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Perry Village Zoning Inspector Report April 10, 2025

Permit Overview

48 new zoning permits have been issued. Here is a summary of permits issued for the year to date, categorized by permit type:

Permit Type	Recent QTY	Total 2025 to Date
New Homes	14	23
Additions	1	1
Pool	1	1
Right of Way	22	22
Lot Splits	1	1
Decks	2	2
Patios	1	1
Sheds	1	1
Fences	5	7
Total Permits	48	59

Planning Commission Items

Major Developments

- Booth Farms/Hidden Village: Ongoing construction and development progress continues in the Booth Farms/Hidden Village area.
- Upcoming Hidden Village Storage Unit project.

Misc. Items

- **Appoint members to Board of Zoning Appeals**

Housing Demographic Information:

- **Rapid Home Appreciation:** Home values in Perry Village have surged, with a 9.98% annual increase and even higher short-term growth, making it one of the top appreciating markets in Ohio.
- **Strong Buyer Demand:** Most homes are selling quickly (avg. 44 days on market), primarily to families and first-time homeowners attracted by affordable pricing, quality schools, and a safe, suburban atmosphere.

- **New Construction Boom:** The Hidden Village Estates (Booth Farm) development is adding 277 new homes, nearly doubling the village's housing stock and pushing median sale prices into the \$300K+ range.
- **Demographic Shifts:** New residents are younger, higher-income families from Northeast Ohio and beyond, drawn by Perry's small-town feel, good schools, and proximity to Cleveland.