

Fairfield 45014

ZIP code · OH · Ohio > Butler County > Fairfield

SELLER'S MARKET

\$278K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

562

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



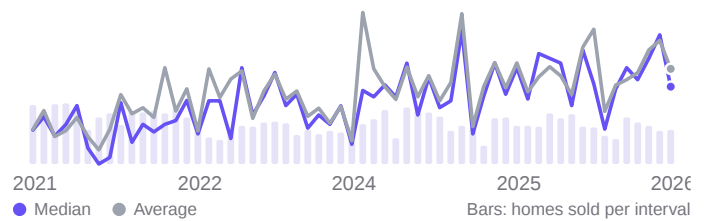
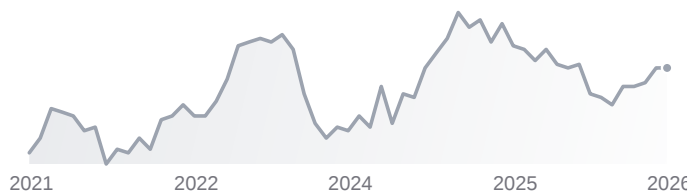
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$250K · Average \$269K

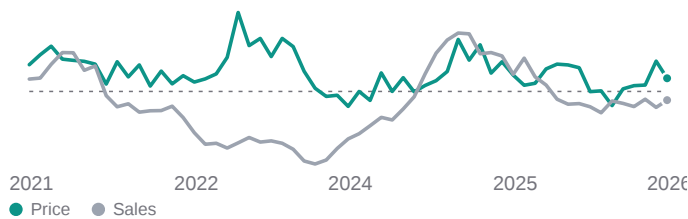


Growth (year over year)

Price +5.4% · Sales -3.6%

Price per square foot

\$156/ft²

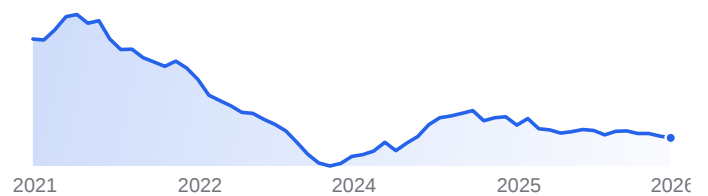
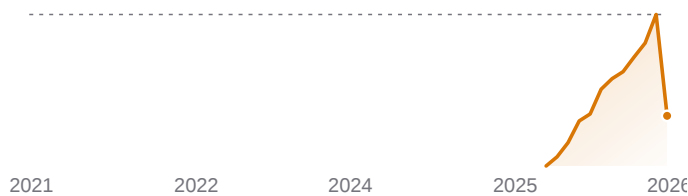


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

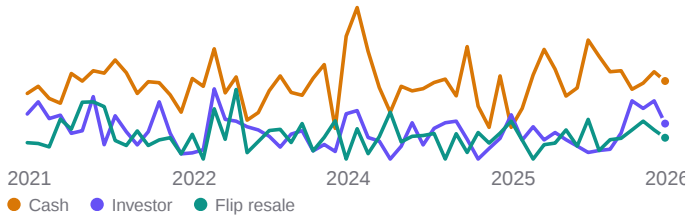
4.1%



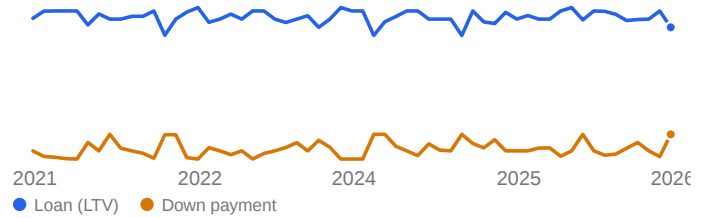
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 12% · Flip resale 7.3%

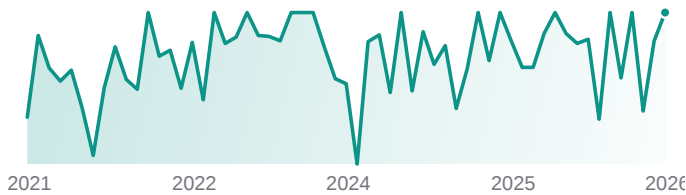


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



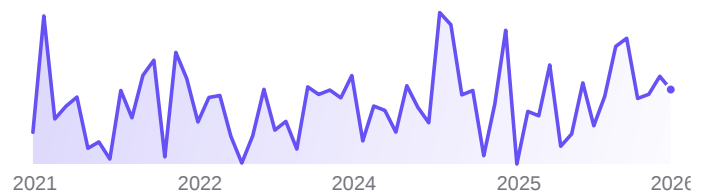
Sellers who sold at a gain

100%



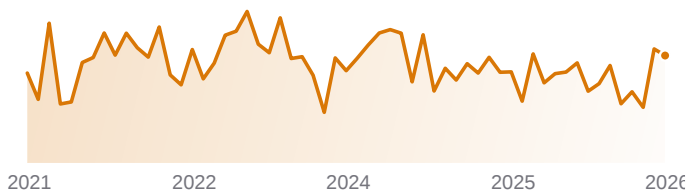
Typical hold before selling

8.0 yrs



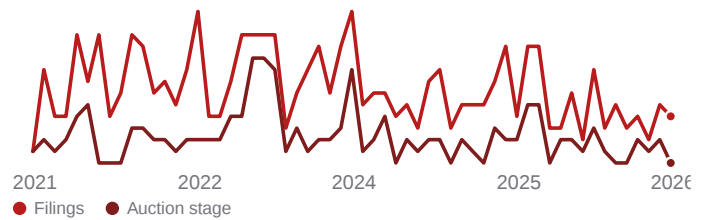
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	13,795
Median value (AVM)	\$265K
Median size	1,396 ft²
Median bedrooms	3
Median year built	1977
Single family	78%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	12%
Median loan-to-value	48%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	47,019
Density	1,855 / mi ²
Median household income	\$74K
Average household income	\$92K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	216
Earthquake index (US avg 100)	38
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	7.6%
Unemployment	1.3%
Average temp	53°F
Annual precip	41 in
Sunshine	51%

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.