

Niles 44446

ZIP code · OH · Ohio > Trumbull County > Niles

SELLER'S MARKET

\$138K

MEDIAN SALE PRICE

+19.2%

1-YR CHANGE

261

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

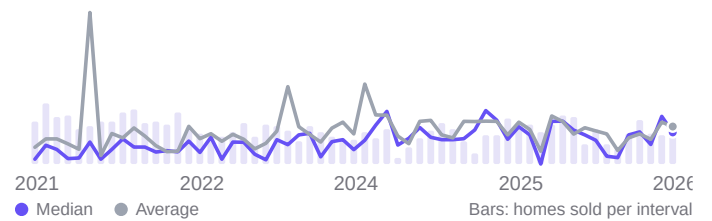
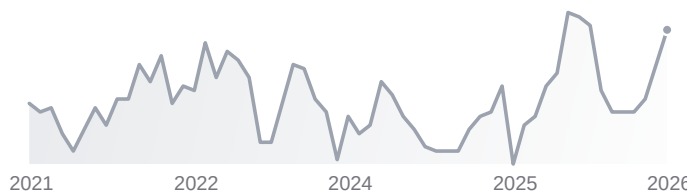
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$135K · Average \$147K

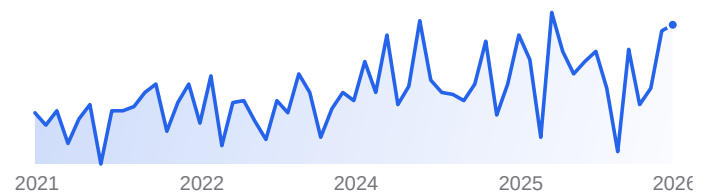
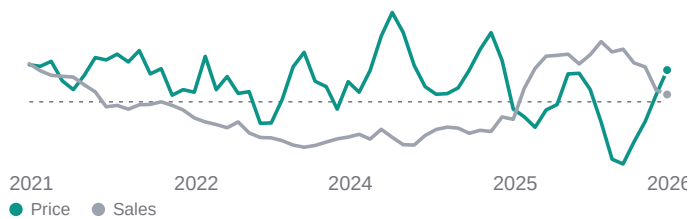


Growth (year over year)

Price +19.2% · Sales +4.4%

Price per square foot

\$119/ft²

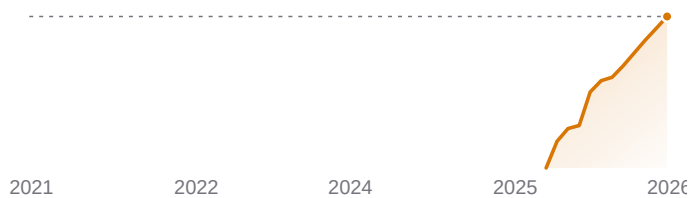


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

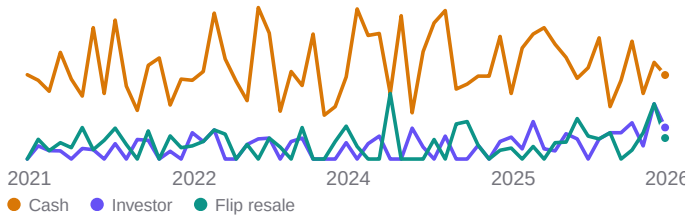
3.7%



BUYERS & OUTCOMES

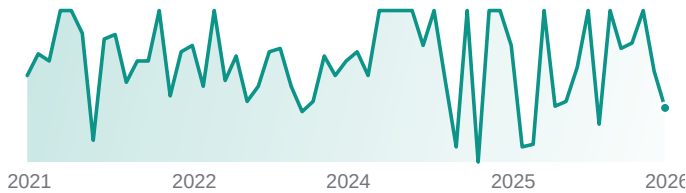
Buyer mix

Cash 32% · Investor 12% · Flip resale 8.0%



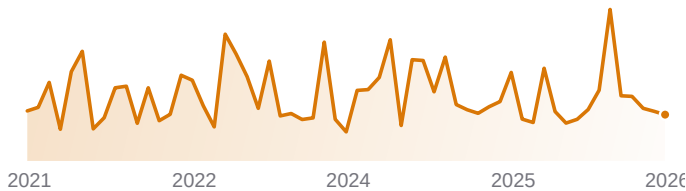
Sellers who sold at a gain

79%

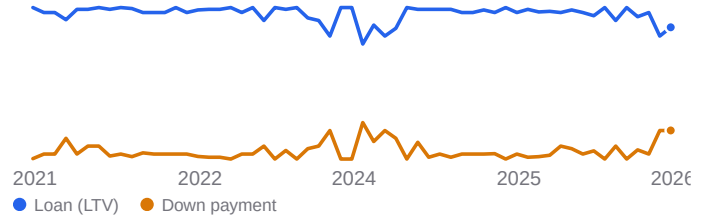


Median annualized return at resale

+6.1%

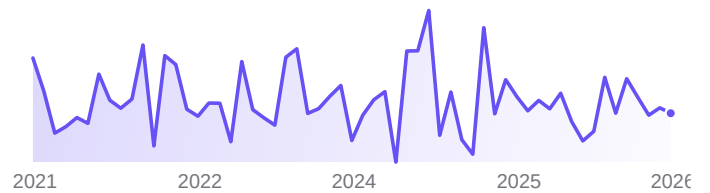


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



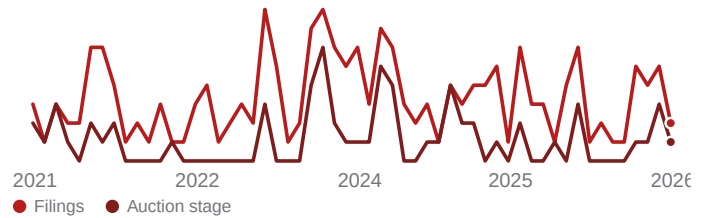
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,113
Median value (AVM)	\$132K
Median size	1,376 ft²
Median bedrooms	3
Median year built	1952
Single family	89%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	77%
Company owned	9.3%
Median loan-to-value	36%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	19,681
Density	1,383 / mi²
Median household income	\$50K
Average household income	\$66K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	30
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	12.7%
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.