



Top 20 Suburbs 2015

COMMUNITY	[2014 ranking]	RANK	SAFETY RANK	EDUCATION RANK	Number of home sales (2014)*	Median home sale price (2014)*	2009-14 home sale price (% change)	10-year home sale price (% change)	Owner-occupied housing units (%)	Property tax (per \$100,000 valuation)	Environmental infractions	Total community services	Roads with sidewalks (%)
RICHFIELD VILLAGE	[1]	1	2	7	32	\$267,500	59.23%	56.43%	95.8%	\$1,770	1	12	4.3%
OLON	[3]	2	20	1	252	\$300,000	19.05%	18.93%	87.3%	\$2,380	6	13	56.0%
AVON	[6]	3	27	11	430	\$298,214	21.72%	42.86%	83.6%	\$2,020	2	13	44.8%
AVON LAKE	[4]	4	5	9	382	\$256,500	35.71%	44.18%	84.7%	\$2,260	6	11	65.1%
WESTLAKE	[15]	5	25	14	300	\$243,250	16.75%	4.74%	80.0%	\$2,190	3	13	100.0%
AURORA	[9]	6	17	10	171	\$315,000	7.14%	39.23%	82.0%	\$1,960	1	10	15.3%
HUDSON	[5]	7	8	2	295	\$335,000	17.54%	17.08%	90.9%	\$2,160	3	10	26.2%
TWINSBURG	[7]	8	24	16	174	\$225,500	1.23%	-3.63%	81.6%	\$1,820	6	14	56.8%
ROCKY RIVER	[16]	9	35	3	317	\$225,000	20.97%	-1.75%	79.6%	\$2,670	0	14	94.7%
BAY VILLAGE	[11]	10	3	12	251	\$187,500	8.23%	3.02%	91.8%	\$2,900	0	12	100.0%
BRECKSVILLE	[13]	11	6	8	114	\$239,950	6.57%	-5.44%	89.4%	\$2,280	3	13	12.8%
INDEPENDENCE	[12]	12	45	28	74	\$214,500	14.13%	-0.23%	94.6%	\$1,920	5	14	89.4%
BROADVIEW HEIGHTS	[17]	13	7	8	188	\$225,000	33.93%	0.56%	83.2%	\$2,270	3	12	23.2%
HIGHLAND HEIGHTS	[NR]	14	26	23	99	\$249,500	12.08%	10.89%	93.9%	\$2,320	1	12	39.7%
MORELAND HILLS	[18]	15	1	6	45	\$400,000	14.12%	12.36%	93.3%	\$2,420	0	9	0.0%
CHAGRIN FALLS	[NR]	16	19	5	79	\$299,000	12.83%	19.15%	73.2%	\$2,690	5	11	47.2%
BEACHWOOD	[8]	17	61	4	106	\$256,450	0.57%	-11.57%	73.5%	\$2,150	0	13	90.0%
PEPPER PIKE	[10]	18	22	6	103	\$370,000	-3.39%	-10.09%	96.0%	\$2,420	0	12	0.6%
MENTOR	[20]	19	34	15	432	\$166,400	-4.42%	-2.06%	87.7%	\$1,780	5	11	48.4%
MACEDONIA	[NR]	20	23	27	140	\$190,000	9.20%	9.86%	91.8%	\$1,880	3	9	16.1%

Best Bargains 2015

As in years past, we looked at the 30 suburbs with the lowest median home sale value (which was \$141,075 or less) and rated them the same way we compile our overall rankings.

MAYFIELD HEIGHTS	[1]	1	40	21	170	\$130,250	-2.43%	-6.29%	60.2%	\$2,500	1	12	94.6%
WILLOUGHBY	[NR]	2	15	33	178	\$125,500	-16.17%	-10.20%	67.1%	\$2,160	4	11	51.6%
NORTH OLMSTED	[2]	3	50	32	313	\$140,000	2.94%	-9.68%	83.2%	\$3,110	1	15	75.0%
BEREA	[4]	4	49	34	188	\$122,250	2.73%	-3.93%	73.4%	\$2,570	2	12	96.1%
WICKLIFFE	[3]	5	37	41	128	\$109,500	-8.21%	-15.77%	83.0%	\$2,120	3	11	95.6%
WILLOWICK	[6]	6	44	33	155	\$103,500	-13.68%	-19.30%	82.4%	\$2,530	0	10	100.0%
MIDDLEBURG HEIGHTS	[NR]	7	42	34	172	\$138,750	-4.31%	-16.67%	73.4%	\$2,330	3	12	42.8%
CUYAHOGA FALLS	[10]	8	58	38	401	\$119,900	2.48%	2.48%	68.1%	\$2,110	10	13	53.8%
EASTLAKE	[7]	9	46	33	151	\$117,000	-5.03%	-5.07%	77.9%	\$2,150	3	8	18.6%
MENTOR-ON-THE-LAKE	[14]	10	64	15	50	\$121,500	1.00%	-3.95%	67.5%	\$1,650	0	5	11.5%
LAKWOOD	[13]	11	60	36	501	\$134,000	9.84%	-2.55%	52.4%	\$3,330	6	14	100.0%
BROOK PARK	[11]	12	62	34	165	\$100,000	-12.63%	-21.26%	81.1%	\$2,330	8	10	77.6%
LYNDHURST	[12]	13	31	45	212	\$125,000	-3.85%	-17.76%	83.1%	\$3,150	1	11	81.8%
PARMA	[15]	14	43	43	717	\$98,000	-10.09%	-20.78%	77.3%	\$2,660	5	10	98.8%
SOUTH EUCLID	[NR]	15	55	45	192	\$89,900	-18.27%	-27.50%	78.3%	\$3,310	1	11	93.3%