

Withamsville

Neighborhood · OH · Ohio > Clermont County > Withamsville

SELLER'S MARKET

\$267K

MEDIAN SALE PRICE

+19.0%

1-YR CHANGE

81

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

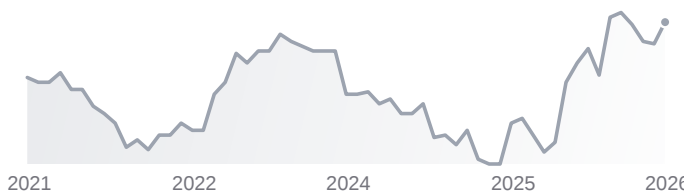
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

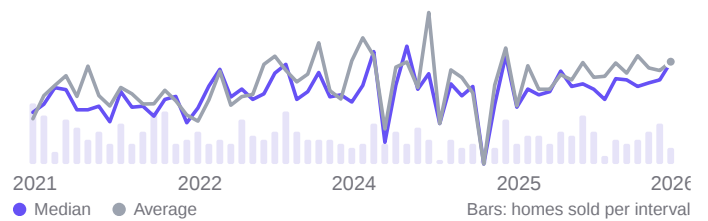
Market temperature (0–100)

76 / 100



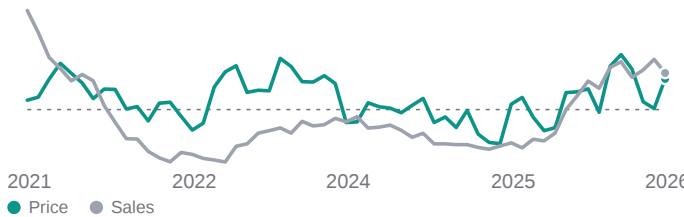
Sale prices

Median \$292K · Average \$293K



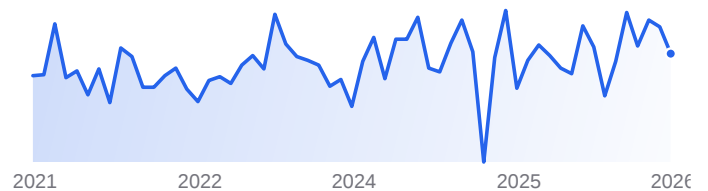
Growth (year over year)

Price +19.0% · Sales +22.7%



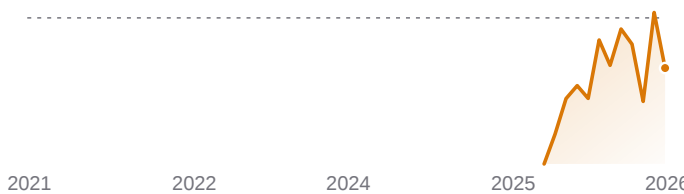
Price per square foot

\$176/ft²



Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

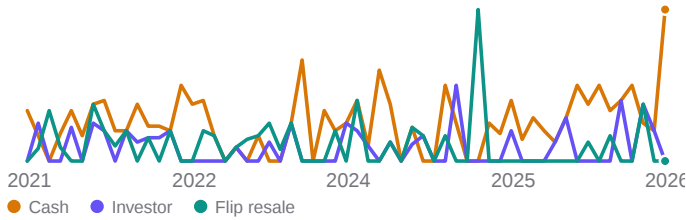
4.2%



BUYERS & OUTCOMES

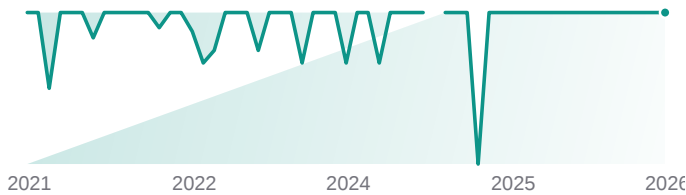
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



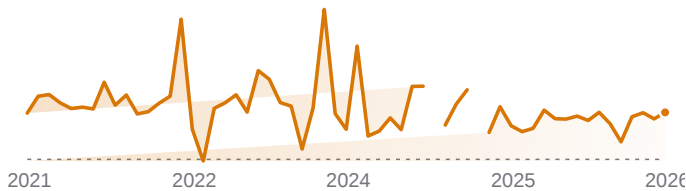
Sellers who sold at a gain

100%

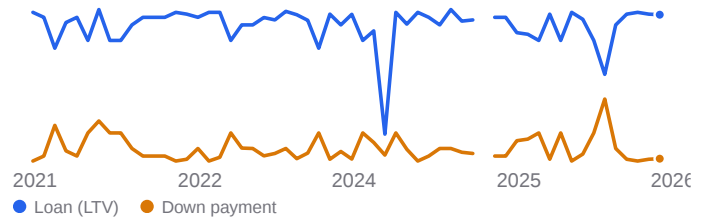


Median annualized return at resale

+6.8%

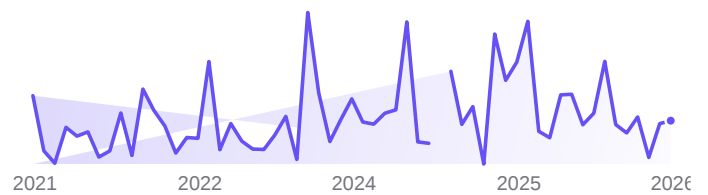


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



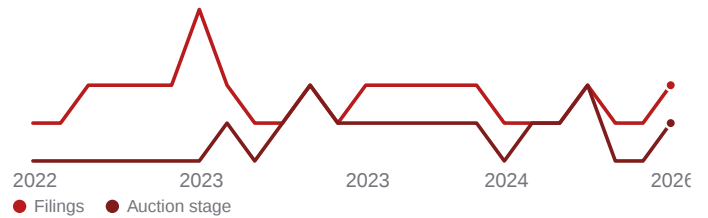
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,918
Median value (AVM)	\$257K
Median size	1,372 ft²
Median bedrooms	3
Median year built	1970
Single family	87%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.0%
Owner occupied	92%
Company owned	9.6%
Median loan-to-value	44%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	7,595
Density	2,407 / mi²
Median household income	\$65K
Average household income	\$81K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	206
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	8.4%
Unemployment	1.2%
Average temp	54°F
Annual precip	44 in
Sunshine	51%

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