

Broadview Heights 44147

ZIP code · OH · Ohio > Cuyahoga County > Broadview Heights

BALANCED MARKET

\$347K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

267

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

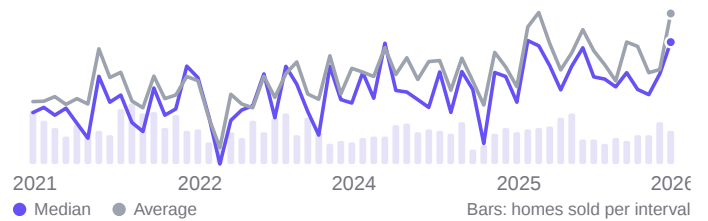
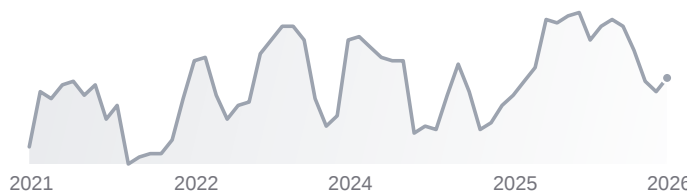
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$402K · Average \$458K

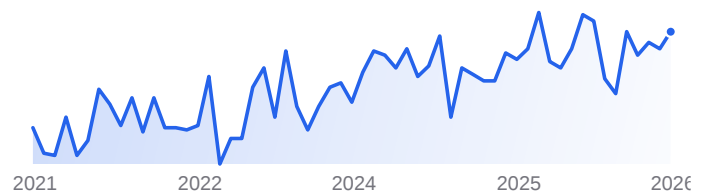
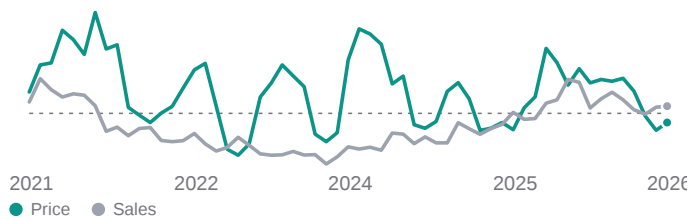


Growth (year over year)

Price -4.0% · Sales +3.1%

Price per square foot

\$196/ft²

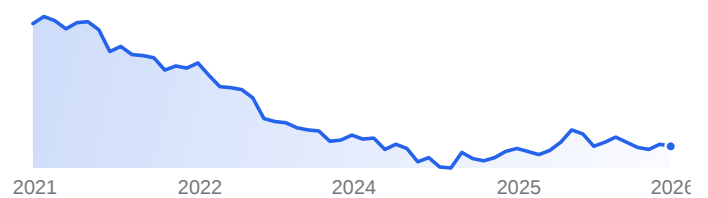
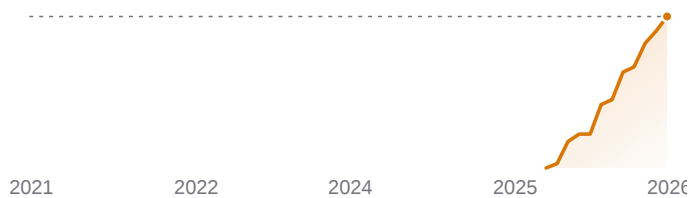


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

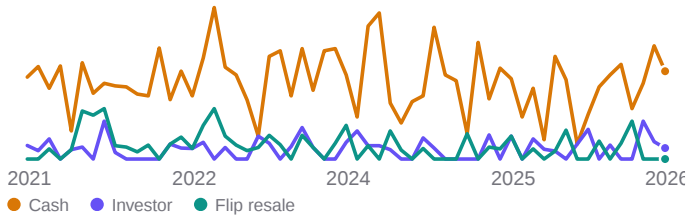
3.6%



BUYERS & OUTCOMES

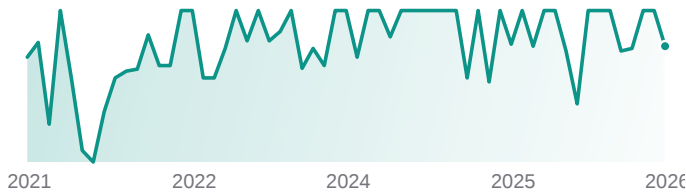
Buyer mix

Cash 35% · Investor 4.3% · Flip resale 0%



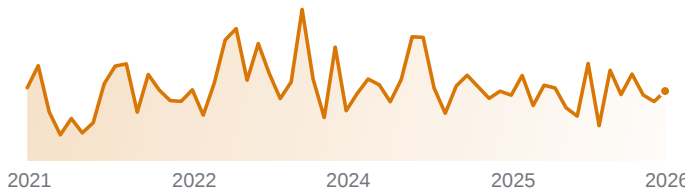
Sellers who sold at a gain

94%

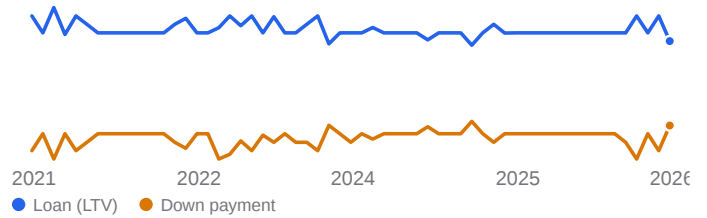


Median annualized return at resale

+4.8%

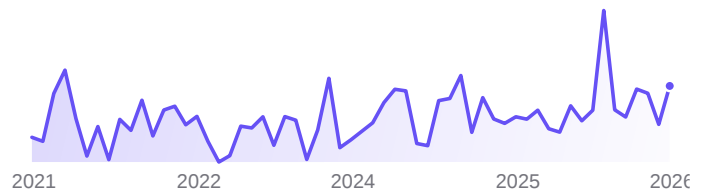


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



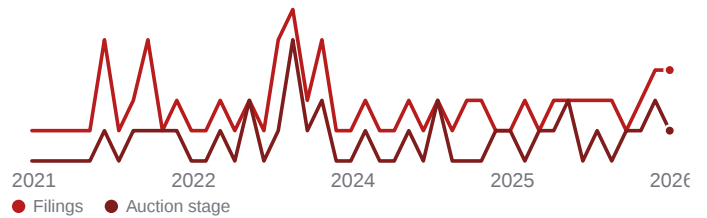
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	7,336
Median value (AVM)	\$374K
Median size	1,974 ft²
Median bedrooms	3
Median year built	1989
Single family	78%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.0%
Owner occupied	91%
Company owned	13%
Median loan-to-value	48%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	19,522
Density	1,502 / mi²
Median household income	\$102K
Average household income	\$137K
Crime index (US avg 100)	31
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	46
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	2.9%
Unemployment	1.2%
Average temp	49°F
Annual precip	40 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.