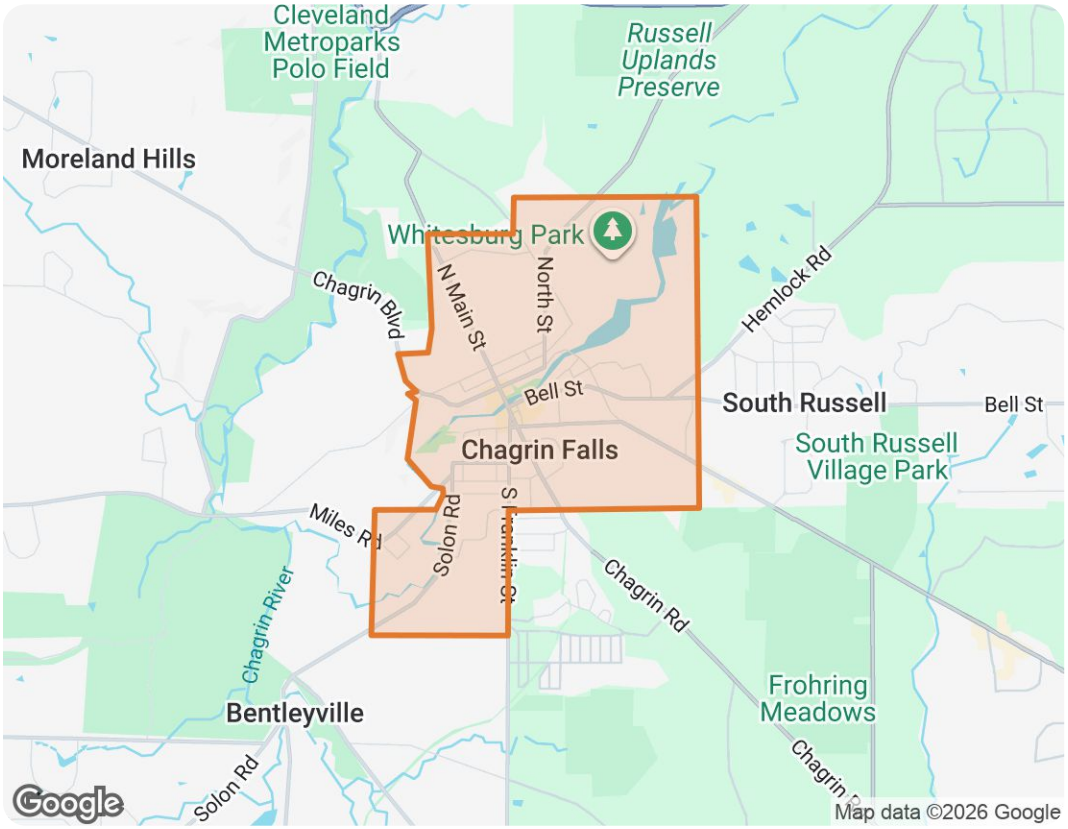
Chagrin Falls, Ohio



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Chagrin Falls, Ohio

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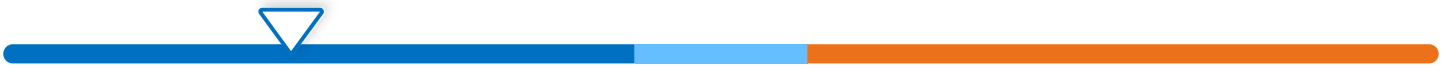
Market Trends

Market Trends for Chagrin Falls, Ohio

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.4	97.5%	5	$1,000,000
↓ 14.29% MoM	↓ 0.45% MoM	↓ 37.5% MoM	↑ 8.81% MoM

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

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Chagrin Falls, Ohio

October 2026 Median Estimated Property Value

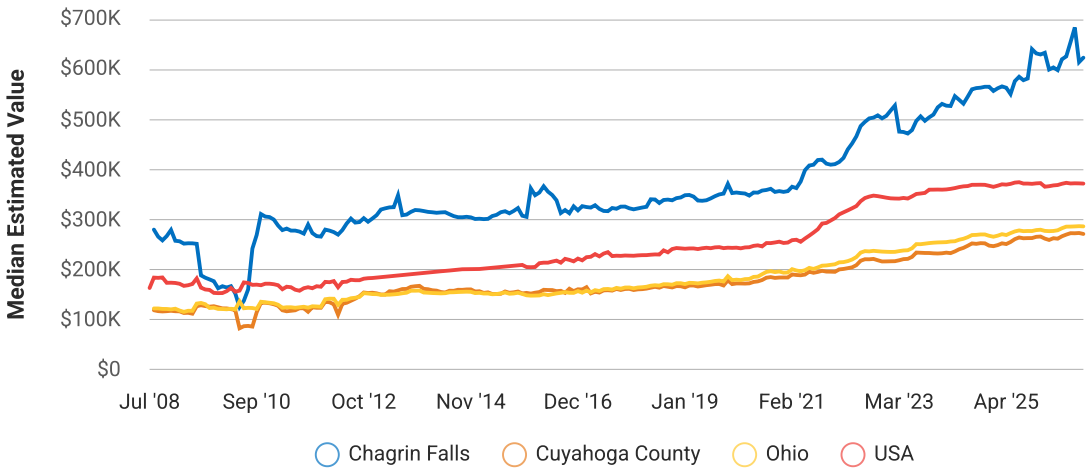
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$623,070	+1.4%	-2.7%



October 2026 Active Listings

Chagrin Falls, Ohio

Single Family + Condo/Townhouse/Apt.

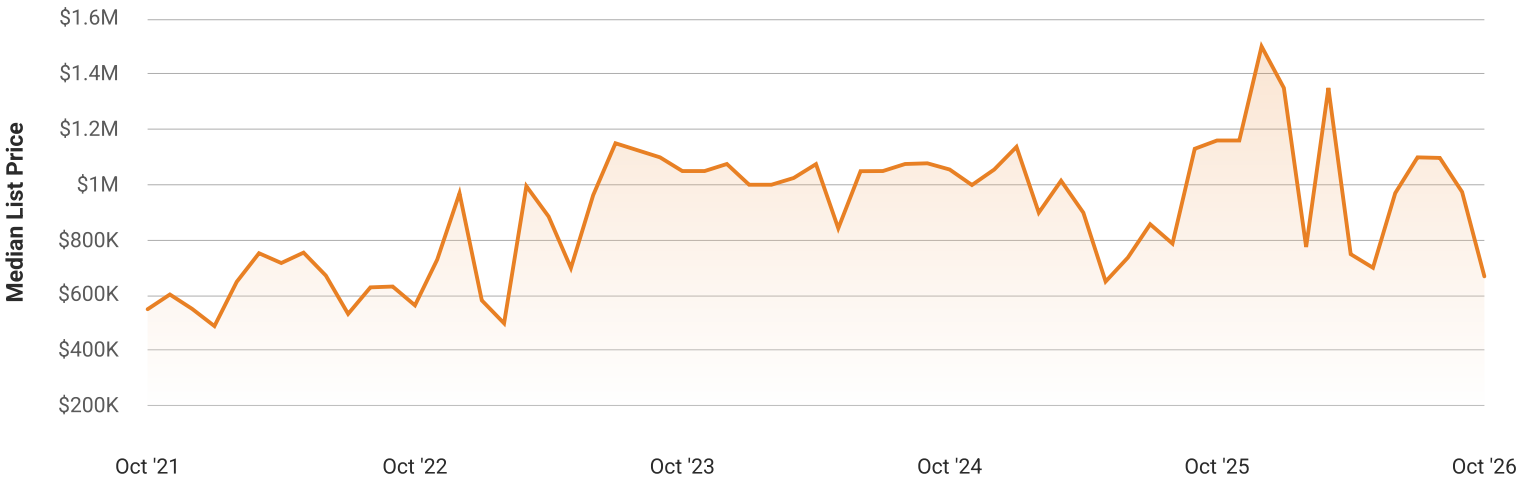
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $668,680

↓ 31.3% Month over Month



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Chagrin Falls, Ohio

October 2026 Sold Listings

Chagrin Falls, Ohio

Single Family + Condo/Townhouse/Apt.

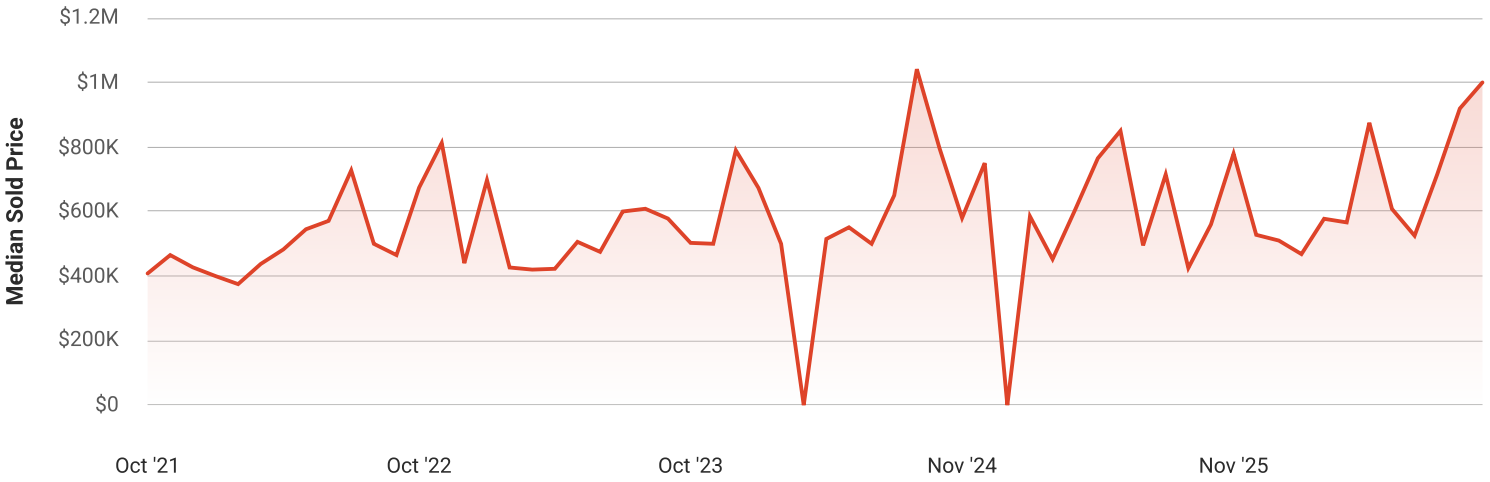
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $1,000,000

↑ 8.8% Month over Month



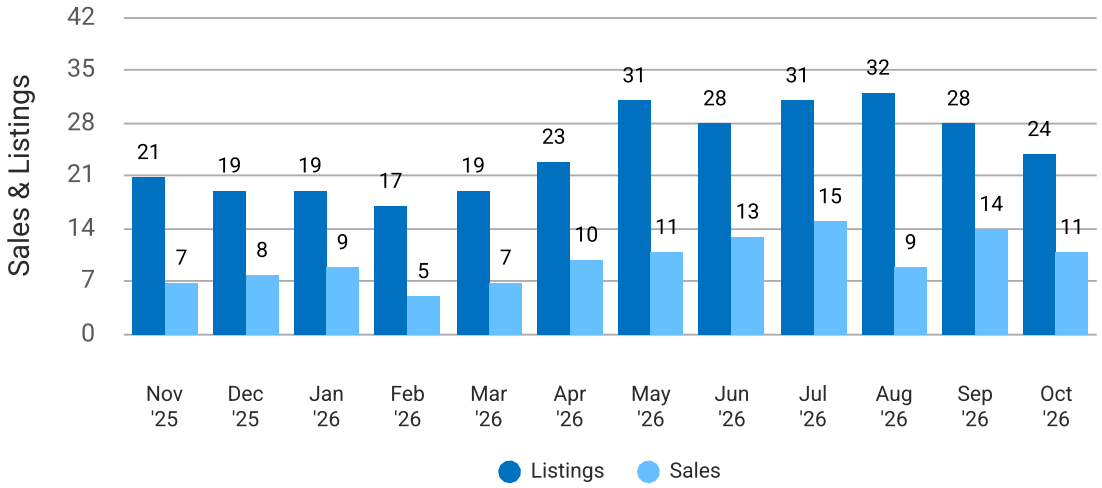
Total Sales and Active Listings in Chagrin Falls, Ohio

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Chagrin Falls, Ohio

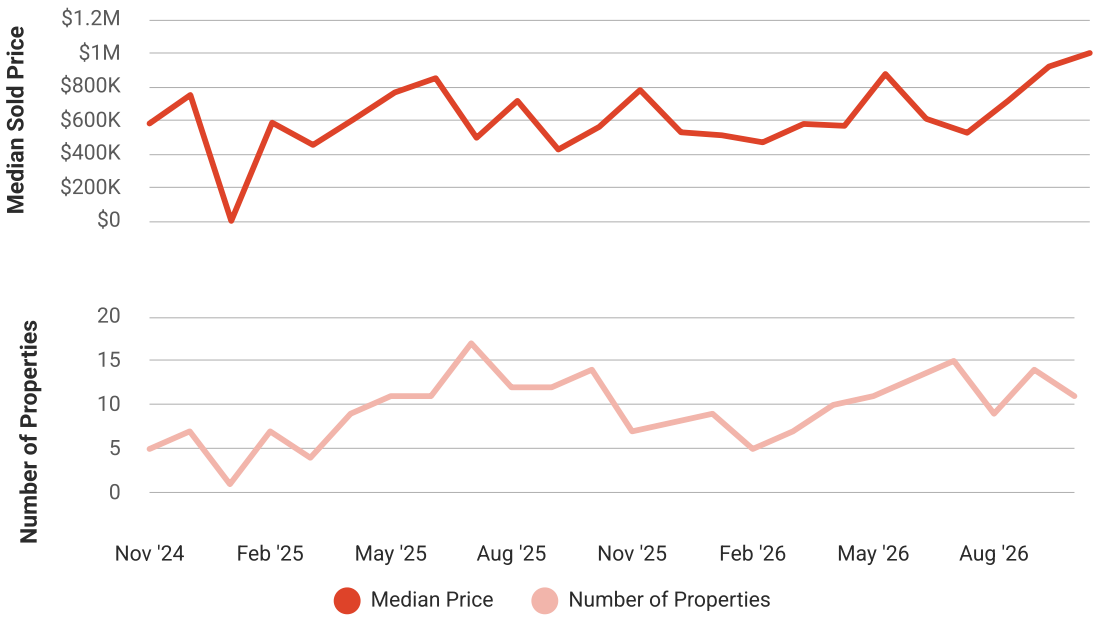
Median Sold Price vs Sold Listings in Chagrin Falls, Ohio

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



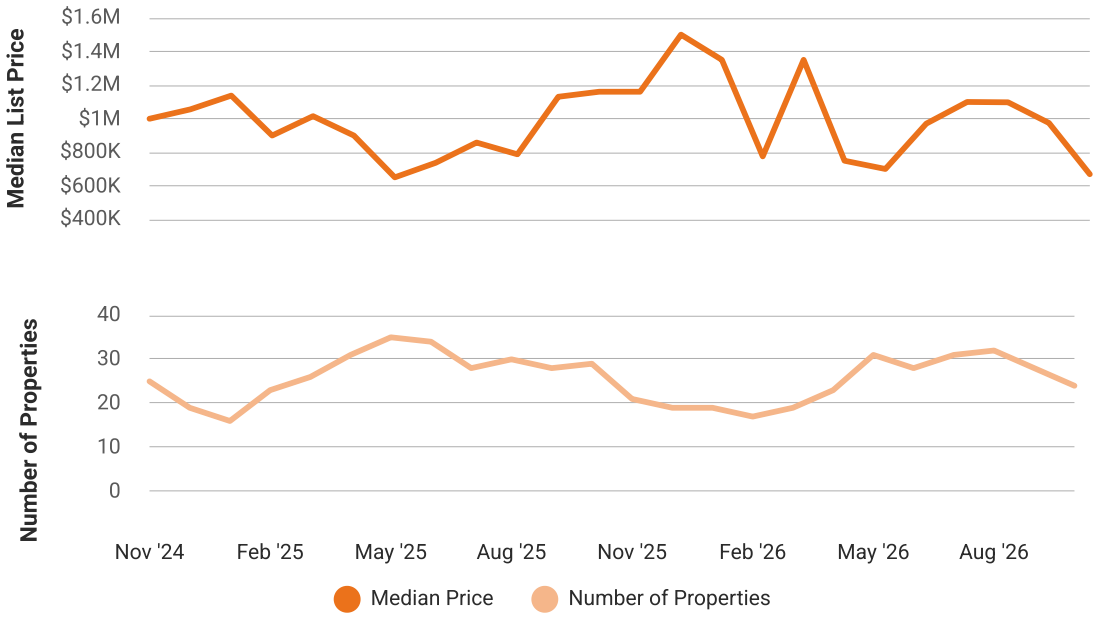
Median List Price vs Active Listings in Chagrin Falls, Ohio

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Chagrin Falls, Ohio

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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$623,070	$614,230 +1.44%	$654,050 -4.74%	$640,110 -2.66%	$563,170 +10.64%	$503,960 +23.63%
Median Sold Price Last Updated: 10/31/2026	$1,000,000	$919,052 +8.81%	$525,000 +90.48%	$560,000 +78.57%	$796,500 +25.55%	$502,800 +98.89%
Median List Price Last Updated: 10/31/2026	$668,680	$974,000 -31.35%	$1,099,000 -39.16%	$1,160,000 -42.36%	$1,055,000 -36.62%	$1,049,500 -36.29%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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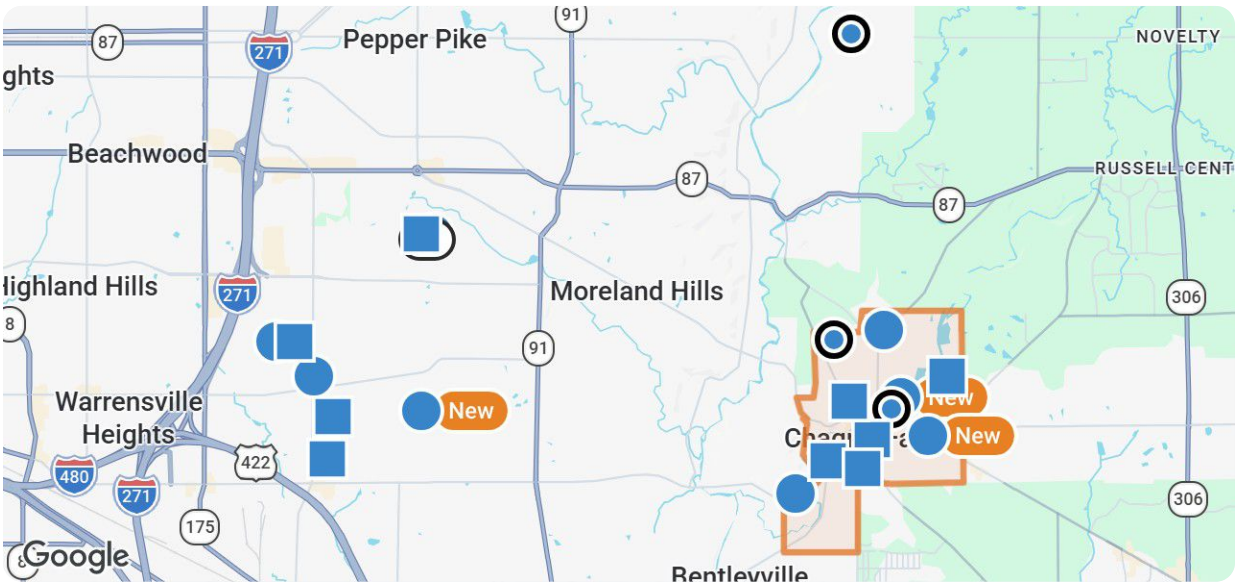
Chagrin Falls, Ohio

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	10	3	10
Lowest Listing Price / Est.Value	$350,000	$849,000	$379,500
Median Listing Price / Est.Value	$737,000	$1,150,000	$570,500
Highest Listing Price / Est.Value	$3,050,000	$12,995,000	$735,000
Average Price / sqft	$270	$291	$210
Median Price / sqft	$251	$301	$196
Average Days in RPR	28	32	84
Median Days in RPR	28	23	82
Total Volume	$11,417,830	$14,994,000	$5,597,150
Source	Listings	Listings	Public Records & Listings

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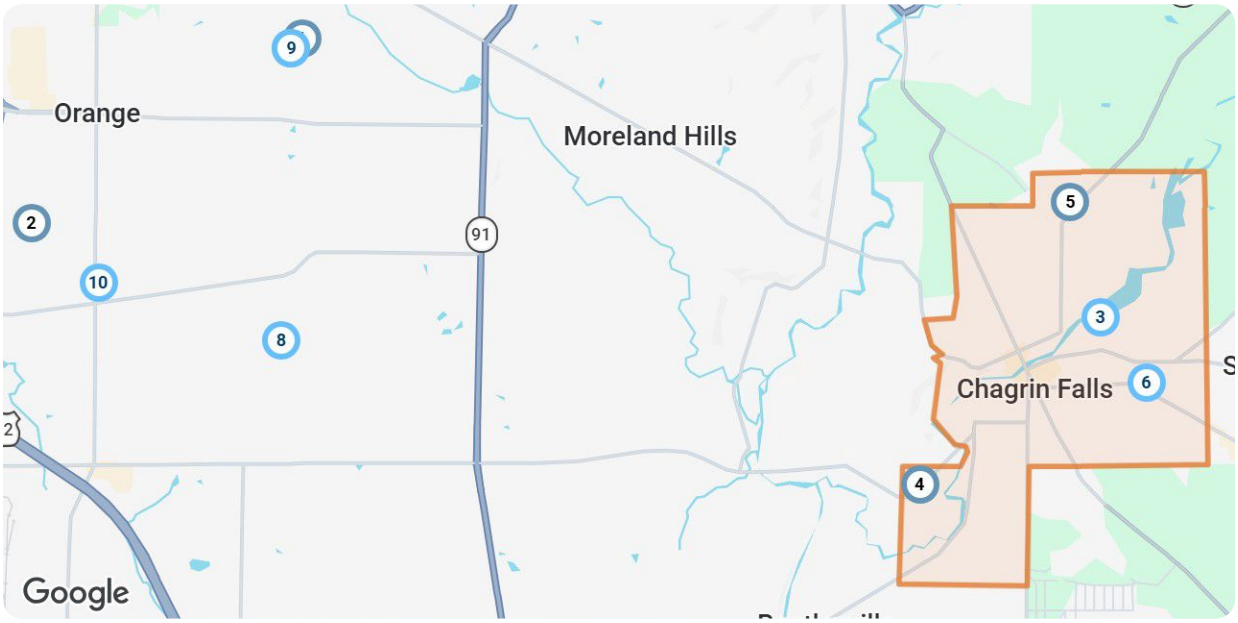
Chagrin Falls, Ohio

Market Activity Breakdown

New

Source: Listings



New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **58 W Orange St** **Chagrin Falls, OH 44022** MLS ID: 5262955 Active / For Sale *Listing Courtesy of Howard Hanna*	Single Family	5/5	3,785	0.41 acres	1975	11/24/2026 4 days	$2,195,000 $580/sq ft
2  **3791 Hickory Nut Trl, #K1** **Chagrin Falls, OH 44022** MLS ID: 5254647 Active Under Contract / For Sale *Listing Courtesy of Howard Hanna*	Condo/Townhouse/Apt.	3/4	3,925	24.76 acres	1983	11/3/2026 25 days	$350,000 $89/sq ft
3  **155 Jackson Dr** **Chagrin Falls, OH 44022** MLS ID: 5254921 Active Under Contract / For Sale *Listing Courtesy of Keller Williams Greater Metropolitan*	Single Family	4/5	6,302	0.46 acres	1989	11/10/2026 18 days	$849,000 $135/sq ft
4  **188 Cleveland St** **Chagrin Falls, OH 44022** MLS ID: 5259211 Active / For Sale *Listing Courtesy of Howard Hanna*	Single Family	4/6	6,316	2,613 sqft	2022	11/10/2026 18 days	$1,975,000 $313/sq ft
5  **300 Miles Rd** **Chagrin Falls, OH 44022** MLS ID: 5251860 Active Under Contract / For Sale *Listing Courtesy of Howard Hanna*	Single Family	3/2	1,364	10,410 sqft	1947	10/9/2026 50 days	$399,000 $293/sq ft

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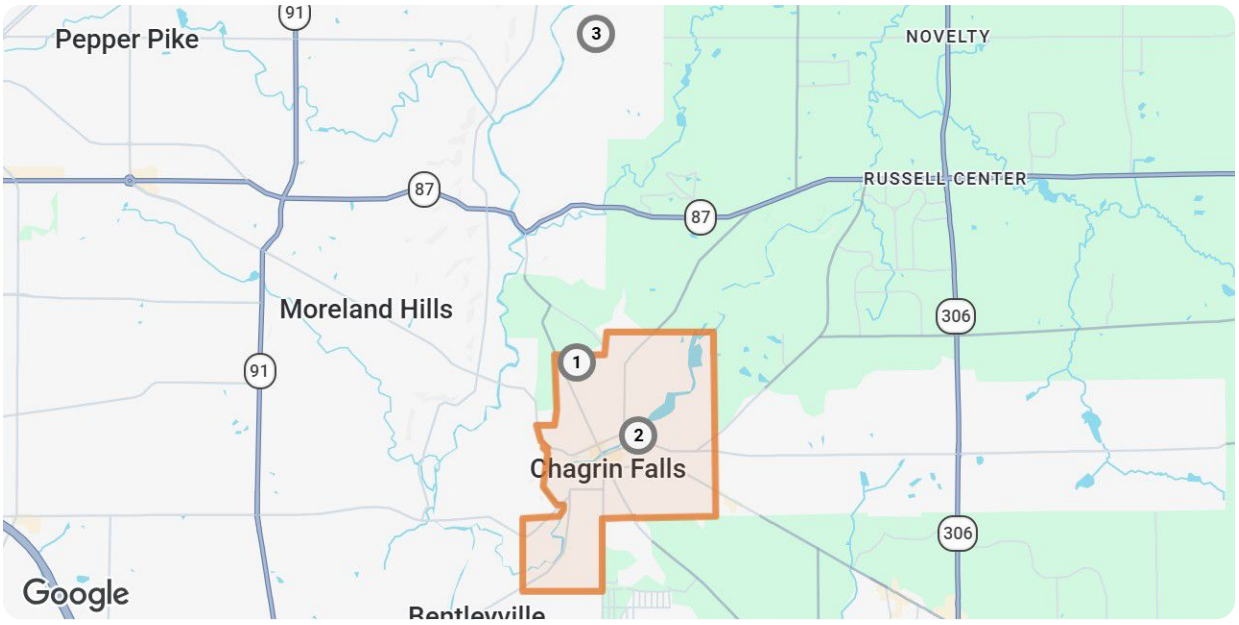
Chagrin Falls, Ohio

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **495 North St** **Chagrin Falls, OH 44022** MLS ID: 5253603 Active Under Contract / For Sale *Listing Courtesy of Elite Sotheby's International Realty*	Single Family	5/5	5,034	0.68 acres	1993	10/21/2026 38 days	$975,000 $194/sq ft
7  **305 E Washington St** **Chagrin Falls, OH 44022** MLS ID: 5259511 Active / For Sale *Listing Courtesy of Howard Hanna*	Single Family	5/6	6,248	0.32 acres	2026	11/9/2026 19 days	$3,050,000 $488/sq ft
8  **3835 Acorn Trl** **Chagrin Falls, OH 44022** MLS ID: 5254666 Active / For Sale *Listing Courtesy of Howard Hanna*	Condo/Townhouse/Apt.	2/3	3,672	24.76 acres	1980	10/28/2026 31 days	$399,000 $109/sq ft
9  **3835 Acorn Trl** **Chagrin Falls, OH 44022** MLS ID: 5254606 Active / For Sale *Listing Courtesy of Howard Hanna*	Condo/Townhouse/Apt.	3/3	2,168	24.76 acres	1979	10/23/2026 36 days	$625,000 $288/sq ft
10  **40 Lake Como Ct** **Chagrin Falls, OH 44022** MLS ID: 5254785 Active / For Sale *Listing Courtesy of Keller Williams Chervenic Rlty*	Condo/Townhouse/Apt.	3/3	2,806	4,791 sqft	2026	10/20/2026 39 days	$600,830 $214/sq ft

Pending

Source: Listings



Legend

Pending

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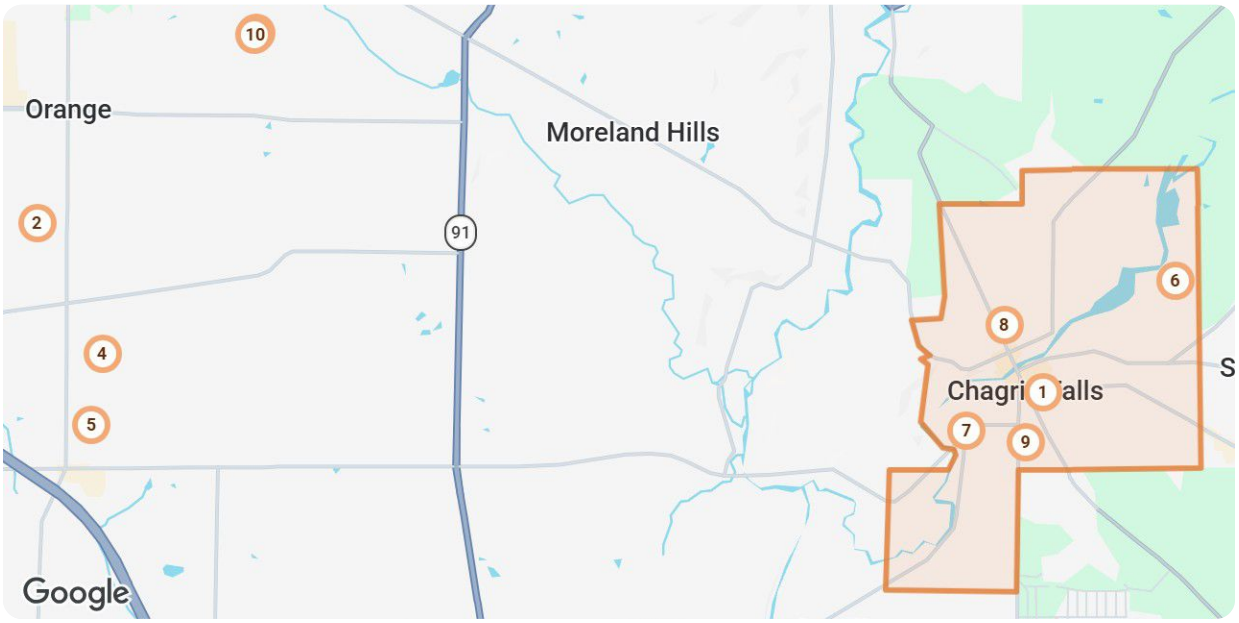
Chagrin Falls, Ohio

Pending: 3 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **63 Kenton Rd** **Chagrin Falls, OH 44022** MLS ID: 5254084 Pending / For Sale *Listing Courtesy of Berkshire Hathaway HomeServices Professional Realty*	Single Family	4/3	3,656	1.32 acres 1962	10/26/2026	$849,000 $232/sq ft	11/18/2026 23 days
2  **168 Vincent St** **Chagrin Falls, OH 44022** MLS ID: 5257595 Pending / For Sale *Listing Courtesy of Howard Hanna*	Single Family	5/5	3,824	10,062 sqft 1840	10/31/2026	$1,150,000 $301/sq ft	11/2/2026 2 days
3  **14398 County Line Rd** **Chagrin Falls, OH 44022** MLS ID: 5225821 Pending / For Sale *Listing Courtesy of Howard Hanna*	Single Family	6/15	38,362	128.8 acres 2009	8/8/2026	$12,995,000 $339/sq ft	10/17/2026 70 days

Closed

Source: Public Records and Listings



Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **58 E Washington St** **Chagrin Falls, OH 44022** MLS ID: 5231222 Closed / For Sale *Courtesy of RE/MAX Crossroads Properties*	Single Family	3/3	2,354	0.3 acres 1875	11/16/2026 108 days	$735,000 $312/sq ft	↓ 8.01%
2  **245 Jackson Dr** **Chagrin Falls, OH 44022** MLS ID: 5237920 Closed / For Sale *Courtesy of Berkshire Hathaway HomeServices Professional Realty*	Single Family	5/4	4,508	0.54 acres 1988	11/11/2026 82 days	$600,000 $133/sq ft	↓ 12.92%

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Chagrin Falls, Ohio

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Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
3  **3835 Acorn Trl, #C04** **Chagrin Falls, OH 44022** MLS ID: 5206703 Closed / For Sale *Courtesy of Howard Hanna*	Condo/Townhouse/Apt.	3/4	3,725	24.76 acres 1979	11/9/2026 172 days	$389,000 $104/sq ft	–
4  **28550 Pike Dr** **Chagrin Falls, OH 44022** MLS ID: 5249128 Closed / For Sale *Courtesy of Berkshire Hathaway HomeServices Professional Realty*	Single Family	3/2	2,076	1.99 acres 1952	11/9/2026 2 days	$430,000 $207/sq ft	↑ 1.18%
5  **330 Blossom Ln, #54** **Chagrin Falls, OH 44022** MLS ID: 5209354 Closed / For Sale *Courtesy of Coldwell Banker Schmidt Realty*	Condo/Townhouse/Apt.	4/4	3,672	– 2006	11/6/2026 128 days	$650,000 $177/sq ft	↓ 7.13%
6  **381 Hickory Hill Rd** **Chagrin Falls, OH 44022** MLS ID: 5203190 Closed / For Sale *Courtesy of RE/MAX Crossroads Properties*	Single Family	3/3	3,616	0.46 acres 1957	11/5/2026 156 days	$450,000 $124/sq ft	↓ 5.26%
7  **95 Solon Rd** **Chagrin Falls, OH 44022** Closed / Public Record	Single Family	3/2	1,486	4,800 sqft 1910	11/5/2026 – days	$379,500 $334/sq ft	–
8  **15 E Summit St** **Chagrin Falls, OH 44022** MLS ID: 5249614 Closed / For Sale *Courtesy of Howard Hanna*	Single Family	4/4	3,796	9,147 sqft 2009	11/5/2026 3 days	$702,650 $185/sq ft	↑ 1.1%
9  **16 Bellview St** **Chagrin Falls, OH 44022** MLS ID: 5245965 Closed / For Sale *Courtesy of Elite Sotheby's International Realty*	Single Family	3/2	2,084	5,837 sqft 1925	11/4/2026 29 days	$720,000 $345/sq ft	↑ 0.14%
10  **3835 Acorn Trl, #C03** **Chagrin Falls, OH 44022** MLS ID: 5216266 Closed / For Sale *Courtesy of Howard Hanna*	Condo/Townhouse/Apt.	2/3	2,148	– 1980	11/2/2026 74 days	$541,000 $252/sq ft	↓ 0.37%

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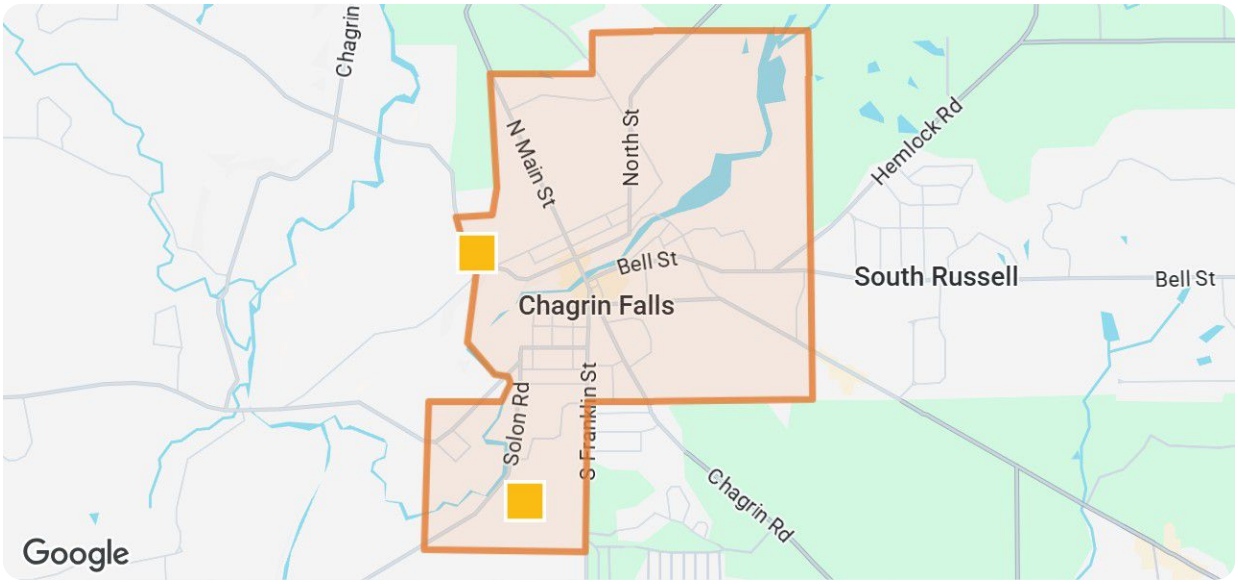
Chagrin Falls, Ohio

Summary

For Lease Activity in the Last 3 Months



Legend

Recently Leased

	Closed
Number of Properties	2
Lowest Listing Price / Est.Value	$1,550
Median Listing Price / Est.Value	$1,738
Highest Listing Price / Est.Value	$1,925
Average Price / sqft	$2
Median Price / sqft	$2
Average Days in RPR	27
Median Days in RPR	27
Total Volume	$3,475

Source: Public Records & Listings

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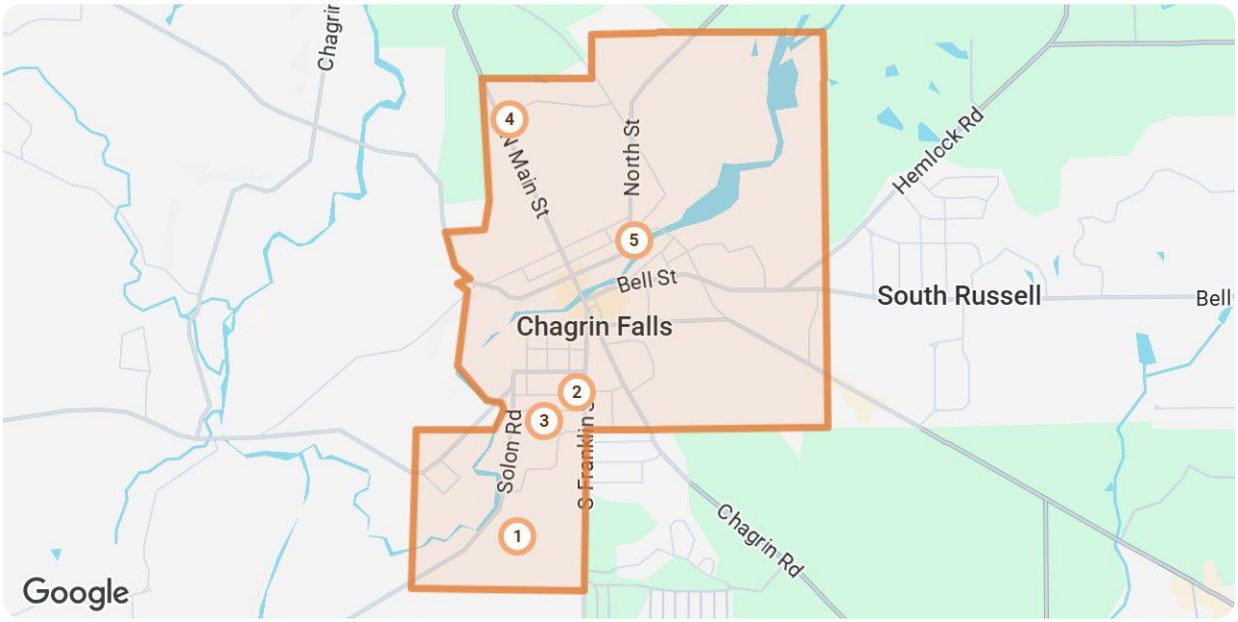
Chagrin Falls, Ohio

Market Activity Breakdown

Closed

Source: Public Records and Listings



Legend

Closed

	Closed: 2 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **232 Chagrin Blvd** **Chagrin Falls, OH 44022** MLS ID: 5240083 Closed / For Lease *Courtesy of Berkshire Hathaway HomeServices Professional Realty*	Single Family	3/2	1,146	0.34 acres 1914	10/26/2026 45 days	– $2/sq ft	–
2	 **6000 Nob Hill Dr** **Chagrin Falls, OH 44022** MLS ID: 5243938 Closed / For Lease *Courtesy of Howard Hanna*	Condo/Townhouse/Apt.	2/1	808	9.32 acres 1964	9/18/2026 8 days	– $2/sq ft	–

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Chagrin Falls, Ohio

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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North Canton, OH 44720

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Chagrin Falls, Ohio

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