BURNSY REAL ESTATE

eXp REALTY

A RELOCATION GUIDE

MOVING TO CLEVELAND, OHIO

The real cost of the move, the help you'll want before you get here, and how to plan it without the stress.

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Before you start.

Just about everybody needs to buy a house. When they want to do it with as little stress as possible, with an expert negotiator in their corner, I'm the guy they call. Before real estate, I spent 7 years as a VP of Sales leading more than 300 salespeople. I'm Chris Burns, and this is Moving to Cleveland.

This guide is for people who want to make a smart, grounded move to Cleveland, Ohio, not a rushed one. It's the stuff I'd tell you across a table: what the move really costs, what to fix before you get here, and how we plan it together.

IT'S THE STUFF I'D TELL YOU ACROSS A TABLE.



WANT THE VIDEO VERSION?

FIND ME ON YOUTUBE

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What is it like to live in Cleveland, Ohio?

Short answer

Cleveland, Ohio is a Lake Erie city with four real seasons and living costs below the U.S. average. Overall costs in the metro ran about 7% below average in 2025, mostly because housing costs less. The tradeoff is winter. My honest take: winters can be rough, but they're manageable.

THE NUMBERS, SO YOU CAN CHECK THEM

Cleveland's overall cost of living index for 2025 was 92.9, where 100 is the U.S. average. Housing was the biggest difference, at 79.7, about 20% below the U.S. average. Groceries were about even with the rest of the country, at 100.2. (Source: C2ER Cost of Living Index, 2025 annual average, published February 2026.)

The City of Cleveland had an estimated 363,608 people on July 1, 2025. (Source: U.S. Census Bureau QuickFacts, V2025, retrieved November 24, 2026.)

RTA's Red Line train runs between Cleveland Hopkins International Airport, downtown Cleveland and Windermere, with west side stops including West Park and West 25th-Ohio City in Ohio City, Cleveland. (Source: Greater Cleveland RTA, Red Line schedule effective October 13, 2026.)

West Side Market on West 25th Street in Ohio City, Cleveland opened in 1912. (Source: westsidemarket.org, opened November 24, 2026.)

My honest take: winters can be rough, but they're manageable.

More on costs, homes, schools and winters in the sections below.



What does it cost to live in Cleveland, Ohio?

The price of the house is not the cost of the move.

On top of the house, plan for four costs that hurt when you don't see them coming: filling the empty rooms, the home inspection list, the want-to list, and the move itself. None of them are deal breakers. Plan for them before you pick the house.

You found the house. The payment fits. You did the math three times and everything works. Then you get the keys, walk inside, and realize the math was only for the house. Not for everything that comes with it.

> *"The math was only for the house. Not for everything that comes with it."*

SURPRISE NUMBER ONE: THE EMPTY ROOMS.

A lot of people moving here get more house than they had before. That's the whole point. You're coming from an apartment or a smaller place, and now you've got a dining room, a finished basement, maybe a guest room. It feels amazing on the tour.

Then the moving truck leaves and you're standing in a dining room with no table, and a basement with one sad couch in it. Furnishing a bigger house costs real money, and it adds up fast. Couches, beds, rugs, curtains, a table you actually want people to sit at.

My advice is simple. Don't try to fill every room in the first month. Pick the rooms you live in every day, do those right, and let the rest come over time.

What does it cost to live in Cleveland, Ohio?

SURPRISE NUMBER TWO: THE HOME INSPECTION LIST

Older homes have a lot of charm. Hardwood floors, built-ins, real character. But older homes come with older parts. The furnace might be near the end of its life. The water heater might be close behind it. The sewer line might need attention, and some basements like to let you know when it rains.

The inspection is where you find all of this out, and it's also where a lot of buyers panic. Here's the thing. The question is not whether there's a list. It's what's on it, what it costs, and what we can negotiate before you close. That's where having someone in your corner really matters.

"A good inspection report isn't a reason to run. It's a reason to negotiate."

SURPRISE NUMBER THREE: THE WANT-TO LIST

This one's sneaky because nobody makes you do it. You walk through the house and say, we'll paint eventually. We'll redo the floors eventually. Someday we'll update that kitchen.

And then you move in, and eventually turns into right now. Because it's so much easier to paint an empty room than one full of furniture. Because you don't want to look at that carpet for one more day. Because now it's yours.

None of that is wrong. It's actually one of the best parts of owning a home. Just know that the want-to list usually shows up in the first few months, not the first few years. So decide what's a must before move-in, what can wait, and put a real number next to both.

(Not sure what's a must and what can wait? That's exactly what we'll sort out on your planning call. More on that below.)

SURPRISE NUMBER FOUR: THE MOVE ITSELF

Movers. Truck rentals. Deposits. Maybe a month where you're paying rent and a mortgage at the same time. Maybe a hotel for a few nights if the dates don't line up. And a lot more takeout than you planned on, because nobody's cooking the first week.

Each one of those feels small. Together, they're not. The good news is this is the easiest one to plan for, because almost all of it happens on dates you already know.

SO WHAT DOES THIS MEAN FOR YOU?

It means the smartest buyers don't just ask, can I afford the house. They ask, can I afford the first year in the house.

Budget for the house and the life after closing. That first stretch usually means a few more trips to Home Depot and Target than you planned. Leave yourself some breathing room for that and for the move. You just have to plan for it before you pick the house, not after.

What does it cost to live in Cleveland, Ohio?

How does Cleveland's cost of living compare?

Here's the bigger picture. In 2025, overall living costs in the Cleveland metro were about 7% below the U.S. average, with an index of 92.9 where 100 is average. Housing was about 20% below average, at 79.7. Groceries were about the same as the rest of the country, at 100.2. (Source: C2ER Cost of Living Index, 2025 annual average.)

WHAT ARE PROPERTY TAXES LIKE?

Property taxes in Ohio are set by taxing district, so they change when you cross a city or school district line. Here is tax as a share of market value for tax year 2025, due in 2026.

Avon and Avon Lake figures are estimates, not official county rates. Actual bills vary with credits like the homestead exemption. Parts of Fairview Park, Ohio are in other school districts: 2.01% in Fairview Park/Berea, Ohio and 2.02% in Fairview Park/Rocky River. For Avon Lake, the city's 2024 example is $1,879.01 before credits on a $100,000 home. Before you write an offer, I pull the actual tax record for that address. (Sources in back.)

COMMUNITY	2025 RATE	PER $100,000 OF MARKET VALUE
Westlake, Ohio	1.64%	about $1,640
Rocky River	1.93%	about $1,930
Lakewood, Ohio	2.24%	about $2,240
Cleveland (main district)	2.30%	about $2,300
Fairview Park, Ohio	2.31%	about $2,310
Bay Village	2.38%	about $2,380
Avon, Ohio (est.)	1.66%	about $1,660
Avon Lake, Ohio (est.)	1.81%	about $1,810

BEFORE YOU WRITE AN OFFER, I PULL THE ACTUAL TAX RECORD FOR THAT ADDRESS.

How do Cleveland's west side suburbs compare?

Short answer

The seven west side towns I cover differ in distance, price and housing age. Lakewood, Ohio is about 5.3 miles from Public Square, and Avon Lake, Ohio is about 23.4. Median sale prices ran from $281,804 to $449,687 in the three months ending October 2026. Here's each town, side by side, with sources.

Community	Population	MEDIAN SALE PRICE	2025-26 SCHOOL RATING	MILES TO PUBLIC SQUARE
LAKEWOOD, OHIO	49,027	$334,767	3.5 STARS	ABOUT 5.3
ROCKY RIVER	21,397	$414,712	5 STARS	ABOUT 11.3
FAIRVIEW PARK, OHIO	16,748	$281,804	4 STARS	ABOUT 12.8
BAY VILLAGE	15,792	$411,714	5 STARS	ABOUT 15.5
WESTLAKE, OHIO	33,904	$415,861	5 STARS	ABOUT 15.6
AVON, OHIO	25,611	$449,687	5 STARS	ABOUT 20.4
AVON LAKE, OHIO	26,486	$424,705	4.5 STARS	ABOUT 23.4

The seven west side towns I cover differ in distance, price and housing age.

Sale prices are Redfin medians for the three months ending October 2026. School ratings are from the 2025-2026 Ohio School Report Cards. Distances are driving miles from city hall to Public Square.

(Sources: U.S. Census Bureau QuickFacts, July 1, 2025 estimates, with Fairview Park confirmed by the Cuyahoga County Planning Commission; Redfin, data through October 2026; 2025-2026 Ohio School Report Cards, released September 15, 2026; OpenStreetMap routing, checked November 24, 2026. Links are in Sources.)



West side town snapshots

Lakewood, Ohio

• About 5.3 miles from Lakewood City Hall to Public Square. (OpenStreetMap routing, checked November 24, 2026)
• Lakewood Park is a 31 acre city park on Lake Erie at 14532 Lake Avenue, with the Lakefront Promenade, the Solstice Steps and Foster Pool, open June through September. (Source: City of Lakewood, Lakewood Park.)
• RTA's 55, 55B and 55C Clifton buses stop in Lakewood on the way between downtown and the west shore. (Source: Greater Cleveland RTA, 55/55B/55C Clifton routes, schedule effective March 15, 2026.)
• Half of the homes were built in 1938 or earlier, and more homes were rented (14,949) than owned (11,927). (Source: U.S. Census Bureau, ACS 2020-2024, via Census Reporter.)

Rocky River

• About 11.3 miles from Rocky River City Hall to Public Square. (OpenStreetMap routing, checked November 24, 2026)
• RTA buses only, no rail. Route 26A runs on Detroit Road between downtown Cleveland and Crocker Park, and the Clifton 55 routes serve the west shore. (Source: Greater Cleveland RTA, routes 26/26A and 55/55B/55C, schedules effective March 15, 2026.)
• Bradstreet's Landing, a city lakefront park at 22400 Lake Road, has a pier open to the public from dawn to dusk. (Source: City of Rocky River, Bradstreet's Landing.)
• Cleveland Metroparks' Rocky River Reservation follows the Rocky River valley, with trails, a nature center and a marina. (Source: Cleveland Metroparks, Rocky River Reservation.)

Fairview Park, Ohio

• About 12.8 miles from Fairview Park City Hall to Public Square. (OpenStreetMap routing, checked November 24, 2026)
• RTA's Westgate Transit Center, 21159 Center Ridge Road, is served by routes 22, 25 and 26/26A, and the 22 runs to downtown Cleveland. There is no RTA rail in Fairview Park. (Source: Greater Cleveland RTA, Westgate Transit Center and Route 22.)
• Not on Lake Erie. Cleveland Metroparks' Rocky River Reservation runs through Fairview Park, with picnic areas along Valley Parkway. (Source: Cleveland Metroparks, Rocky River Reservation.)
• Half of the homes were built in 1957 or earlier. (Source: U.S. Census Bureau, ACS 2020-2024, via Census Reporter.)

West side town snapshots

Bay Village

• About 15.5 miles from Bay Village City Hall to Public Square. (OpenStreetMap routing, checked November 24, 2026)
• Huntington Reservation, a Cleveland Metroparks park of about 100 acres on Lake Erie, has trails, Huntington Beach (a swimming beach), the Lake Erie Nature and Science Center and BAYarts. (Source: Cleveland Metroparks, Huntington Reservation.)
• RTA's 55B Clifton bus runs between downtown Cleveland and Cahoon Park in Bay Village. (Source: Greater Cleveland RTA, 55/55B/55C Clifton routes.)

Westlake, Ohio

• About 15.6 miles from Westlake City Hall to Public Square. (OpenStreetMap routing, checked November 24, 2026)
• Crocker Park is a mixed-use district for shopping, dining and living. (Source: Crocker Park.)
• RTA's 55C Clifton bus runs between downtown Cleveland and Crocker Park. (Source: Greater Cleveland RTA, 55/55B/55C Clifton routes.)
• Half of the homes were built in 1983 or earlier. (Source: U.S. Census Bureau, ACS 2020-2024, via Census Reporter.)

Avon, Ohio

• About 20.4 miles from Avon City Hall to Public Square. (OpenStreetMap routing, checked November 24, 2026)
• Inland from Avon Lake, with no city Lake Erie beach in the official pages checked. Public lakefront parks are nearby in Avon Lake. (Source: City of Avon Lake, Our Parks.)
• No direct RTA bus or rail service. (Source: Greater Cleveland RTA, checked November 24, 2026.)
• Half of the homes were built in 2001 or earlier. (Source: U.S. Census Bureau, ACS 2020-2024, via Census Reporter.)

Avon Lake, Ohio

• About 23.4 miles from Avon Lake City Hall to Public Square. (OpenStreetMap routing, checked November 24, 2026)
• Veterans' Memorial Park, 32756 Lake Road, has lakefront access and a boardwalk trail. Miller Road Park, 33760 Lake Road, has lakefront access, a boat launch and a fishing pier. (Source: City of Avon Lake, Our Parks.)
• No direct RTA bus or rail service. (Source: Greater Cleveland RTA, checked November 24, 2026.)
• Half of the homes were built in 1989 or earlier. (Source: U.S. Census Bureau, ACS 2020-2024, via Census Reporter.)

Want to see a few of these in person? Tell me what matters to you, and we'll line up the towns that match your list.

How much do homes cost on Cleveland's west side?

Short answer

It depends a lot on the town. Over the three months ending October 2026, Redfin's median sale prices in the seven west side suburbs ran from $281,804 in Fairview Park, Ohio to $449,687 in Avon, Ohio. Inside the City of Cleveland, the median was $145,399. The U.S. median in October 2026 was $388,634.

COMMUNITY	MEDIAN SALE PRICE
Fairview Park, Ohio	$281,804
Lakewood, Ohio	$334,767
Bay Village	$411,714
Rocky River	$414,712
Westlake, Ohio	$415,861
Avon Lake, Ohio	$424,705
Avon, Ohio	$449,687
City of Cleveland	$145,399
Ohio (October 2026)	$260,608
United States (October 2026)	$388,634

3 months ending October 2026. Source: Redfin housing market pages for each city, Ohio and the U.S., data through October 2026. Links are in Sources.

So the west side is not one cheap market. Fairview Park and Lakewood came in below the U.S. median. Bay Village, Rocky River, Westlake, Avon Lake and Avon came in above it. Redfin says the City of Cleveland's median was 64% lower than the national number.

A median is the middle sale, not the price of the house you want. When you're ready, I'll pull recent sales for the streets on your list.

What are the schools like in Cleveland's west side suburbs?

Short answer

Each west side suburb has its own public school district. On the 2025-2026 Ohio School Report Cards, released September 15, 2026, Rocky River, Westlake, Bay Village and Avon earned 5 stars overall. Avon Lake earned 4.5 stars, Fairview Park earned 4 stars and Lakewood earned 3.5 stars.

SCHOOL DISTRICT	2025-2026 OVERALL RATING
Rocky River City Schools	5 stars
Westlake City Schools	5 stars
Bay Village City Schools	5 stars
Avon Local Schools	5 stars
Avon Lake City Schools	4.5 stars
Fairview Park City Schools	4 stars
Lakewood City Schools	3.5 stars

Source: Ohio Department of Education and Workforce, 2025-2026 Ohio School Report Cards, released September 15, 2026. Report card links are in Sources.

A district rating is one number. Individual schools inside a district can score differently, so look up the exact schools for any address on the Ohio School Report Cards site before you buy. The link is in Sources.



How long is the commute to downtown Cleveland?

Short answer

It depends on the town and the traffic. By car, the trip from each city hall to Public Square downtown runs from about 5.3 miles in Lakewood, Ohio to about 23.4 miles in Avon Lake, Ohio. RTA buses run from downtown to Lakewood, Rocky River, Fairview Park, Bay Village and Westlake, Ohio.

COMMUNITY	DISTANCE TO PUBLIC SQUARE
Lakewood, Ohio	about 5.3 miles
Rocky River	about 11.3 miles
Fairview Park, Ohio	about 12.8 miles
Bay Village	about 15.5 miles
Westlake, Ohio	about 15.6 miles
Avon, Ohio	about 20.4 miles
Avon Lake, Ohio	about 23.4 miles

Source: OpenStreetMap routing, city hall to Public Square, checked November 24, 2026. These are distances, not rush-hour drive times.

BY BUS OR TRAIN

RTA's 55, 55B and 55C Clifton buses run between downtown and the west shore, with the 55B going to Cahoon Park in Bay Village and the 55C going to Crocker Park in Westlake. Route 22 runs between downtown and the Westgate Transit Center in Fairview Park, Ohio, and route 26/26A runs to Crocker Park, with the 26A on Detroit Road through Rocky River. None of the seven suburbs has an RTA rail station, and Avon and Avon Lake, Ohio have no direct RTA service. The Red Line train runs between Cleveland Hopkins International Airport and downtown. (Source: Greater Cleveland RTA, routes 55/55B/55C, 22, 26/26A and the Red Line.)

Your drive depends on where you work and when you go. Tell me where you'll be heading, and I'll map it from the homes we look at.

What is the weather like in Cleveland, Ohio?

Short answer

You get real winters here. My honest take: Cleveland winters suck, until you get used to them. Once you get used to them, it's a necessary evil of living in such an amazing city. They can be rough, but they're manageable, and living here is worth it.

> *"Cleveland winters suck, until you get used to them."*

Winter also changes how you look at a house. Ask about heating, insulation, the garage, the driveway and who's handling snow removal on every home you tour.

So here's my question for you. What's worse: three months of Cleveland winter, or three months of Florida summer?

HOW MUCH SNOW DOES THE WEST SIDE GET?

Less than the east side, but still plenty. Cleveland Hopkins International Airport, on the west side, averages 63.8 inches of snow a year, with 18.4 inches in a normal January. Chardon, Ohio, in the snowbelt about 30 miles east, averages 113.7 inches. (Source: NOAA NCEI U.S. Climate Normals, 1991–2020.)

I like to say if the east side is a 10, the west side is a 6 or 7. That's my own comparison, not a forecast.

HOW COLD DOES IT GET?

At Cleveland Hopkins International Airport, the normal January high is 35.8 degrees and the normal low is 22.3. In July, the normal high is 83.7 and the low is 65.3. Summers (June through August) average 72.6 degrees, and winters (December through February) average 31.5. (Source: NOAA NCEI U.S. Climate Normals, 1991–2020, station USW00014820.)

What should I know before buying a home in Cleveland?

Short answer

Plan the whole first year before you start shopping, not just the price. Know that some cities have their own point-of-sale inspection rules, read the inspection report as a chance to negotiate, and line up the work you want done before you move in.

DO SOME WEST SIDE CITIES HAVE THEIR OWN INSPECTION RULES?

Yes. Some Ohio cities require their own inspection before a home can change hands. It's set by each city, not the state, and it's separate from the home inspection you order as a buyer. Two examples on the west side:

• Lakewood, Ohio: The city requires an inspection and a Certificate of Code Compliance before the sale of a rental, or a home that was rented in the 24 months before the sale. Owner-occupied one- and two-family homes and condos lived in for those 24 months are exempt. (Lakewood Codified Ordinance 1306.53. Lakewood Division of Housing and Building, (216) 529-6270.)

• Bay Village: The city requires an inspection before the sale of a vacant home. The buyer gets a copy before title transfers, and violations must be fixed and a certificate of compliance issued before anyone moves in. (Bay Village Codified Ordinances Chapter 1375, Sections 1375.03 and 1375.04. Bay Village Building Department, (440) 899-3400.)

Rules change and vary by city, so I check with the city building department on every address we're serious about.

WHEN IS EARNEST MONEY DUE IN OHIO?

When the purchase agreement says so. Ohio law does not set a statewide amount or deadline for earnest money. The contract does. If a broker holds the deposit, Ohio law says it stays in the broker's trust account under the terms of the agreement until closing or another event the law lists. If the deal closes and the contract says so, it usually goes toward your closing funds. (Source: Ohio Revised Code 4735.24, effective March 2, 2026.)

No matter which city you buy in, Ohio law requires most sellers of one- to four-unit homes to give you the Ohio Residential Property Disclosure Form. If you get it after you sign the purchase agreement, you can cancel in writing within three business days of receiving it (Ohio Revised Code 5302.30).

Where can I get to Lake Erie on the west side?

Four of the seven towns I cover have public lakefront parks:

• Lakewood, Ohio: Lakewood Park, 31 acres at 14532 Lake Avenue, with the Lakefront Promenade and the Solstice Steps. (Source: City of Lakewood, Lakewood Park.)

• Rocky River: Bradstreet's Landing at 22400 Lake Road, with a public pier open dawn to dusk. (Source: City of Rocky River, Bradstreet's Landing.)

• Bay Village: Huntington Beach, a swimming beach in Cleveland Metroparks' Huntington Reservation. (Source: Cleveland Metroparks, Huntington Beach.)

• Avon Lake, Ohio: Veterans' Memorial Park and Miller Road Park on Lake Road, with lakefront access, and a boat launch and fishing pier at Miller Road. (Source: City of Avon Lake, Our Parks.)

Fairview Park, Ohio is not on the lake, and Avon, Ohio is inland. Westlake, Ohio has no city Lake Erie beach in the official pages checked; the closest Metroparks swimming beach is Huntington Beach next door in Bay Village.

Inside the City of Cleveland, Edgewater Park is a 147 acre Cleveland Metroparks park off West 73rd Street and the Memorial Shoreway, with 9,000 feet of shoreline, dog and swim beaches, boat ramps and a fishing pier. Edgewater Beach has 1,000 feet of swimming access. Fairview Park has Cleveland Metroparks' Rocky River Reservation, a river valley park. (Sources: Cleveland Metroparks, Edgewater Park, Edgewater Beach and Rocky River Reservation.)

HOW DOES BUYING FROM OUT OF STATE WORK?

It starts with a conversation. Before you ever tour a home, we talk about the whole picture, including what you'll want fixed before you get here. More on the planning call below.



How do I start planning my move?

Short answer

Start with a conversation, not a home search. Before you ever tour a home, we talk about the whole picture: not just the price, but what you'll want to fix, what you'll want to change, and what the first year really looks like. Call or text me at (440) 822-6695 to get started.

That's exactly what I help people do. We map out the move, the budget, and the neighborhoods that fit. Then when the inspection comes back, I'm the one negotiating so more of that list gets handled before it becomes your problem.

So if you're thinking about moving to Cleveland, let's talk before you start shopping. We'll map out the move, the budget, and the neighborhoods that fit, so the only surprise is how much you love living here.

WHAT WE'LL TALK ABOUT ON OUR FIRST CALL:

- Your timeline and what has to happen before you can move
- Your budget for the first year, not just the house
- What you want in a neighborhood and a home
- What you'll want fixed or changed before move-in

CALL OR TEXT BURNSY: (440) 822-6695

Book a consultation:
tidycal.com/burnsy/realestateconsultation

I'm Chris Burns. Let's get you moved.



Your first-year moving checklist

Before you shop

- ☐ Call or text me at (440) 822-6695, or book a consultation
- ☐ Build a budget for the first year in the house, not just the house
- ☐ Put a real number on furniture, the want-to list and the move itself

Before you close

- ☐ Read the inspection report as a list to negotiate, not a reason to run
- ☐ Ask whether the city has its own point-of-sale rules for that address
- ☐ Decide what's a must before move-in and what can wait

Before you move

- ☐ Book movers or a truck, and plan for deposits
- ☐ Plan for overlapping rent and mortgage, or a few hotel nights, if the dates don't line up
- ☐ Pick the rooms you live in every day and furnish those first

Your first months

- ☐ Let the rest of the rooms come over time
- ☐ Budget for more takeout than you think. Nobody's cooking the first week.
- ☐ Ask about heating, insulation and snow removal before your first winter

Call or text me at (440) 822-6695, or book a consultation

Frequently asked questions

What costs do people forget to budget for when they move to Cleveland?

The four I want you to plan for: furnishing a bigger house, the home inspection list, the want-to list like paint and floors, and the move itself, including deposits and maybe paying rent and a mortgage at the same time. Plan for all four before you pick the house.

Should I furnish my whole house right away?

No. Don't try to fill every room in the first month. Pick the rooms you live in every day, do those right, and let the rest come over time.

Is a long home inspection report a bad sign?

Not by itself. The question is not whether there's a list. It's what's on it, what it costs, and what we can negotiate before you close. A good inspection report isn't a reason to run. It's a reason to negotiate.

Is it normal to want to paint and redo floors right after I move in?

Yes. It's actually one of the best parts of owning a home. It's so much easier to paint an empty room than one full of furniture. Just know the want-to list usually shows up in the first few months, so decide what's a must before move-in and put a real number next to it.

Do I need a point-of-sale inspection when I buy in Lakewood, Ohio or Bay Village?

Only in certain cases. Lakewood requires one before the sale of a rental or a home rented in the past 24 months. Bay Village requires one before the sale of a vacant home. It affects your deal either way, so I check the rule for every address.

When should I contact a Realtor about moving to Cleveland?

Before you start shopping. We'll map out the move, the budget and the neighborhoods that fit first, so you're not making big decisions on a rushed weekend tour.

Ready to talk?

Call or text me at (440) 822-6695, or book a consultation at tidycal.com/burnsy/realestateconsultation.

I'm Chris Burns. Let's get you moved.

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Serving Lakewood, Ohio, Rocky River, Westlake, Ohio, Fairview Park, Ohio, Bay Village, Avon, Ohio and Avon Lake, Ohio.
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Disclosures

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Equal Housing Opportunity. I follow the federal Fair Housing Act and Ohio fair housing law. Every home and community is open to everyone.

This guide is general information, not legal, tax or financial advice. Facts come from the sources listed below and are current as of the Last updated date. They are believed reliable but not guaranteed. If you already have an agreement with another agent, this is not a solicitation.

Sources

Items 1 to 7 checked November 23, 2026. Items 8 to 44 from the fact check opened November 24, 2026.

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