

Olmsted Falls 44138

ZIP code · OH · Ohio > Cuyahoga County > Olmsted Falls

SELLER'S MARKET

\$291K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

303

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

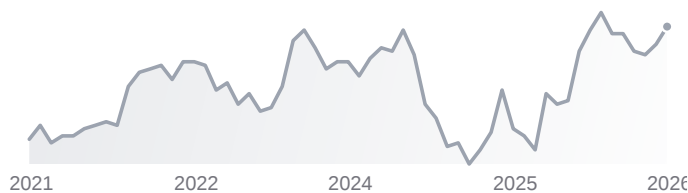
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

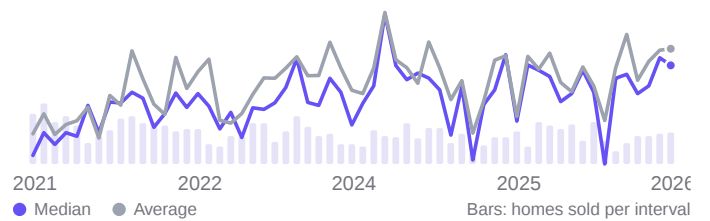
Market temperature (0–100)

72 / 100



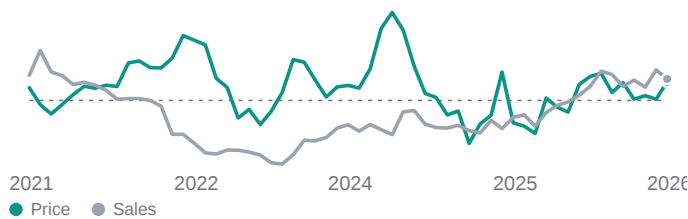
Sale prices

Median \$296K · Average \$318K



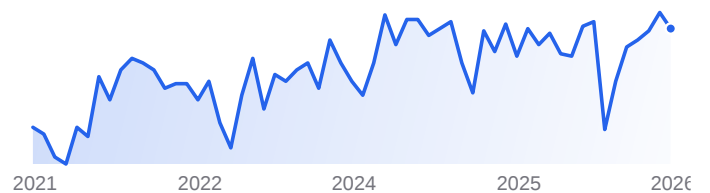
Growth (year over year)

Price +7.4% · Sales +8.6%



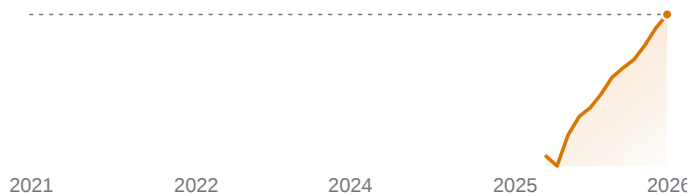
Price per square foot

\$171/ft²



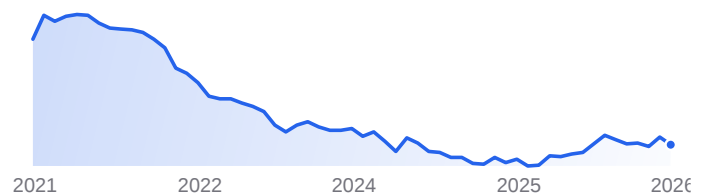
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

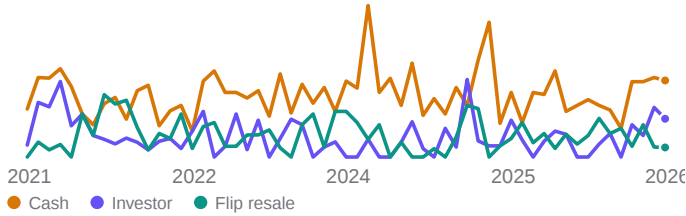
4.1%



BUYERS & OUTCOMES

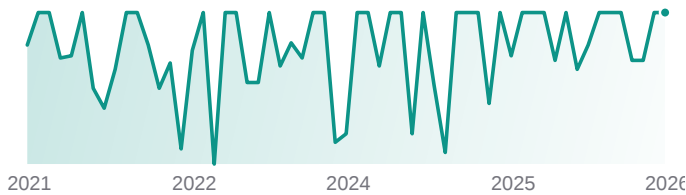
Buyer mix

Cash 30% · Investor 15% · Flip resale 3.7%



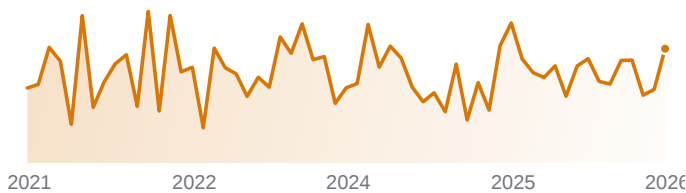
Sellers who sold at a gain

100%

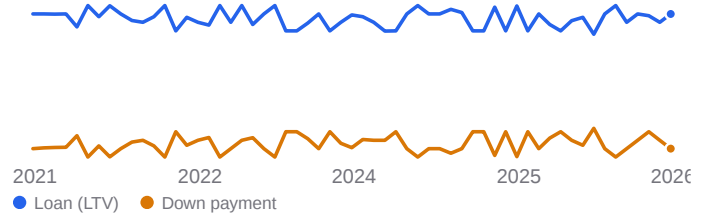


Median annualized return at resale

+6.8%

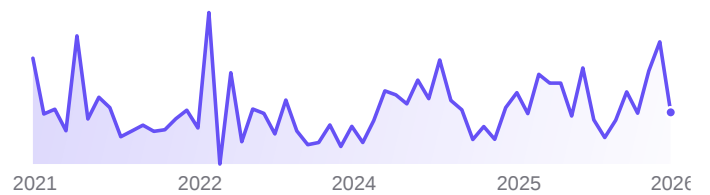


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



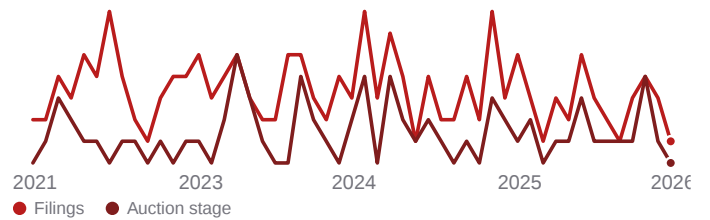
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,407
Median value (AVM)	\$302K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1988
Single family	84%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.5%
Owner occupied	92%
Company owned	8.3%
Median loan-to-value	52%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	22,798
Density	1,647 / mi²
Median household income	\$100K
Average household income	\$112K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	48
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	4.1%
Unemployment	1.3%
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.