associated with a loan.²⁵ It allows a comparison between the number of home sales in 2016 to the number of home mortgage loan applications and loans made in 2016.

2016 Cuyahoga Home Sales and Home Purchase Loans					
Region	1-3 Family Arms Length Sales	1-4 Family Home Purchase Loan Applications	Loan Applications as a Percent of Sales	1-4 Family Loans Made	Percent of Sales With Loan Made
Outer Suburb	7835	7981	102%	6295	80%
West Inner Suburb	3803	3656	96%	2928	77%
West Side of Cleveland	3354	1819	54%	1356	40%
East Inner Suburb	4601	2833	62%	2018	44%
East Side of Cleveland	3096	542	18%	357	12%
Totals	22689	16831		12954	

Source: Federal Financial Institutions Examination Council (FFIEC) and NEO CANDO at Case Western Reserve University.

Home purchase only, excludes applications for home improvement and refinancing

Excludes loans purchased from another lender that originated the loan.

Excludes loan applications for multifamily and manufactured homes

Arms length sales exclude shf sales, transfers to financial inst. and gov't agencies, \$0 transfers.

1-2 family transfers have historically been 99.5% of all transfers; 3-4 family have been statistically insignificant.

Table 13

The low median home sale prices cited earlier in this report should present an opportunity for homebuyers. But in the East Side of Cleveland, where there were 3,096 home sales, there were only 542 home purchase loan applications submitted and only 357 loans made. Only 12% of the sales had a mortgage loan associated with them. The highest ratio of loans to sales was in the Outer Suburbs and the West Inner suburbs. Both the West Side of Cleveland and the East Inner Suburbs also had low loans to sale ratios, but fared better than the East Side of Cleveland.

This is particularly troubling for an East Side of Cleveland housing market struggling to recover. Data can help surface discrepancies such as this, but cannot always provide an explanation. This issue has been the subject of several recent community dialogues between lenders, realtors, and housing advocates. Here are some anecdotal comments noted during a meeting between housing advocates, realtors, realists, and local bank loan officers on May 2, 2018.

²⁵ Two databases were used. The sales data consisted of 1-3 family homes and the loan data consisted of 1-4 family homes. While they are different, the difference is statistically insignificant: The overwhelming majority (99.5%) of all transfers of property in Cuyahoga County is on 1-2 family homes.

“It seems like lenders don’t want to make loans below \$50,000 – for the same amount of work they can make more profit from a \$200,000 loan.”

“I’ve lost many deals because my client couldn’t get a loan – I just assume these are cash markets now.”

“Low price neighborhoods are being taken over by investors – they’ll either pay cash, or borrow from a private hard-money lender; homebuyers can’t compete with that.”

The data shows there were plenty of sales taking place in the East Side of Cleveland in 2016, but very few mortgage loans associated with them. There are three possible factors at work, all of which may be inter-related.

- Lenders unwilling to make loans on home sales below \$50,000 because they are less profitable than loans on home sales at \$200,000 and higher.
- Decades of lending discrimination, well documented over the years, could have a chilling effect on borrowers – “why apply when I’ve been turned down so many times”.
- An increase in both local and out of state investors who are willing to pay cash to turn these low cost properties into rental investments.

Figure 28 below provides a graphical depiction of the data presented above in Table 13. As one can see, the number of 1-3 family home sales in the East Side of Cleveland was comparable to the volume of sales in all other regions except for the Outer Suburbs.

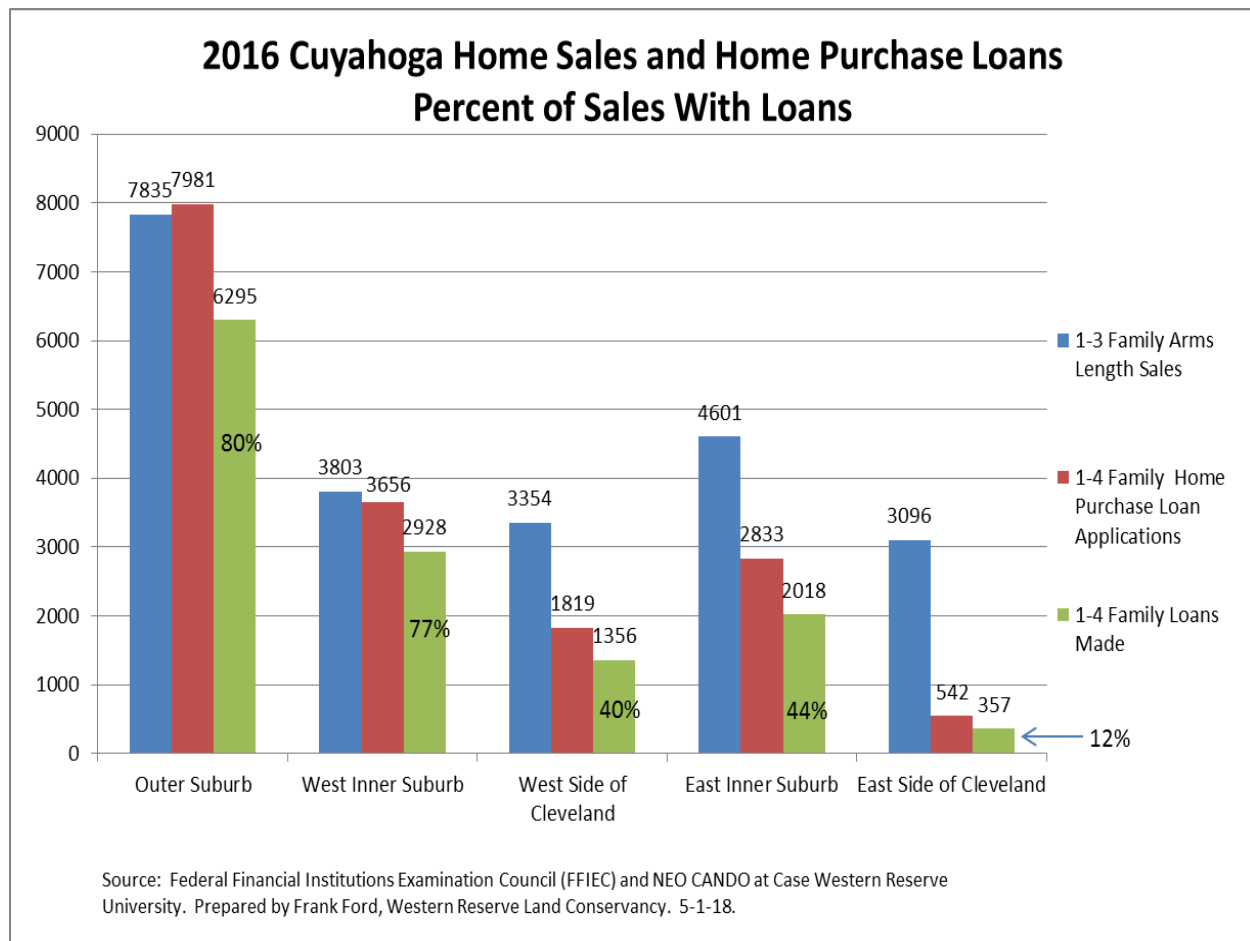


Figure 28

Table 14 on the following page shows the experience of the top 30 lenders who received applications for a home purchase loan at \$50,000 or less. The table shows the applications, the action the bank took, and the percent of applications that resulted in a loan being made. The table is sorted by the volume of loans made in the first column.

2016 Home Purchase Loan Applications In Cuyahoga County Top 30 Lenders Making Loans \$50,000 or Less Sorted By Loans Made							
Bank	Loans Made	Approved but not accepted by borrower	Rejected	Withdrawn	File closed incomplete	All Applications	Percent Loans Made From All Apps
First Federal Lakewood	89	3	6	8	3	109	82%
Huntington	74		22	2	1	99	75%
Quicken Loans	47		18			65	72%
Third Federal S&L	44	2	4	3		53	83%
PNC Bank	43	1	15	2	1	62	69%
Howard Hanna	42	2		8		52	81%
Fifth Third	38	11	13	9	3	74	51%
Dollar Bank	34		3	8	4	49	69%
Citizens Bank	26		13	6	2	47	55%
Wells Fargo	22		16	5	2	45	49%
New York Community Bank	19	1				20	95%
US Bank	17		13	5	1	36	47%
First National Bank PA	15		2	2	2	21	71%
Union Home Mortgage	14		1	1	2	18	78%
American Midwest Mortgage	13		1	4	1	19	68%
Key Bank	11		9	6	3	29	38%
Talmer Bank	10	1	1	1		13	77%
Crosscountry Mortgage	8	2	2	2		14	57%
American Eagle Mortgage	8		1	1		10	80%
Nations Lending	7		1	2	1	11	64%
NFCU	6		6	3		15	40%
Chase Bank	6		2	3	2	13	46%
PrimeLending	6	2	4			12	50%
Citibank	6				1	7	86%
Century Federal Credit Union	5		7			12	42%
Bank of America	4		3	4		11	36%
Plaza Home Mortgage	4		6	1		11	36%
Mid America Mortgage	4					4	100%
First Merit Bank	3	1	5	2	1	12	25%
BBMC Mortgage	3		1	1		5	60%

Source: Federal Financial Institutions Examination Council (FFIEC) and NEO CANDO at Case Western Reserve University.

Applications for home purchase loans on 1-4 family (in Cuyahoga 99% of all home sales are 1-2 family).

Excludes loans purchased from another bank.

Table 14

The data above reveals there are banks willing to make home purchase loans at or below \$50,000, and some have fairly high approval rates of 70% and higher: First Federal of Lakewood (82%), Huntington (75%), Quicken Loans (72%), Third Federal (83%), and Howard Hanna (81%). Other major lenders have lower approval rates: Wells Fargo (49%), Fifth Third (51%), Key Bank (38%), and US Bank (47%).

While home prices are still struggling to recover in some neighborhoods and suburbs, it is essential that lenders consider how to meet these credit needs:

- Do they have a corporate policy goal of meeting this need that is clearly communicated to all bank personnel?
- Is loan officer compensation based solely on the dollar volume of the loan?
- Could there be incentives for loan officers to meet credit needs in lower-priced markets?
- If the bank has a policy or program to meet this need, or has identified specific loan officers who will meet the need, what steps is the bank taking to insure those benefits are communicated and marketed to home buyers, realtors, realtists and other housing professionals?

B. Home Improvement Loans

In 2015 the Land Conservancy conducted a door-to-door property survey of all structures in the City of Cleveland. There were approximately 90,000 residential homes rated A or B: these were believed to require little or no repair. The remaining homes, a little more than 1 in 10 structures in the city, had some level of visible disrepair undermining the value of homes around them. Among those, the homes rated D or F were presumed to either require demolition, or substantial renovation – beyond the scope of work envisioned by a typical home repair loan. There were 17,505 homes rated C; these would likely comprise the greatest demand for home repair loans.

However, as noted below in Table 15, the C-rated properties were not distributed equally throughout Cleveland. A far greater proportion of them were located in the East Side of Cleveland.

Cleveland Property Inventory (2015)	
17,505 C-Rated Residential Parcels	
Eastside	Westside
12,733	4,772
72.7%	27.3%

Source: Western Reserve Land Conservancy Survey, 2015.

Table 15

A review of Home Mortgage Disclosure Act (HMDA) data for 2016 suggests that home improvement loans have also not been accessed equally across Cuyahoga County. Figure 29 below demonstrates that residents in the East Side of Cleveland, where the Land Conservancy survey documented that home repair needs are greatest, have the least access to home improvement loans, followed by the East Inner Suburbs.

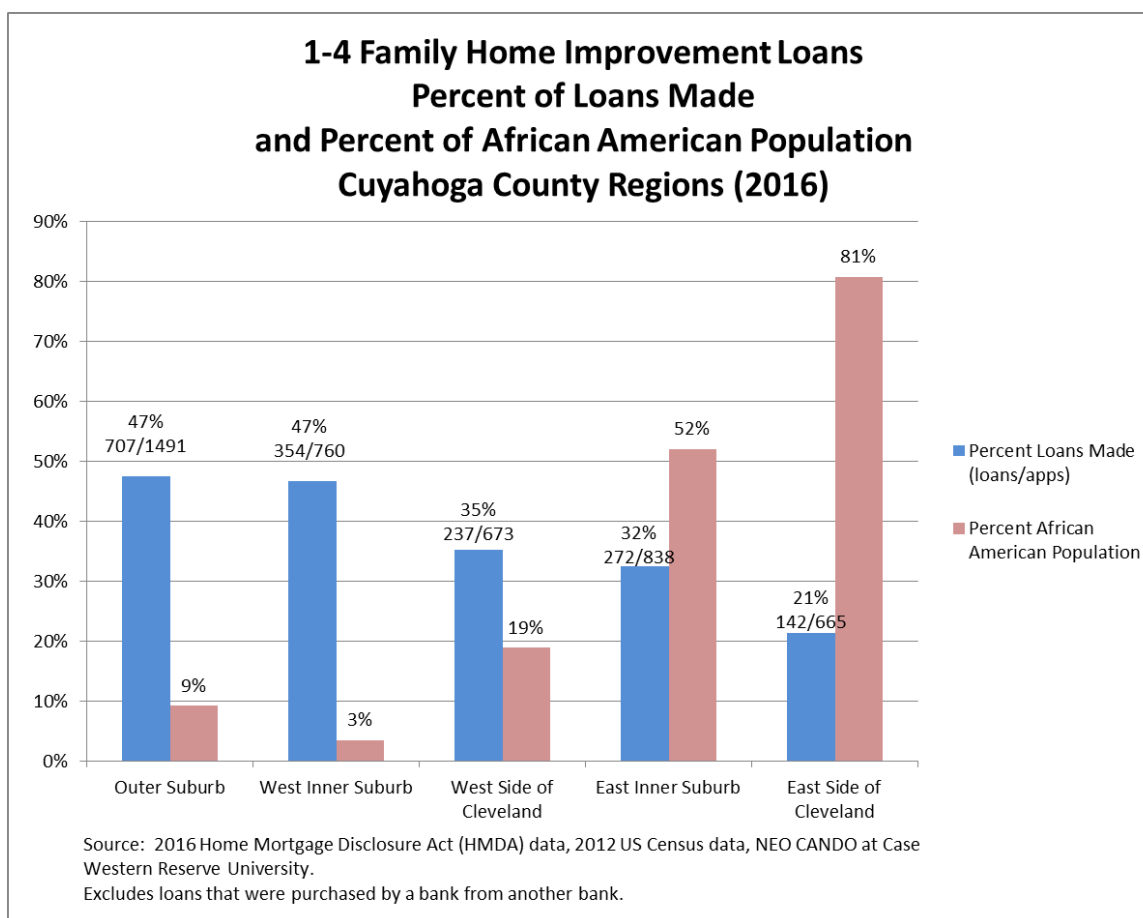


Figure 29

Most striking is the disparity of access to home improvement loans by race. The two regions with the least access are the East Side of Cleveland and the East Inner Suburbs, where more than 50% of the population is African American. Across all five regions of the Cuyahoga County, access to home improvement loans decreases as percent of African American population increases. Table 16 below provides a detailed breakdown of the data represented by Figure 29.

1-4 Family Home Improvement Loans Percent of Loans Made and Percent of African American Population Cuyahoga Regions (2016)									
Cuyahoga Region	Loans Made - Originated	Approved but not accepted by borrower	Denied	Withdrawn	File Closed incomplete	Total Applications	Percent Loans Made	Percent African American Population	2016 Median Home Sale Price
Outer Suburb	707	36	573	100	75	1491	47%	9%	\$ 163,000
West Inner Suburb	354	17	324	42	23	760	47%	3%	\$ 119,900
West Side of Cleveland	237	15	363	25	33	673	35%	19%	\$ 52,000
East Inner Suburb	272	20	478	33	35	838	32%	52%	\$ 60,949
East Side of Cleveland	142	17	463	25	18	665	21%	81%	\$ 18,000
Grand Total	1712	105	2201	225	184	4427	39%		

Source: Federal Financial Institutions Examination Council (FFIEC), US Census, and Cuyahoga County Recorder data housed at NEO CANDO at Case Western Reserve University.

Home Improvement loans on 1-4 family homes. Excludes loans purchased from another bank.

Table 16

PART 6 – FINAL THOUGHTS AND RECOMMENDATIONS

In updating three previous housing trend reports, there are significant positive trends worth noting, but there are also serious problems which continue to undermine housing market recovery, particularly in communities with a high proportion of African American residents. The following is a summary of the positive findings and challenges this research has revealed, as well as a set of recommendations for consideration by public officials and community development practitioners.

Positive signs:

1. The County has recently initiated an aggressive program to reach out to delinquent property tax payers to offer payment plans and provide financial counseling.
2. The Cuyahoga Land Bank is partnering at a high level of efficiency with the County Prosecutor and County Fiscal Office to move distressed and blighted properties to either demolition or productive reuse.
3. Blight that undermines the housing market is being reduced, and, with the exception of East Cleveland, the most severe blight has been now been substantially reduced in the suburbs.
4. Median home sale prices are beginning to respond to the removal of blight that has been undermining the housing market; they are on an upward trajectory, albeit slow, in even the most distressed segments of the county.
5. The number of normal arms-length sales between home sellers and buyers is increasing in all regions of the county.

Issues and Challenges:

1. Mortgage foreclosure has declined dramatically in all neighborhoods and suburbs. But residual housing abandonment and blight from the foreclosure crisis has split Cuyahoga County into two housing markets, generally divided along racial lines.
 - In the majority white Outer Suburbs and Western Suburbs, where fewer foreclosures occurred, the housing market has nearly fully recovered.
 - In the majority African American East Side of Cleveland and East Inner Suburbs, housing prices have recovered only 31% and 60% respectively. This translates to a tragic loss of equity for homeowners in these communities.
2. While blight has been substantially reduced in the suburbs, there are still an estimated 4,500 blighted homes that will require demolition in Cleveland and an estimated 730 in the city of East Cleveland.
3. The economic distress of the foreclosure crisis has also resulted in a dramatic increase in property tax delinquency, disproportionately higher in the East Inner Suburbs and East Side of Cleveland. High property tax delinquency means a loss of revenue for schools, police, fire and social services in the very communities most struggling to recover.
4. Low median home sale prices (below \$50,000 in many communities) should present an opportunity for homeownership – but many bank loan officers prefer to focus on more profitable high dollar home sales. Instead distressed neighborhoods are becoming “cash

markets” where potential home buyers have to compete with cash investors who often convert properties to rentals which erodes the homeownership base of these communities.

5. There is a significant disparity along racial lines with respect to access to loans for home repair and home improvement. The regions of the county in most need of rebuilding their housing markets, the East Inner Suburbs and the East Side of Cleveland, have the least access to home repair loans to maintain their housing.
6. Low median home sale prices create difficult circumstances for responsible investors willing to undertake substantial investment to bring back vacant distressed homes: because of low prices in many neighborhoods, a completed home renovation may not appraise for an amount required to cover the cost of renovation.

Recommendations

1. Public officials and policy makers should resist the temptation to declare victory with blight removal and shift resources prematurely away from demolition back to more traditional community development programming. The job of addressing and removing blight on the East Side of Cleveland, and the City of East Cleveland, and the obligation to protect the equity of homeowners in the more distressed housing markets, is simply not finished. The end goal should be a recovered housing market where housing renovation is again feasible – but the job of blight removal that will make that possible is not over.
2. Demolition and blight removal programming at Cuyahoga County and the City of Cleveland should be reviewed for ways to expedite the removal of blight that is undermining market recovery. If blight removal is to continue to have a positive impact on housing market recovery, it needs to be expedited for the two areas struggling to recover: the East Side of Cleveland and the City of East Cleveland.
3. The banking industry needs to do more to meet home purchase and home repair credit needs in Cuyahoga County. Programs that are working, such as the Key Bank Challenge Home Repair Loan program in Cleveland Heights, should be expanded to more communities and neighborhoods. Other banks should be encouraged to follow this model. All local banks should be encouraged to customize loan programs and loan officer compensation to meet home purchase credit needs in communities that still have median home values at or below \$50,000. Banks should invest sufficiently in marketing efforts to insure that homebuyers, realtors and realists know about these programs.
4. Both Cuyahoga County and the City of Cleveland should use their substantial influence and resources to leverage more innovation and lending from local banks, as noted above.

This study has demonstrated that a complete picture of the health of the Cuyahoga County housing market only comes into focus when neighborhood and suburban sub-markets are taken into consideration. While mortgage foreclosure filings are down dramatically in all regions of the county, the foreclosure crisis cannot be deemed “over” in Cuyahoga County while significant portions of the county continue to be burdened with residual impact from the crisis.

Appendix A: Cuyahoga Regions, Suburban Municipalities and Cleveland Neighborhoods

Cuyahoga County Regions

Source: NEO CANDO at Case Western Reserve University

East Side of Cleveland

Buckeye-Shaker
Broadway Slavic Village
Central
Collinwood-Nottingham
Cuyahoga Valley
Downtown
Euclid-Green
Fairfax
Glenville
Goodrich-Kirtland Park
Hough
Kinsman
Lee-Harvard
Lee-Seville
Mt. Pleasant
North Shore Collinwood
St. Clair-Superior
Union-Miles
University
Woodland Hills

West Side of Cleveland

Brooklyn Centre
Clark-Fulton
Cudell
Detroit-Shoreway
Edgewater
Hopkins
Jefferson
Kamms Corners
Ohio City
Old Brooklyn
Puritas-Longmead
Stockyards
Tremont
West Boulevard

East Inner Suburbs

Bratenahl
Cleveland Hts.
Cuyahoga Hts.
East Cleveland
Euclid
Garfield Hts.
Maple Hts.
Newburgh Hts.
Shaker Hts.
South Euclid
Warrensville Hts.

West Inner Suburbs

Brooklyn
Brooklyn Hts.
Brookpark
Fairview Park
Lakewood
Linndale
Parma
Rocky River

Outer Suburbs

Bay Village
Beachwood
Bedford
Bedford Hts.
Bentleyville
Berea
Brecksville
Broadview Hts.
Chagrin Falls Twp.
Chagrin Falls Village
Gates Mills
Glenwillow
Highland Hills
Highland Hts.
Hunting Valley
Independence
Lyndhurst
Mayfield Hts.
Mayfield Village
Middleburg Hts.
Moreland Hills
North Olmsted
North Randall
North Royalton
Oakwood
Olmsted Falls
Olmsted Twp.
Orange
Parma Hts.
Pepper Pike
Richmond Hts.
Seven Hills
Solon
Strongsville
University Hts.
Valley View
Walton Hills
Westlake
Woodmere

Appendix B: Mortgage Foreclosure Filings

City of Cleveland

Concentration of Mortgage Foreclosure In Cleveland Neighborhoods 2006 - 2017 (percent of parcels with filings) Orange = year with highest percent of parcels with foreclosure. Green = lowest percent. Sorted by 2017 - highest to lowest percent.													
Location	Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Lee-Miles	Cleve neigh	3.72	4.34	3.63	3.36	3.48	2.54	2.98	2.14	1.84	1.51	1.77	1.76
Jefferson	Cleve neigh	2.53	2.63	3.11	3.13	3.22	3.44	2.83	2.18	1.59	1.32	1.52	1.28
North Collinwood	Cleve neigh	3.58	3.96	4.25	3.46	3.67	2.71	3.26	2.12	1.39	1.01	1.44	1.21
West Boulevard	Cleve neigh	3.54	3.59	4.2	3.51	3.68	2.99	3.01	1.84	2.17	1.21	1.53	1.1
South Collinwood	Cleve neigh	5.9	6	5.05	3.37	3.06	2.28	2.48	1.71	1.34	0.79	1.44	1.03
Mt. Pleasant	Cleve neigh	6.1	5.95	4.94	3.02	2.45	2.34	2.75	1.58	1.25	1.3	0.93	1.01
Euclid-Green	Cleve neigh	5.52	5.05	4.16	2.9	2.81	2.91	2.91	1.91	1.72	0.91	1.1	1
Corlett	Cleve neigh	5.97	6.07	4.9	3.38	3.29	2.61	2.88	1.71	1.42	1.67	1.14	0.99
Woodland Hills	Cleve neigh	6.44	4.93	4.11	2.4	2.07	1.6	1.77	1.23	1.23	1	0.73	0.97
Old Brooklyn	Cleve neigh	2.06	2.42	2.75	2.83	2.77	2.5	2.99	1.89	1.42	1.32	1.18	0.94
Puritas-Longmead	Cleve neigh	2.84	3.04	2.9	3.11	2.84	2.68	2.51	1.57	1.36	1.23	1.18	0.84
Stockyards	Cleve neigh	4.12	4.09	3.96	3.36	1.92	2.21	2.43	0.98	1.02	0.76	0.69	0.84
Cudell	Cleve neigh	4.06	4.15	3.49	3.13	2.81	2.14	1.64	1.58	1.44	0.91	0.94	0.82
Brooklyn Centre	Cleve neigh	2.99	2.87	3.61	2.97	2.11	2.34	2.02	1.59	1.24	1.11	1.04	0.81
Buckeye-Shaker	Cleve neigh	5.82	4.88	3.69	3.67	2.28	2.66	2.61	1.67	1.32	1.22	0.71	0.81
Clark-Fulton	Cleve neigh	4.05	4.08	4.2	3.36	2.69	2.54	2.19	1.59	0.96	0.68	0.61	0.78
South Broadway	Cleve neigh	5.1	6	4.58	3.71	3.47	2.69	2.59	1.77	1.34	0.97	0.89	0.78
Central	Cleve neigh	0.61	0.89	1.25	0.83	0.77	1.74	1.57	1.04	0.97	0.75	0.92	0.72
Kamms Corners	Cleve neigh	0.75	1.26	1.4	1.63	1.89	1.56	1.85	1.11	1.05	0.76	0.86	0.66
Riverside	Cleve neigh	1.39	1.42	2.09	2.48	2.23	2.14	2.14	1.07	1.03	0.94	0.85	0.66
Glenville	Cleve neigh	5.74	5.21	3.76	2.48	2.2	1.62	2.05	1.19	1.01	0.92	0.74	0.6
Edgewater	Cleve neigh	1.88	2.25	2.1	1.74	1.91	1.78	1.92	1.07	0.71	0.67	0.45	0.58
Union-Miles	Cleve neigh	5.65	5.66	3.86	2.36	1.95	1.79	1.8	0.92	0.89	0.7	0.75	0.58
Fairfax	Cleve neigh	3.17	2.44	1.86	1.37	1.59	1.08	1.14	0.65	1.09	0.56	0.56	0.56
Forest Hills	Cleve neigh	5.99	6.33	4.68	2.72	2.66	2.05	2.13	0.99	0.77	0.72	0.79	0.48
Detroit-Shoreway	Cleve neigh	2.44	2.99	2.06	2.42	1.53	1.65	1.1	0.93	0.8	0.52	0.45	0.42
Hough	Cleve neigh	2.81	3.06	2.18	1.16	1.39	1.02	1.42	0.67	0.78	0.5	0.42	0.41
St. Clair-Superior	Cleve neigh	4.55	4.66	2.62	2.06	1.25	1.52	1.54	0.86	0.65	0.55	0.34	0.34
North Broadway	Cleve neigh	5.91	5.47	3.16	2.35	1.44	1.03	1.03	0.75	0.67	0.28	0.5	0.33
Kinsman	Cleve neigh	2.25	1.82	0.58	0.41	0.69	0.18	0.32	0.14	0.18	0.11	0	0.25
Tremont	Cleve neigh	1.04	0.98	1.26	1.32	0.94	0.69	0.61	0.36	0.33	0.36	0.22	0.25
Goodrich-Kirtland Park	Cleve neigh	0.81	0.95	0.91	0.45	0.46	0.73	0.64	0.37	0.32	0.05	0.14	0.23
University	Cleve neigh	1.12	1.62	0.73	0.67	0.9	0.51	0.45	0.51	0.06	0.35	0.23	0.12
Downtown	Cleve neigh	0.16	0.31	0.62	0.5	0.61	0.21	0.16	0.05	0.11	0.26	0.42	0.11
Ohio City	Cleve neigh	1.11	1.52	1.64	1.51	1.13	1.01	0.49	0.65	0.55	0.24	0.32	0.11
Industrial Valley	Cleve neigh	1.69	1.68	1.05	1.46	0.63	0.64	0.64	0	0.22	0	0	0

Table 17. Source: NEOCANDO at Case Western Reserve University.

Cuyahoga Suburbs

Concentration of Mortgage Foreclosure In Cuyahoga Suburbs 2006 - 2017 (percent of parcels with filings) Orange = year with highest percent of parcels with foreclosure. Green = lowest percent. Sorted by 2017 - highest to lowest percent.													
Location	Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Randall village	Suburb	2.88	1.42	2.5	1.77	2.13	0.71	1.42	1.77	1.77	2.48	2.13	2.14
Maple Heights city	Suburb	4.17	4.72	5.31	4.32	4.77	3.78	4.09	2.42	1.88	1.61	1.72	1.82
Linndale village	Suburb	3.17	0	0.81	0	2.42	0.81	1.61	0	0.81	0	0.81	1.61
Bedford Heights city	Suburb	2.44	3.12	2.72	2.61	3.54	2.46	3.37	1.73	1.75	1.45	1.53	1.53
South Euclid city	Suburb	2.38	2.7	3.21	3.47	3.56	3.09	3.63	2.01	1.6	1.47	1.76	1.5
Euclid city	Suburb	2.8	3.42	3.84	3.54	3.97	3.46	3.79	2.58	2	1.82	1.78	1.44
Bedford city	Suburb	2.43	2.89	2.88	3.16	3.16	3.17	3.37	1.82	1.31	1.28	1.25	1.19
Garfield Heights city	Suburb	2.87	3.19	3.23	3.44	3.43	3.27	3.6	2.15	1.85	1.64	1.63	1.13
Cleveland Heights city	Suburb	3	3.14	3.27	3.05	3.07	2.76	2.78	1.6	1.43	1.18	1.44	1.11
Newburgh Heights village	Suburb	2.37	3.22	2.26	2.15	3.01	1.94	2.37	3.23	0.97	0.99	0.55	1.1
Richmond Heights city	Suburb	1.69	1.61	2.07	2.37	2.83	2.06	2.83	1.96	1.26	1.24	1.03	1.08
Brook Park city	Suburb	1.11	1.57	1.81	1.73	1.74	1.49	1.57	1.52	1.2	0.78	0.74	0.92
Shaker Heights city	Suburb	1.86	2.3	2.54	2.21	2.38	2.12	2.01	1.34	1.17	1.34	1.05	0.9
University Heights city	Suburb	1.68	1.64	1.92	1.93	1.69	1.69	2	1.1	0.85	1.05	0.83	0.79
Warrensville Heights city	Suburb	3.26	3.48	3.17	2.97	2.67	2.2	2.16	1.79	1.69	1.11	1.21	0.79
Olmsted Falls city	Suburb	1.39	1.66	1.53	1.6	1.47	2.03	2.43	1.43	1.05	0.63	0.8	0.75
Brooklyn city	Suburb	0.89	1.03	1.27	1.7	1.73	1.95	1.3	1.03	1.08	0.8	0.84	0.72
Parma city	Suburb	1.14	1.45	1.52	1.74	1.67	1.66	1.76	1.43	0.94	0.93	0.87	0.72
Berea city	Suburb	1.34	1.46	1.7	1.91	1.88	1.36	1.51	1.11	0.89	0.97	0.81	0.71
East Cleveland city	Suburb	7.18	6.19	4.66	2.41	2.47	1.55	1.97	1.14	0.99	0.78	0.76	0.69
Parma Heights city	Suburb	1.07	1.13	1.71	1.95	1.86	1.88	1.84	1.49	1.13	1.08	0.8	0.65
Cuyahoga Heights village	Suburb	0	0.4	0.8	0.99	0.99	1.19	0	0.2	0	0	0.2	0.6
Mayfield village	Suburb	0.8	0.66	0.6	0.6	0.93	0.8	1	0.47	0.4	0.54	0.54	0.6
North Olmsted city	Suburb	0.83	1.02	1.32	1.56	1.46	1.38	1.42	1.12	0.86	0.64	0.75	0.57
Oakwood village	Suburb	2.19	2.22	2.62	2.67	2.58	2.25	2.58	1.31	1.18	0.66	1.13	0.57
Olmsted township	Suburb	1.03	1.23	1.38	1.86	1.75	1.66	1.44	0.96	0.82	0.8	0.73	0.56
Fairview Park city	Suburb	0.86	0.84	1.05	1.31	1.18	1.12	1.02	0.83	0.64	0.49	0.48	0.55
Bentleyville village	Suburb	0.26	0	0.26	0.52	1.3	1.56	1.3	0	0	0	0.26	0.52
North Royalton city	Suburb	0.91	0.91	1.05	1.38	1.43	1.32	1.25	0.76	0.66	0.65	0.62	0.51

Table 18. Source: NEOCANDO at Case Western Reserve University.

Cuyahoga Suburbs, continued

Moreland Hills village	Suburb	0.37	0.68	0.62	0.8	0.86	0.74	0.86	0.37	0.43	0.31	0.43	0.5
Orange village	Suburb	1.13	1.28	2.27	1.62	1.2	1.48	1.62	1.2	1.06	0.43	0.79	0.5
Lyndhurst city	Suburb	0.71	0.96	1.41	1.41	1.54	1.51	1.59	0.81	0.78	0.67	0.49	0.49
Seven Hills city	Suburb	0.43	0.83	0.58	0.61	1	0.87	0.91	0.57	0.59	0.5	0.52	0.48
Walton Hills village	Suburb	0.24	0.4	0.72	0.48	0.88	0.64	0.48	0.72	0.4	0.56	0.56	0.48
Highland Hills village	Suburb	2.39	3.33	2.84	2.84	4.27	1.42	2.37	0	0.47	0.47	0.47	0.47
Pepper Pike city	Suburb	0.7	0.81	0.85	1.02	0.87	0.44	0.76	0.47	0.4	0.36	0.4	0.44
Lakewood city	Suburb	1.39	1.67	1.77	2.31	1.82	1.88	1.69	1.03	0.89	0.73	0.61	0.43
Mayfield Heights city	Suburb	0.84	0.83	1.17	1.26	1.38	1.2	1.61	1.04	0.61	0.71	0.91	0.43
Broadview Heights city	Suburb	0.6	0.62	0.77	0.92	0.96	0.85	0.94	0.66	0.4	0.38	0.46	0.42
Strongsville city	Suburb	0.63	0.83	0.92	1.02	1.11	1.12	1.05	0.69	0.49	0.46	0.51	0.41
Solon city	Suburb	1.07	0.93	1.12	1.04	1.16	1.28	1.08	0.54	0.55	0.44	0.44	0.4
Brecksville city	Suburb	0.58	0.55	0.54	0.87	0.75	0.77	0.6	0.42	0.43	0.22	0.49	0.39
Bay Village city	Suburb	0.56	1.01	1.17	1.19	1.07	0.89	0.89	0.75	0.24	0.39	0.36	0.36
Woodmere village	Suburb	0.34	1.02	0.69	3.09	1.72	2.42	2.42	0.35	0.69	0.35	0.71	0.35
Middleburg Heights city	Suburb	0.53	0.56	0.77	1.21	1.02	0.99	1.08	0.65	0.67	0.4	0.59	0.33
Bratenahl village	Suburb	0.72	1.65	1.44	2.78	3.09	0.72	1.13	1.44	1.03	0.21	0.72	0.31
Valley View village	Suburb	0.45	0.15	0.3	0.74	0.67	0.82	0.37	0.75	0.37	0.3	0.38	0.3
Glenwillow village	Suburb	3.13	3.13	4.18	2.5	1.39	0.56	2.23	1.67	0.56	0.85	1.14	0.29
Highland Heights city	Suburb	0.59	0.62	0.59	1.04	0.96	0.64	0.96	0.48	0.27	0.48	0.4	0.27
Westlake city	Suburb	0.5	0.76	0.73	1.02	0.98	0.85	0.95	0.55	0.42	0.46	0.3	0.25
Chagrin Falls township	Suburb	0.59	0.59	0.73	0.78	1.17	1.17	0.68	0.58	0.63	0.2	0.15	0.24
Gates Mills village	Suburb	0.72	0.16	0.97	1.04	0.8	0.88	0.72	0.4	0.48	0.48	0.32	0.24
Beachwood city	Suburb	0.61	0.81	0.81	1.01	0.98	0.73	1.01	0.48	0.43	0.55	0.43	0.23
Brooklyn Heights village	Suburb	0.66	0.77	0.44	0.66	0.88	0.55	0.99	0.66	0.44	0.22	0.22	0.22
Independence city	Suburb	0.67	0.53	0.45	0.58	0.61	0.48	0.58	0.32	0.21	0.13	0.21	0.21
Rocky River city	Suburb	0.47	0.8	0.87	1.01	0.94	0.86	0.76	0.54	0.55	0.32	0.3	0.19
Hunting Valley village	Suburb	0	0.56	0	0.28	0.27	0.55	0	0	0.55	0	0.28	0

Table 18, continued. Source: NEOCANDO at Case Western Reserve University.

Cuyahoga Regions

Concentration of Mortgage Foreclosure In Cuyahoga Regions 2006 - 2017 (percent of parcels with filings) Orange = year with highest percent of parcels with foreclosure. Green = lowest percent. Sorted by 2017 - highest to lowest percent.													
Location	Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
East Inner Suburb	Region	3.18	3.47	3.6	3.23	3.4	2.9	3.13	1.97	1.61	1.42	1.47	1.22
CLEVELAND	Region	3.62	3.72	3.18	2.58	2.35	2.05	2.12	1.36	1.14	0.91	0.9	0.78
East Side of Cleveland	Region	4.55	4.55	3.53	2.53	2.31	1.91	2.09	1.3	1.08	0.88	0.87	0.78
West Side of Cleveland	Region	2.38	2.61	2.72	2.65	2.4	2.24	2.15	1.44	1.21	0.95	0.95	0.78
CUYAHOGA COUNTY	Region	2.26	2.43	2.33	2.15	2.09	1.86	1.95	1.27	1.04	0.88	0.88	0.75
SUBURBS	Region	1.61	1.81	1.92	1.95	1.97	1.78	1.87	1.23	1	0.86	0.87	0.73
West Inner Suburb	Region	1.08	1.35	1.46	1.73	1.58	1.55	1.51	1.16	0.89	0.74	0.69	0.6
Outer Suburb	Region	0.91	1.04	1.19	1.36	1.39	1.27	1.36	0.86	0.67	0.61	0.61	0.51

Table 19. Source: NEOCANDO at Case Western Reserve University.

Appendix C: Property Tax Delinquency – Neighborhoods and Suburbs

Residential Property Tax Delinquency - Cleveland Neighborhoods Collection as of September 2017 (sorted by % of parcels delinquent)					
Location	Type	Residential parcels	Residential Parcels delq	Percent parcels delq	Delinquency
Glenville	Cleve neigh	11116	3012	27.10%	21,537,349.33
Union-Miles	Cleve neigh	8624	2310	26.79%	16,612,126.99
Mount Pleasant	Cleve neigh	6566	1730	26.35%	12,432,929.31
Collinwood-Nottingham	Cleve neigh	4693	1125	23.97%	8,104,796.17
Kinsman	Cleve neigh	2629	604	22.97%	3,597,770.87
St.Clair-Superior	Cleve neigh	3019	671	22.23%	4,626,125.47
Broadway-Slavic Village	Cleve neigh	9331	1911	20.48%	12,754,662.48
Euclid-Green	Cleve neigh	1870	380	20.32%	2,673,471.49
Buckeye-Woodhill	Cleve neigh	2385	482	20.21%	2,847,823.98
Hough	Cleve neigh	4305	815	18.93%	4,449,438.89
Lee-Seville	Cleve neigh	2501	471	18.83%	2,474,739.46
Buckeye-Shaker Square	Cleve neigh	3118	566	18.15%	4,350,176.37
Stockyards	Cleve neigh	3210	526	16.39%	2,782,348.35
Fairfax	Cleve neigh	2741	445	16.23%	2,396,720.31
Clark-Fulton	Cleve neigh	2584	411	15.91%	2,028,421.26
Lee-Harvard	Cleve neigh	4796	669	13.95%	3,303,121.31
North Shore Collinwood	Cleve neigh	4951	640	12.93%	3,645,774.70
Brooklyn Centre	Cleve neigh	2535	320	12.62%	1,814,376.77
Detroit Shoreway	Cleve neigh	3226	361	11.19%	1,628,330.27
Cudell	Cleve neigh	2449	264	10.78%	1,261,337.68
Goodrich-Kirtland Pk	Cleve neigh	998	105	10.52%	595,284.42
Downtown	Cleve neigh	60	6	10.00%	77,266.79
West Boulevard	Cleve neigh	5746	511	8.89%	2,710,602.00
Central	Cleve neigh	1515	131	8.65%	713,669.64
University	Cleve neigh	698	55	7.88%	240,817.37
Bellaire-Puritas	Cleve neigh	5590	403	7.21%	1,219,769.79
Ohio City	Cleve neigh	2096	132	6.30%	470,990.20
Tremont	Cleve neigh	2545	160	6.29%	629,639.88
Edgewater	Cleve neigh	1136	66	5.81%	219,605.76
Jefferson	Cleve neigh	6531	332	5.08%	1,224,439.57
Old Brooklyn	Cleve neigh	11525	452	3.92%	2,120,029.65
Kamms	Cleve neigh	9244	190	2.06%	598,331.98
Cuyahoga Valley	Cleve neigh	14	0	0.00%	-
Hopkins	Cleve neigh	7	0	0.00%	-
Source: Cuyahoga Treasury data provided to NEO CANDU at Case Western Reserve University.					
Residential class parcels with Total Net Delinquent Balance of at least \$1.					

Table 20.

Residential Property Tax Delinquency - Cuyahoga Suburbs Collection as of September 2017 (sorted by % of parcels delinquent)					
Location	Type	Residential parcels	Residential Parcels delq	Percent parcels delq	Delinquency
East Cleveland	Suburb	5430	2190	40.33%	26,165,279.62
Warrensville Heights	Suburb	3388	615	18.15%	4,138,747.87
Linndale	Suburb	56	7	12.50%	26,639.26
North Randall	Suburb	158	18	11.39%	184,760.14
Maple Heights	Suburb	9926	1110	11.18%	10,510,964.00
Highland Hills	Suburb	153	17	11.11%	203,986.28
Glenwillow	Suburb	255	28	10.98%	38,568.79
Newburgh Heights	Suburb	779	77	9.88%	488,880.17
Bedford Heights	Suburb	2763	259	9.37%	781,901.03
Oakwood	Suburb	1583	148	9.35%	929,968.98
Garfield Heights	Suburb	11356	1011	8.90%	7,717,289.89
Woodmere	Suburb	245	18	7.35%	146,625.76
Euclid	Suburb	15712	1121	7.13%	6,629,325.52
Cleveland Heights	Suburb	14753	1047	7.10%	14,809,562.21
Shaker Heights	Suburb	8344	459	5.50%	6,010,042.05
Richmond Heights	Suburb	3456	185	5.35%	865,972.43
Bedford	Suburb	4455	237	5.32%	1,462,624.25
Olmsted Township	Suburb	3770	190	5.04%	886,435.63
South Euclid	Suburb	8745	361	4.13%	2,774,437.75
Cuyahoga Heights	Suburb	237	7	2.95%	27,028.35
Bratenahl	Suburb	555	16	2.88%	122,788.47
University Heights	Suburb	4232	110	2.60%	766,482.28
Lakewood	Suburb	13050	301	2.31%	1,726,806.56
Olmsted Falls	Suburb	2875	66	2.30%	402,586.01
Valley View	Suburb	889	17	1.91%	54,095.87
Chagrin Falls Township	Suburb	1543	29	1.88%	197,809.15
Brooklyn Heights	Suburb	662	12	1.81%	21,367.82
North Olmsted	Suburb	10484	186	1.77%	820,621.14
Brooklyn	Suburb	3687	64	1.74%	208,898.27
Berea	Suburb	6408	108	1.69%	629,718.87
Bentleyville	Suburb	359	6	1.67%	68,419.74
Brook Park	Suburb	7071	117	1.65%	354,192.31
Lyndhurst	Suburb	5885	97	1.65%	931,564.20
Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University.					
Residential class parcels with Total Net Delinquent Balance of at least \$1.					

Table 21.

Residential Property Tax Delinquency - Cuyahoga Suburbs Collection as of September 2017 (sorted by % of parcels delinquent)					
Location	Type	Residential parcels	Residential Parcels delq	Percent parcels delq	Delinquency
Mayfield Heights	Suburb	5423	84	1.55%	421,238.27
Parma	Suburb	29394	453	1.54%	2,124,432.32
Gates Mills	Suburb	1132	17	1.50%	164,825.22
Rocky River	Suburb	6357	91	1.43%	531,675.89
Parma Heights	Suburb	6212	88	1.42%	459,334.01
Orange	Suburb	1136	16	1.41%	324,817.41
Middleburg Heights	Suburb	5244	71	1.35%	350,776.23
Seven Hills	Suburb	5271	67	1.27%	302,144.37
Solon	Suburb	8422	105	1.25%	730,656.99
Mayfield Village	Suburb	1227	15	1.22%	66,437.97
Westlake	Suburb	8855	100	1.13%	566,417.95
Fairview Park	Suburb	5876	64	1.09%	194,869.10
Walton Hills	Suburb	1054	11	1.04%	81,886.14
North Royalton	Suburb	9125	95	1.04%	348,586.12
Independence	Suburb	3183	32	1.01%	263,164.07
Highland Heights	Suburb	3420	34	0.99%	210,658.81
Hunting Valley	Suburb	302	3	0.99%	104,840.19
Moreland Hills	Suburb	1495	14	0.94%	182,053.75
Pepper Pike	Suburb	2559	23	0.90%	340,962.32
Brecksville	Suburb	4651	41	0.88%	332,025.11
Broadview Heights	Suburb	6068	52	0.86%	257,369.27
Beachwood	Suburb	3313	27	0.81%	141,139.34
Strongsville	Suburb	16079	127	0.79%	546,088.18
Bay Village	Suburb	6325	43	0.68%	339,827.32
(blank)			182		874,277.08
Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University.					
Residential class parcels with Total Net Delinquent Balance of at least \$1.					

Table 21, continued.

Appendix D: US Postal Vacancy for Neighborhoods, Suburbs and Cuyahoga Regions

Vacancy and Long Term Abandonment 1-3 Family Residential Structures Cleveland Neighborhoods (sorted by percent of parcels with structures vacant 3 years)						
Neighborhood	Vacant 4th quarter 2017	Vacant all of 2017	Vacant 2017 and 2016	Vacant 2017, 2016 and 2015	Residential parcels	Percent of parcels with structures vacant for 3 years
Cuyahoga Valley	1	1	1	1	14	7.14%
Glenville	1412	1236	961	688	11,116	6.19%
St.Clair-Superior	268	238	201	171	3,019	5.66%
Union-Miles	675	614	503	366	8,624	4.24%
Collinwood-Nottingham	417	370	258	192	4,693	4.09%
Hough	343	318	230	164	4,305	3.81%
Euclid-Green	134	125	93	69	1,870	3.69%
Goodrich-Kirtland Pk	66	62	42	34	998	3.41%
Mount Pleasant	429	396	282	219	6,566	3.34%
Lee-Seville	147	134	121	74	2,501	2.96%
Kinsman	113	95	81	71	2,629	2.70%
Broadway-Slavic Village	529	479	369	251	9,331	2.69%
Brooklyn Centre	146	136	114	68	2,535	2.68%
Detroit Shoreway	186	143	103	70	3,226	2.17%
North Shore Collinwood	300	224	166	99	4,951	2.00%
Buckeye-Woodhill	98	80	58	47	2,385	1.97%
Fairfax	73	67	55	50	2,741	1.82%
Buckeye-Shaker Square	97	87	77	54	3,118	1.73%
Cudell	116	106	80	40	2,449	1.63%
West Boulevard	207	191	153	85	5,746	1.48%
Edgewater	41	33	24	15	1,136	1.32%
Central	38	34	26	20	1,515	1.32%
Lee-Harvard	206	189	137	63	4,796	1.31%
Ohio City	68	56	41	27	2,096	1.29%
Bellaire-Puritas	177	142	108	71	5,590	1.27%
Stockyards	123	104	73	40	3,210	1.25%
University	17	17	12	8	698	1.15%
Clark-Fulton	95	65	42	29	2,584	1.12%
Tremont	60	55	44	28	2,545	1.10%
Jefferson	139	116	82	58	6,531	0.89%
Old Brooklyn	309	227	170	71	11,525	0.62%
Kamms	126	104	68	42	9,244	0.45%
Downtown	1	1	1		60	0.00%
Totals	7,157	6,245	4,776	3,285	134,347	

Source: NEO CANDO at Case Western Reserve University

Table 22.

Vacancy and Long Term Abandonment 1-3 Family Residential Structures Cuyahoga Suburbs (sorted by percent of parcels with structures vacant 3 years)						
City	Vacant 4th Quarter 2017	Vacant all of 2017	Vacant 2017 and 2016	Vacant 2017, 2016 and 2015	Residential parcels	Percent of parcels with structures vacant for 3 years
East Cleveland city	1098	946	813	662	5430	12.19%
Gates Mills village	68	68	51	42	1132	3.71%
Highland Hills village	12	12	11	3	153	1.96%
Maple Heights city	600	434	288	136	9926	1.37%
Hunting Valley village	8	8	6	4	302	1.32%
Euclid city	779	572	362	198	15712	1.26%
Oakwood village	40	35	22	19	1583	1.20%
Warrensville Heights ci	127	110	83	39	3388	1.15%
Bedford city	180	156	67	50	4455	1.12%
Newburgh Heights villag	23	22	18	8	779	1.03%
Garfield Heights city	543	338	222	98	11356	0.86%
Cleveland Heights city	527	409	231	122	14753	0.83%
Bedford Heights city	65	50	28	21	2763	0.76%
Bratenahl village	27	23	10	4	555	0.72%
South Euclid city	264	188	113	60	8745	0.69%
North Randall village	5	4	3	1	158	0.63%
Moreland Hills village	22	19	10	8	1495	0.54%
Lakewood city	212	155	115	69	13050	0.53%
Brooklyn city	77	61	31	18	3687	0.49%
Parma Heights city	121	90	73	28	6212	0.45%
University Heights city	117	92	35	18	4232	0.43%
Mayfield Heights city	73	68	54	23	5423	0.42%
Olmsted Falls city	33	25	19	12	2875	0.42%
Richmond Heights city	90	56	37	14	3456	0.41%
Shaker Heights city	197	154	115	32	8344	0.38%
Walton Hills village	13	12	10	4	1054	0.38%
Olmsted township	53	42	37	14	3770	0.37%
Valley View village	8	6	5	3	889	0.34%
Chagrin Falls township	31	26	14	5	1543	0.32%
Source: NEO CANDO at Case Western Reserve University						

Table 23.

Vacancy and Long Term Abandonment 1-3 Family Residential Structures Cuyahoga Suburbs

(sorted by percent of parcels with structures vacant 3 years)

City	Vacant 4th Quarter 2017	Vacant all of 2017	Vacant 2017 and 2016	Vacant 2017, 2016 and 2015	Residential parcels	Percent of parcels with structures vacant for 3 years
Lyndhurst city	64	53	38	19	5885	0.32%
Berea city	126	87	44	20	6408	0.31%
Brecksville city	49	41	21	13	4651	0.28%
Bentleyville village	7	7	5	1	359	0.28%
Pepper Pike city	43	38	34	7	2559	0.27%
Fairview Park city	92	62	31	15	5876	0.26%
Middleburg Heights city	64	48	33	13	5244	0.25%
Parma city	540	371	202	71	29394	0.24%
North Olmsted city	115	91	52	25	10484	0.24%
North Royalton city	103	53	36	21	9125	0.23%
Strongsville city	120	82	62	37	16079	0.23%
Rocky River city	75	54	27	14	6357	0.22%
Solon city	96	82	34	18	8422	0.21%
Highland Heights city	31	27	17	7	3420	0.20%
Seven Hills city	72	39	21	10	5271	0.19%
Independence city	25	16	7	6	3183	0.19%
Broadview Heights city	51	41	18	11	6068	0.18%
Beachwood city	31	17	14	6	3313	0.18%
Orange village	8	7	4	2	1136	0.18%
Bay Village city	97	61	28	11	6325	0.17%
Westlake city	68	45	23	15	8855	0.17%
Mayfield village	9	5	3	2	1227	0.16%
Brooklyn Heights villag	9	6	3	1	662	0.15%
Brook Park city	101	65	35	9	7071	0.13%
Cuyahoga Heights villa	7	3	2		237	0.00%
Glenwillow village	2	2			255	0.00%
Linndale village	1	1			56	0.00%
Woodmere village	4	2			245	0.00%

Source: NEO CANDU at Case Western Reserve University

Table 23, continued.

Vacancy and Long Term Abandonment 1-3 Family Residential Structures Cuyahoga Regions

(sorted by percent of parcels with structures vacant 3 years)

Region	Vacant 4th quarter 2017	Vacant all of 2017	Vacant 2017 and 2016	Vacant 2017, 2016 and 2015	Residential parcels	Percent of residential parcels with structures vacant for 3 years
East Side of Cleveland	5,365	4,769	3,675	2,642	63,988	4.13%
East Inner Suburb	4,191	3,197	2,256	1,358	79,225	1.71%
West Side of Cleveland	1,793	1,478	1,102	644	56,211	1.15%
Outer Suburb	2,124	1,613	976	513	150,009	0.34%
West Inner Suburb	1,107	775	444	197	66,153	0.30%
	14,580	11,832	8,453	5,354		

Source: US Postal data, US Census data and NEO CANDO at Case Western Reserve University.

Table 24.

Appendix E: Number of Arms-Length Home Sales 2000 – 2017

	NUMBER OF ARMS LENGTH SALES - CLEVELAND NEIGHBORHOODS																		
Neighborhood	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	Neighborhood
Bellaire-Puritas	263	257	277	294	305	258	246	241	257	185	140	143	149	181	190	172	247	283	Bellaire-Puritas
Broadway-Slavic Village	685	644	620	622	762	818	679	611	784	568	436	324	322	340	358	333	410	442	Broadway-Slav
Brooklyn Centre	138	121	126	129	152	159	149	132	128	90	83	73	70	84	104	108	127	136	Brooklyn Centre
Buckeye-Shaker Square	173	209	214	189	199	259	223	201	268	169	132	109	113	140	126	178	170	184	Buckeye-Shak
Buckeye-Woodhill	99	103	89	100	129	141	126	107	201	85	58	49	36	63	65	66	61	67	Buckeye-Wood
Central	22	20	19	24	29	27	31	22	43	36	16	15	19	35	27	27	35	20	Central
Clark-Fulton	150	146	140	137	149	174	128	122	129	123	87	74	67	92	104	111	98	128	Clark-Fulton
Collingwood-Nottingham	305	324	290	292	322	359	344	315	385	266	166	130	139	175	172	171	199	218	Collingwood-Not
Cudell	190	136	136	181	178	169	159	148	159	122	79	66	82	75	109	106	128	148	Cudell
Cuyahoga Valley				1	3											0	0	0	Cuyahoga Valle
Detroit Shoreway	199	171	176	163	191	221	183	163	181	138	119	103	109	161	183	184	205	291	Detroit Shorewa
Downtown	18	23	33	24	23	24	20	37	34	22	23	34	24	50	54	52	36	56	Downtown
Edgewater	104	80	94	86	86	93	63	46	23	34	37	37	34	50	55	65	64	73	Edgewater
Euclid-Green	77	75	95	66	90	117	116	95	136	64	48	39	51	64	55	42	79	74	Euclid-Green
Fairfax	121	119	116	116	134	158	104	144	158	104	50	46	45	37	40	39	69	62	Fairfax
Glenville	522	523	472	569	610	753	714	651	965	587	429	278	281	327	348	401	424	403	Glenville
Goodrich-Kirtland Park	50	46	38	46	44	57	42	45	37	31	19	20	18	29	19	20	29	37	Goodrich-Kirtla
Hopkins		2	1	1	1	1	1	2	1		2		1	1		3	0	1	Hopkins
Hough	152	117	126	147	167	158	177	145	211	125	104	59	62	64	63	67	72	68	Hough
Jefferson	371	339	360	356	355	458	311	299	283	216	211	200	180	217	212	265	241	339	Jefferson
Kamm's	459	484	517	489	544	523	421	367	324	333	287	273	309	367	376	435	518	535	Kamm's
Kinsman	105	84	88	118	109	143	116	124	155	113	64	51	44	67	62	66	82	82	Kinsman
Lee-Harvard	155	143	153	154	189	180	180	188	225	170	118	110	130	162	146	193	245	226	Lee-Harvard
Lee-Seville	92	85	101	79	117	99	119	134	146	79	50	37	55	62	58	88	91	116	Lee-Seville
Mount Pleasant	374	300	276	334	415	417	450	384	563	391	230	190	171	200	218	266	320	344	Mount Pleasant
North Shore Collingwood	277	265	263	256	292	287	249	262	287	226	179	171	167	198	169	185	223	211	North Shore Col
Ohio City	116	103	95	132	79	106	103	90	63	77	79	94	92	135	124	150	156	162	Ohio City
Old Brooklyn	584	619	672	606	658	612	563	450	419	402	339	316	355	409	414	476	483	607	Old Brooklyn
St.Clair-Superior	165	127	159	160	176	194	157	185	219	141	137	73	64	89	84	73	109	75	St.Clair-Superio
Stockyards	192	180	192	197	193	245	196	176	170	127	118	103	113	113	139	136	135	195	Stockyards
Tremont	123	124	114	131	126	142	124	101	102	81	69	71	86	100	112	109	118	140	Tremont
Union-Miles	390	390	354	419	507	569	560	497	650	510	271	259	220	275	270	302	421	387	Union-Miles
University	40	13	19	23	28	40	21	23	17	16	22	14	20	21	17	33	29	24	University
West Boulevard	347	360	306	326	356	376	326	287	286	222	180	171	175	184	209	254	281	316	West Boulevard

Table 25. Source: NEOCANDO at Case Western Reserve University.

	NUMBER OF ARMS LENGTH SALES - CUYAHOGA SUBURBS																		
Suburb	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	Suburb
Bay Village	399	362	405	399	401	368	334	283	235	269	209	194	275	280	297	362	344	382	Bay Village
Beachw ood	140	177	162	190	179	142	146	138	113	133	122	130	115	161	146	163	196	196	Beachw ood
Bedford	243	205	238	261	235	260	226	171	153	162	118	135	137	169	177	191	192	238	Bedford
Bedford Heights	100	76	101	116	119	116	110	108	100	99	55	64	78	85	90	102	72	102	Bedford Heights
Bentleyville	28	12	16	21	22	19	22	19	10	14	14	11	11	15	16	21	12	15	Bentleyville
Berea	291	318	313	290	312	310	297	243	211	222	192	186	162	227	259	257	318	343	Berea
Bratenahl	57	46	31	40	47	44	44	25	42	37	34	27	21	44	37	67	43	51	Bratenahl
Brecksville	246	214	248	226	258	250	222	197	138	132	135	136	160	196	182	184	237	239	Brecksville
Broadview Heights	315	257	297	321	366	316	306	292	229	192	200	176	215	292	259	322	321	296	Broadview Heig
Brook Park	269	281	272	262	259	263	268	195	193	203	158	165	160	207	235	256	314	293	Brook Park
Brooklyn	130	131	139	162	174	162	151	123	101	100	114	98	91	106	102	133	142	167	Brooklyn
Brooklyn Heights	14	13	16	21	22	16	25	15	16	19	14	15	9	14	16	23	15	19	Brooklyn Height
Chagrin Falls Tow ns	133	93	125	126	115	114	93	102	73	77	74	65	68	107	108	112	124	128	Chagrin Falls To
Cleveland Heights	813	776	830	873	900	1003	901	795	834	783	650	486	593	719	650	714	856	899	Cleveland Heigh
Cuyahoga Heights	7	6	8	9	9	6	8	3	7	6	4	4	7	4	4	10	3	9	Cuyahoga Heig
East Cleveland	320	287	310	352	417	443	432	329	556	397	269	165	128	146	115	161	187	171	East Cleveland
Euclid	928	905	876	964	1013	928	878	751	729	760	503	496	633	722	680	813	782	900	Euclid
Fairview Park	343	369	362	370	337	365	280	258	176	210	195	189	219	270	271	285	334	332	Fairview Park
Garfield Heights	532	523	532	563	630	629	642	501	441	504	375	385	440	506	505	584	636	696	Garfield Heights
Gates Mills	44	41	28	39	34	44	41	41	22	18	21	27	35	56	42	36	36	48	Gates Mills
Glenw illow	2	4	1	3	5	2	8	8	20	9	8	10	7	7	19	11	6	10	Glenw illow
Highland Heights	120	121	104	122	128	139	132	107	79	73	70	83	106	127	112	127	147	151	Highland Height
Highland Hills	8	2	5	6	5	1	4	6	5	3	1	7	6	7	5	5	6	8	Highland Hills
Hunting Valley	11	4	4	8	13	10	7	7	5	3	6	6	10	7	11	18	4	12	Hunting Valley
Independence	82	75	71	109	85	81	94	67	71	71	69	66	78	87	96	103	100	85	Independence
Lakew ood	954	958	1000	988	932	917	830	680	655	633	527	535	621	697	783	855	1008	1016	Lakew ood
Linndale	2			1	1	1		4	2	2	2	2		1	4	1	2	1	Linndale
Lyndhurst	336	339	375	381	367	410	312	289	219	241	201	185	245	325	323	360	391	415	Lyndhurst
Maple Heights	550	452	506	544	580	590	626	484	591	526	348	311	309	372	395	449	466	480	Maple Heights
Mayfield Heights	293	256	272	280	308	329	283	268	241	227	176	174	182	244	241	281	326	343	Mayfield Height

Table 26. Source: NEOCANDO at Case Western Reserve University.

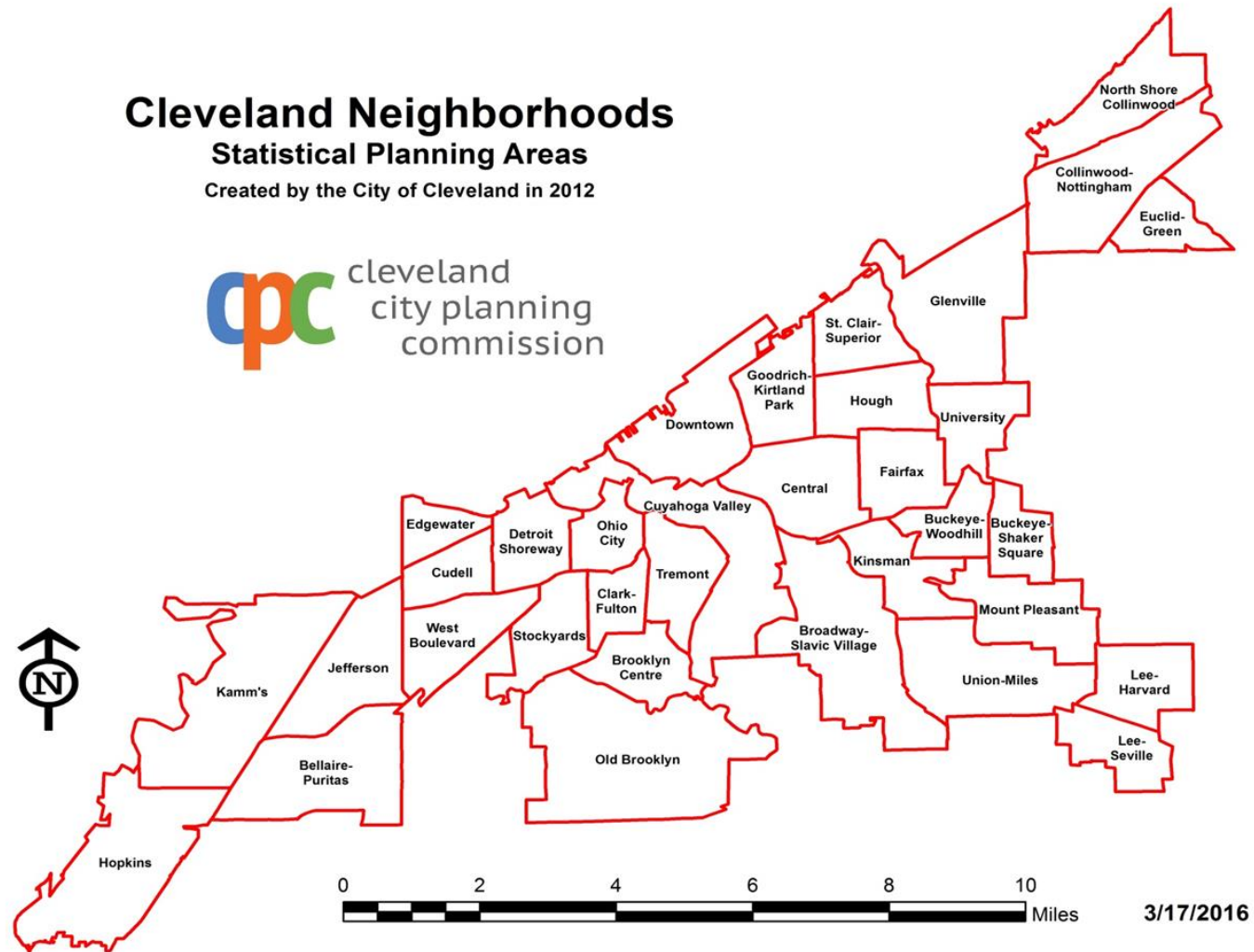
	NUMBER OF ARMS LENGTH SALES - CUYAHOGA SUBURBS																		
Suburb	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	Suburb
Mayfield Village	50	49	57	42	58	42	38	41	31	38	28	28	27	38	41	47	61	48	Mayfield Village
Middleburg Heights	252	250	225	265	231	262	251	188	172	159	122	167	179	233	228	213	265	314	Middleburg Heig
Moreland Hills	63	78	66	69	73	57	57	53	45	39	42	41	48	64	75	53	73	66	Moreland Hills
New burgh Heights	41	34	28	48	38	47	39	25	29	26	18	30	28	25	40	42	32	31	New burgh Heig
North Olmsted	519	561	551	565	563	553	487	413	313	321	289	270	364	488	435	495	546	596	North Olmsted
North Randall	1	6	6	4	3	5	4	8	6	5	5	2		1	4	4	5	5	North Randall
North Royalton	381	304	346	397	348	338	352	255	227	211	212	200	275	315	294	359	336	411	North Royalton
Oakw ood	33	41	38	34	39	41	42	33	37	31	30	24	31	31	35	35	42	46	Oakw ood
Olmsted Falls	181	170	195	207	220	188	150	141	123	111	85	86	110	130	138	140	186	183	Olmsted Falls
Olmsted Tow nship	105	128	92	116	124	136	130	110	108	107	77	86	113	151	151	114	170	161	Olmsted Tow ns
Orange	56	60	64	65	56	48	54	39	44	54	48	34	48	64	59	55	72	60	Orange
Parma	1223	1332	1284	1438	1428	1369	1308	936	938	857	711	711	837	1038	1064	1167	1405	1527	Parma
Parma Heights	296	305	340	339	317	320	300	264	214	264	158	183	192	282	243	262	315	356	Parma Heights
Pepper Pike	122	99	103	92	91	93	100	90	73	83	98	83	83	87	130	107	127	119	Pepper Pike
Richmond Heights	173	172	154	169	176	182	160	118	116	111	102	104	121	135	143	157	176	165	Richmond Heigh
Rocky River	504	474	483	498	485	455	386	361	284	310	277	278	346	424	431	426	482	448	Rocky River
Seven Hills	161	175	180	179	194	168	186	136	128	122	135	105	133	166	195	201	231	227	Seven Hills
Shaker Heights	545	537	529	560	565	585	494	448	491	480	420	366	383	476	454	465	512	645	Shaker Heights
Solon	364	414	345	382	390	361	323	297	284	282	225	239	272	335	306	313	392	390	Solon
South Euclid	540	553	550	560	641	600	540	369	403	367	282	274	368	443	419	406	502	556	South Euclid
Strongsville	763	725	721	762	733	738	642	529	433	449	387	378	509	587	623	629	788	756	Strongsville
University Heights	278	279	324	307	309	322	246	241	224	234	185	182	187	248	232	272	335	317	University Heigh
Valley View	15	14	16	21	19	20	22	15	9	12	16	15	12	19	11	20	20	18	Valley View
Walton Hills	21	24	14	50	34	19	19	23	22	18	16	18	19	32	25	21	36	35	Walton Hills
Warrensville Heights	124	139	131	149	198	168	191	163	178	170	87	81	109	133	96	146	137	164	Warrensville He
Westlake	567	525	563	602	557	569	499	403	343	349	375	356	333	472	452	512	473	549	Westlake
Woodmere	1	3	7	6	2	6	3	6	3	5	3	3	5	1	5	5	3	1	Woodmere

Table 26, continued. Source: NEOCANDO at Case Western Reserve University

	NUMBER OF ARMS LENGTH SALES - CUYAHOGA REGIONS																		
Cuyahoga Region	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	Cuyahoga Region
Cleveland	7058	6732	6731	6967	7718	8337	7401	6794	8009	5853	4382	3732	3803	4567	4682	5176	5905	6450	Cleveland
Cuyahoga	22469	21792	22111	23254	24185	24602	22411	19215	19739	17333	13811	12729	14212	17403	17463	19076	21563	23048	Cuyahoga
East Inner Suburb	4457	4258	4331	4662	5038	5043	4795	3893	4301	4056	2990	2625	3019	3590	3395	3856	4156	4601	East Inner Subu
East Side of Cleveland	3822	3610	3525	3738	4345	4800	4428	4170	5484	3703	2552	2008	1981	2398	2351	2602	3103	3096	East Side of Cle
Outer Suburb	7193	6938	7172	7571	7489	7379	6702	5749	4879	4950	4309	4259	4951	6271	6208	6670	7485	7835	Outer Suburb
West Inner Suburb	3439	3558	3556	3740	3638	3548	3248	2572	2365	2334	1998	1993	2283	2757	2906	3146	3702	3803	West Inner Sub
West Side of Cleveland	3236	3122	3206	3229	3373	3537	2973	2624	2525	2150	1830	1724	1822	2169	2331	2574	2801	3354	West Side of Cl
Unknown Cuy Region	322	306	321	314	302	295	265	207	185	140	132	120	156	218	272	228	316	359	Unknown Cuy R

Table 27. Source: NEOCANDO at Case Western Reserve University.

Appendix F: Cleveland Neighborhood



Appendix G: Cuyahoga Suburbs

