

Hamilton County, OH

County · OH · Ohio

BALANCED MARKET

\$273K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

12,098

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



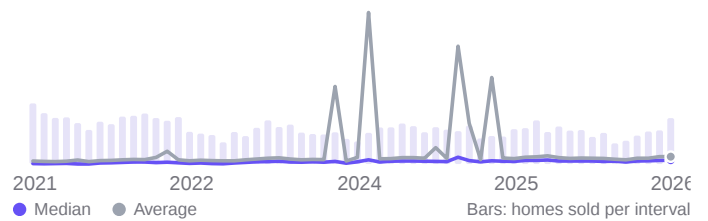
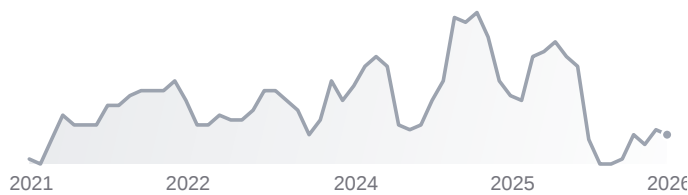
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$280K · Average \$366K

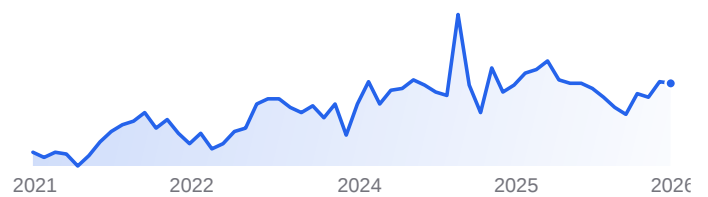
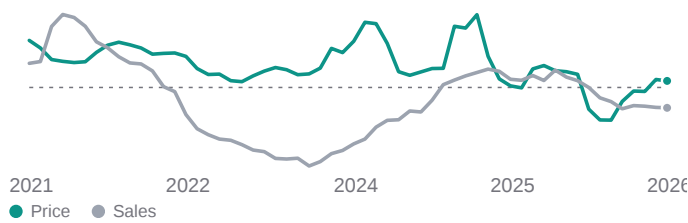


Growth (year over year)

Price +2.2% · Sales -6.9%

Price per square foot

\$174/ft²

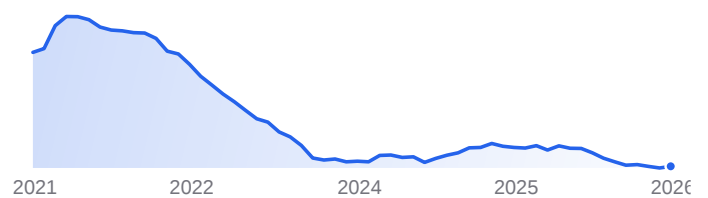
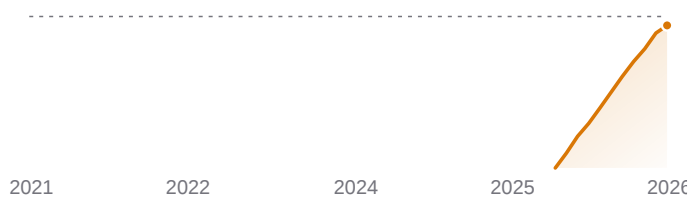


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

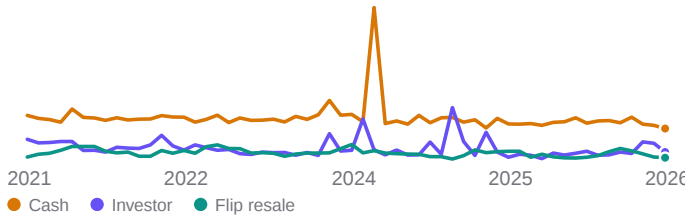
4.7%



BUYERS & OUTCOMES

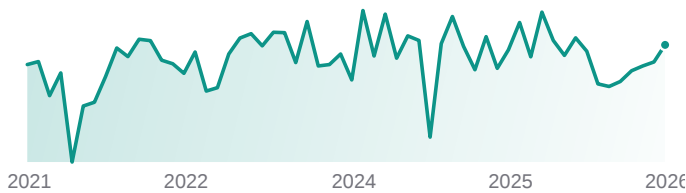
Buyer mix

Cash 24% · Investor 9.8% · Flip resale 6.5%



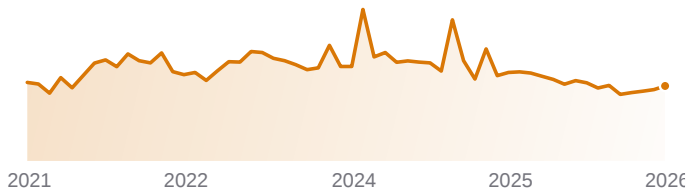
Sellers who sold at a gain

94%

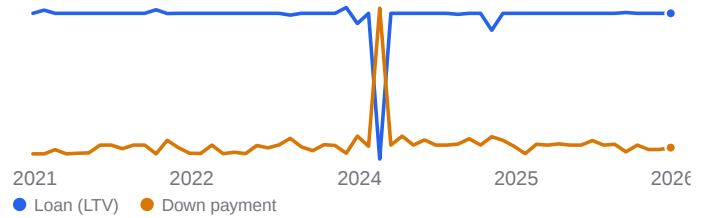


Median annualized return at resale

+5.7%

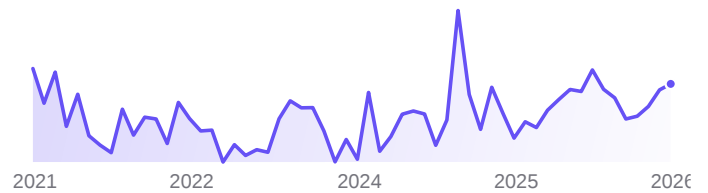


Financing (share of purchase price) Loan (LTV) 90% · Down payment 14%



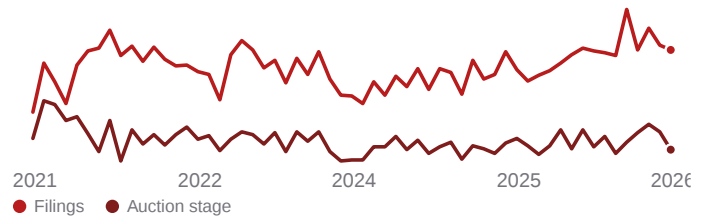
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 118 · Auction stage 12



HOUSING STOCK

Homes	258,989
Median value (AVM)	\$254K
Median size	1,610 ft²
Median bedrooms	3
Median year built	1957
Single family	83%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.3%
Owner occupied	80%
Company owned	16%
Median loan-to-value	48%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	838,566
Density	2,069 / mi²
Median household income	\$71K
Average household income	\$101K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	216
Earthquake index (US avg 100)	41
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	13.9%
Unemployment	1.3%
Average temp	54°F
Annual precip	43 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.