

Rocky River 44116

ZIP code · OH · Ohio > Cuyahoga County > Rocky River

BUYER'S MARKET

\$347K

MEDIAN SALE PRICE

-8.4%

1-YR CHANGE

305

SALES (12 MO)

\$422K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



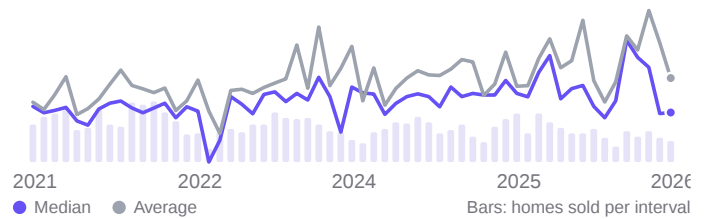
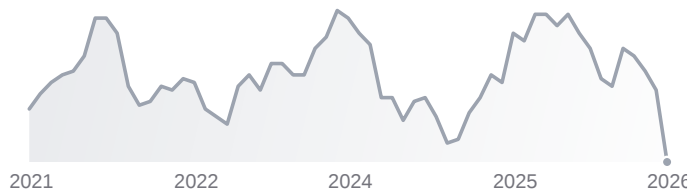
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$301K · Average \$408K

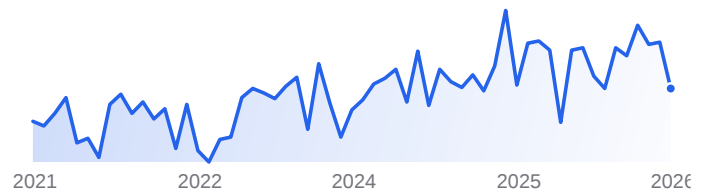
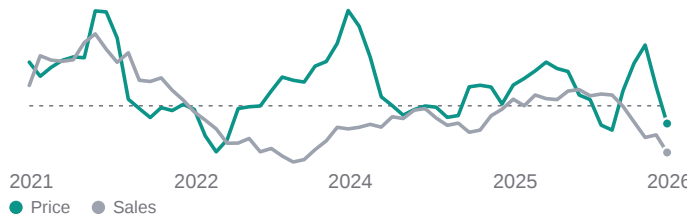


Growth (year over year)

Price -8.4% · Sales -22.2%

Price per square foot

\$204/ft²

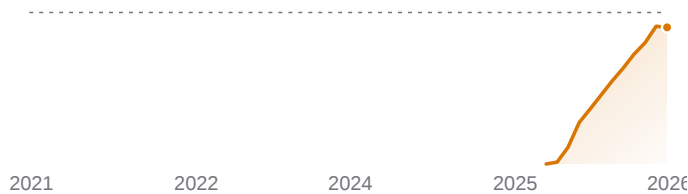


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

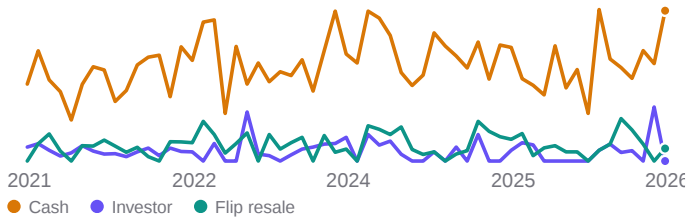
3.8%



BUYERS & OUTCOMES

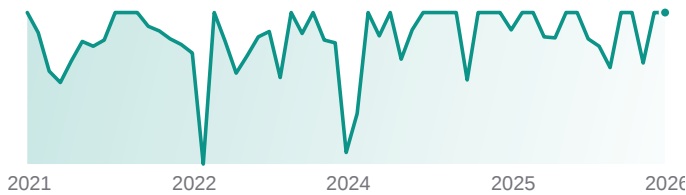
Buyer mix

Cash 63% · Investor 0% · Flip resale 5.3%



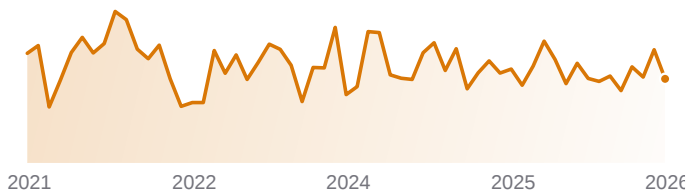
Sellers who sold at a gain

100%

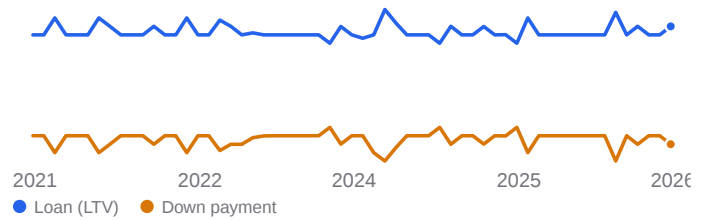


Median annualized return at resale

+5.6%

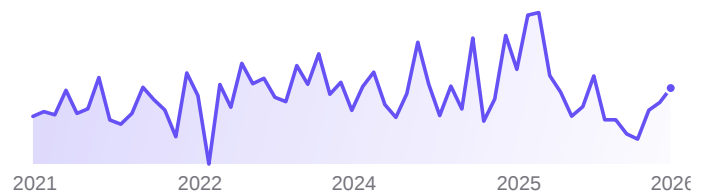


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



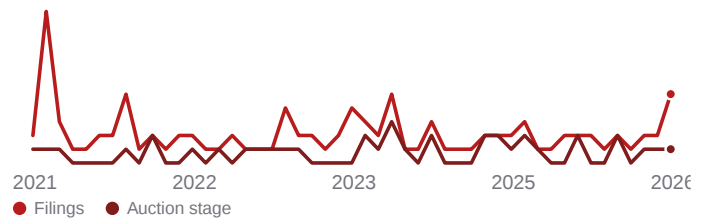
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	8,130
Median value (AVM)	\$422K
Median size	1,764 ft²
Median bedrooms	3
Median year built	1957
Single family	73%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	14%
Median loan-to-value	41%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	22,175
Density	3,833 / mi²
Median household income	\$96K
Average household income	\$138K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	45
Homes occupied	94%
Bachelor's or higher	35%
Poverty rate	4.7%
Unemployment	1.2%
Average temp	50°F
Annual precip	38 in
Sunshine	49%

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.