Cuyahoga Falls 44221

ZIP code · OH · Ohio › Summit County › Cuyahoga Falls

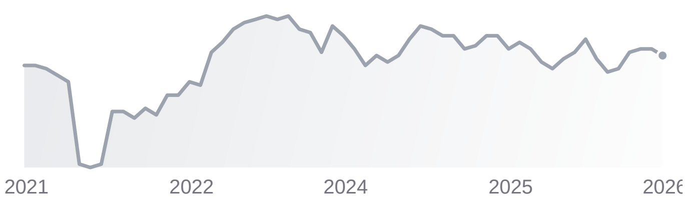
BALANCED MARKET

$208K MEDIAN SALE PRICE	**+2.0%** 1-YR CHANGE	**463** SALES (12 MO)	**$199K** MEDIAN VALUE (AVM)

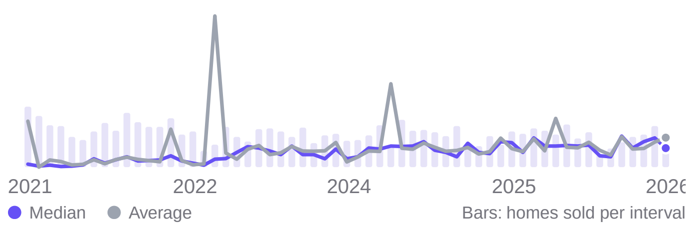
Market temperature Balanced market · 58 / 100

MARKET TRENDS (5 YEARS)

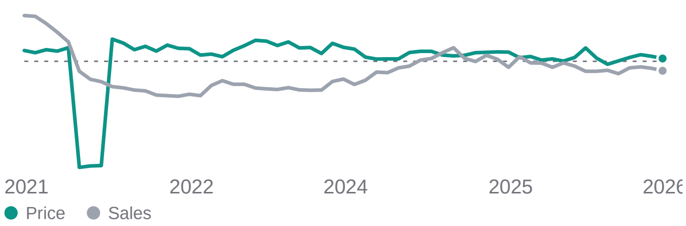
Market temperature (0–100) 58 / 100



Sale prices Median $195K · Average $219K

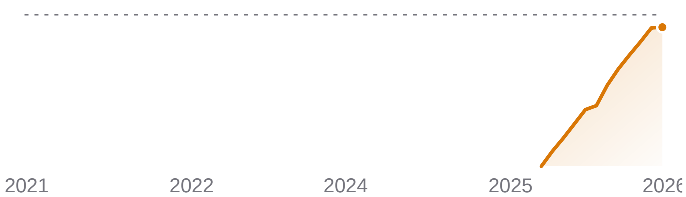


Growth (year over year) Price +2.0% · Sales -6.8%

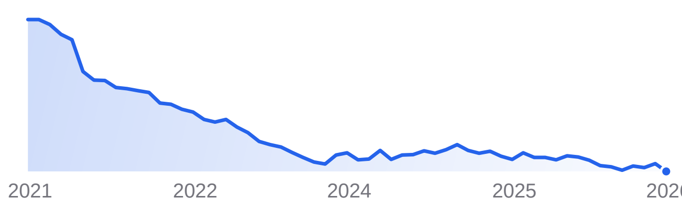


Price per square foot $230/ft²

Sale premium vs estimated value -0.4%

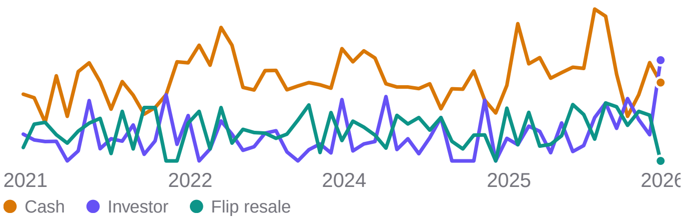


Annual turnover (share of homes sold) 4.3%

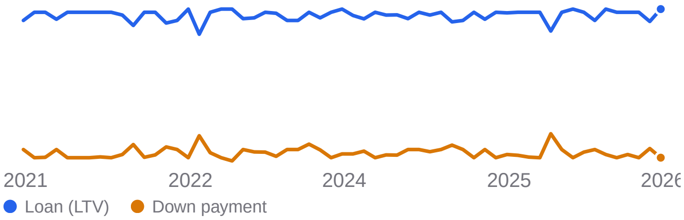


BUYERS & OUTCOMES

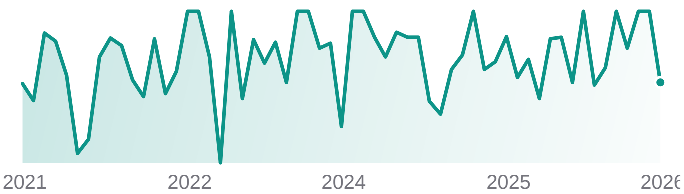
Buyer mix — Cash 23% · Investor 29% · Flip resale 0%



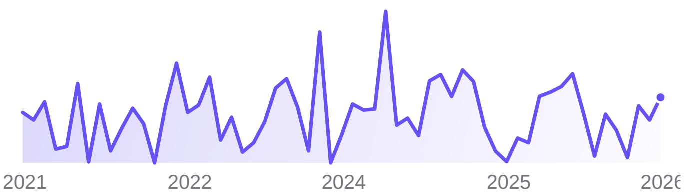
Financing (share of purchase price) — Loan (LTV) 97% · Down payment 5.0%



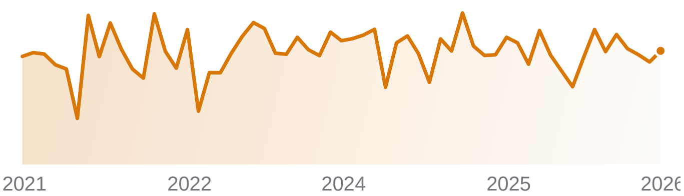
Sellers who sold at a gain — 93%



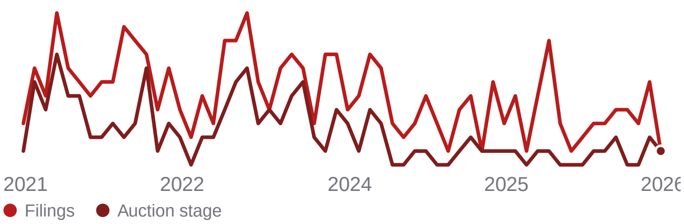
Typical hold before selling — 7.1 yrs



Median annualized return at resale — +6.5%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**10,793**
Median value (AVM)	**$199K**
Median size	**884 ft²**
Median bedrooms	**3**
Median year built	**1950**
Single family	**88%**
Condos	**4.3%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**50%**
Underwater (LTV 125% or more)	**1.2%**
Owner occupied	**84%**
Company owned	**13%**
Median loan-to-value	**51%**

Typical ownership tenure	**12.9 yrs**

COMMUNITY

Population	**29,762**
Density	**4,549 / mi²**
Median household income	**$66K**
Average household income	**$78K**
Crime index (US avg 100)	**99**
Air pollution index (US avg 100)	**117**
Earthquake index (US avg 100)	**46**
Homes occupied	**95%**
Bachelor's or higher	**24%**
Poverty rate	**8.6%**
Unemployment	**1.5%**
Average temp	**50°F**
Annual precip	**38 in**
Sunshine	**50%**

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.