

Westlake 44145

ZIP code · OH · Ohio > Cuyahoga County > Westlake

BALANCED MARKET

\$363K

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

459

SALES (12 MO)

\$440K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



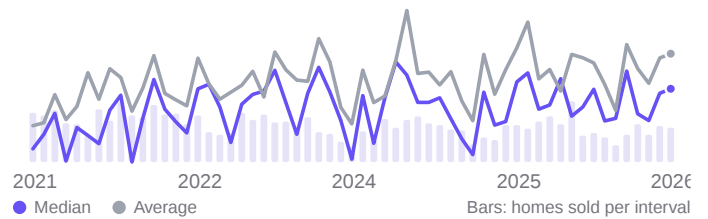
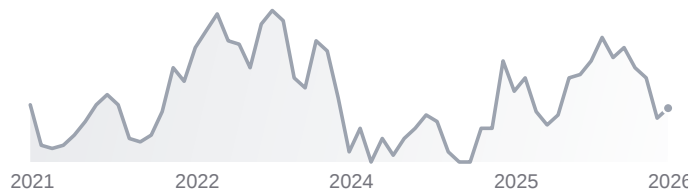
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$390K · Average \$467K

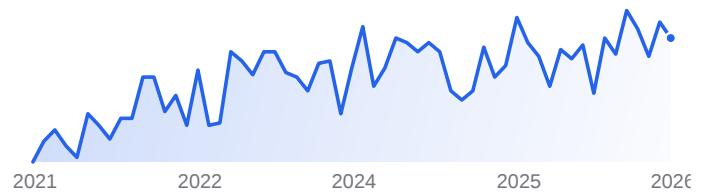
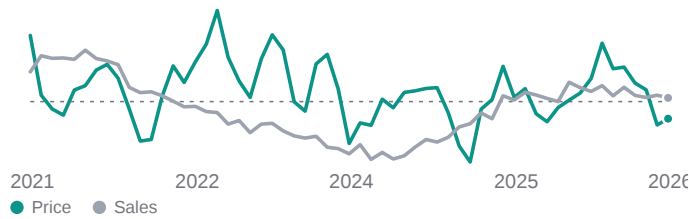


Growth (year over year)

Price -7.2% · Sales +1.5%

Price per square foot

\$194/ft²

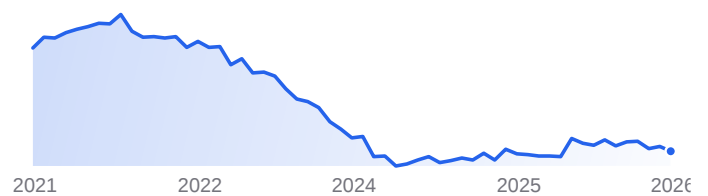
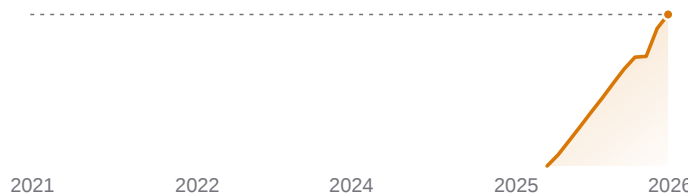


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

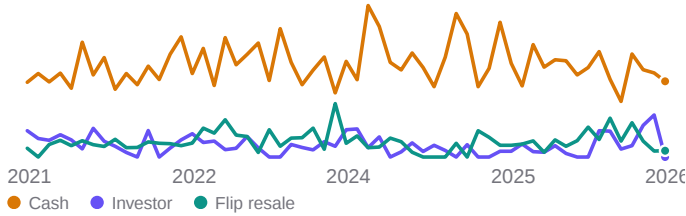
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 2.6%



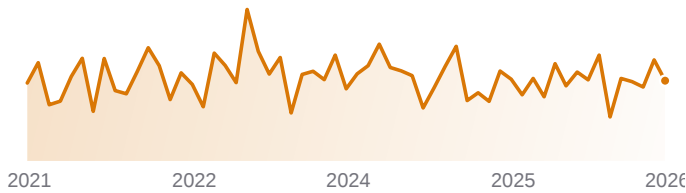
Sellers who sold at a gain

100%

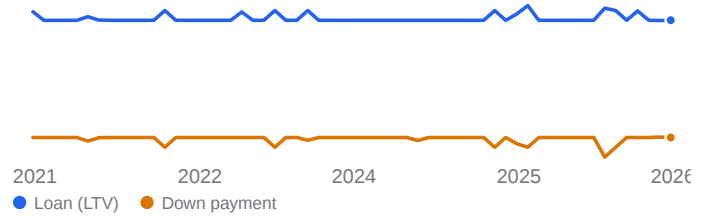


Median annualized return at resale

+5.3%

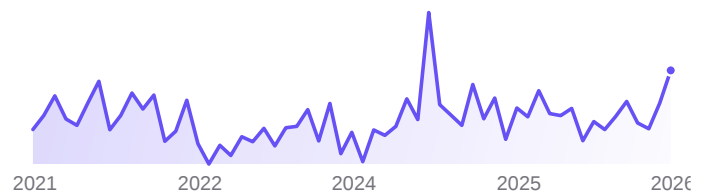


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



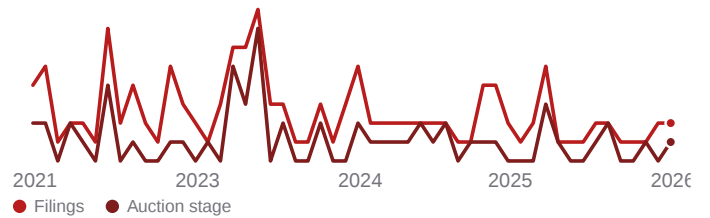
Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	11,720
Median value (AVM)	\$440K
Median size	2,248 ft²
Median bedrooms	3
Median year built	1981
Single family	74%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	91%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	33,469
Density	2,104 / mi²
Median household income	\$111K
Average household income	\$145K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	44
Homes occupied	95%
Bachelor's or higher	34%
Poverty rate	4.5%
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.