

Middletown 45044

ZIP code · OH · Ohio > Butler County > Middletown

BALANCED MARKET

\$225K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

807

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

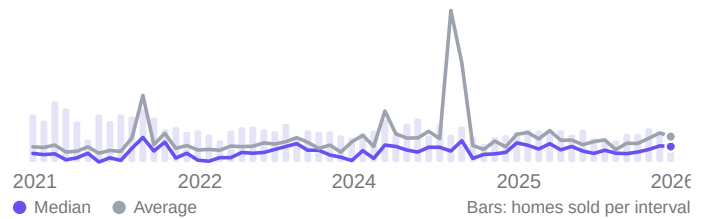
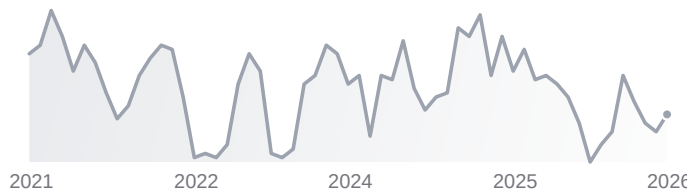
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$230K · Average \$298K

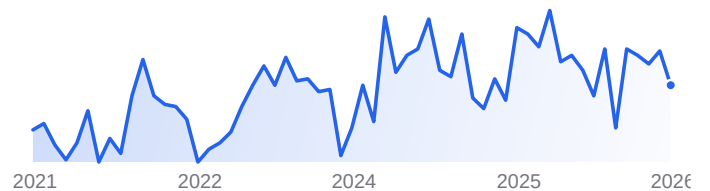
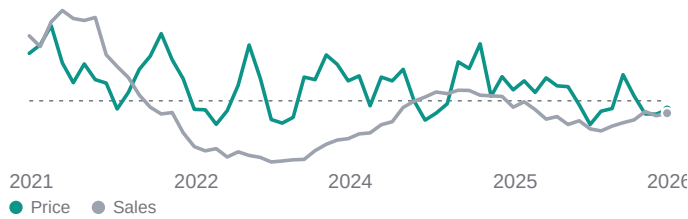


Growth (year over year)

Price -4.3% · Sales -6.2%

Price per square foot

\$147/ft²

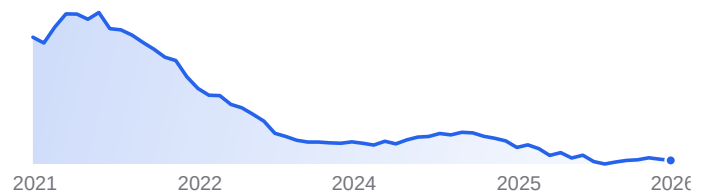
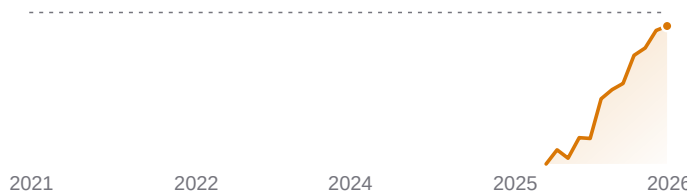


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

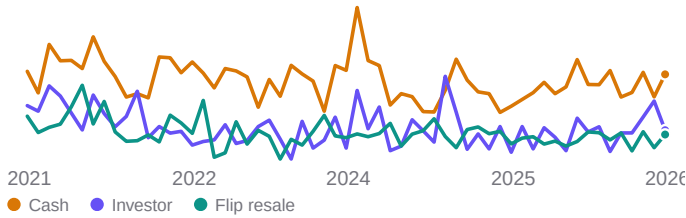
4.5%



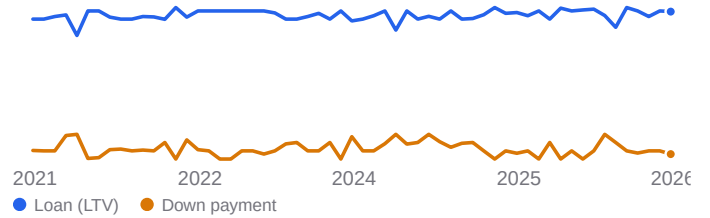
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 13% · Flip resale 11%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.0%



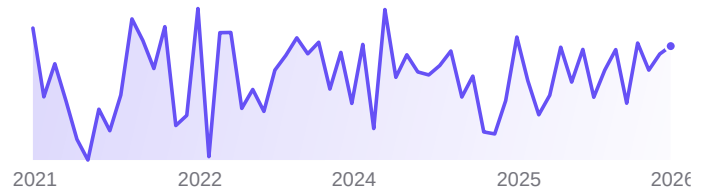
Sellers who sold at a gain

88%



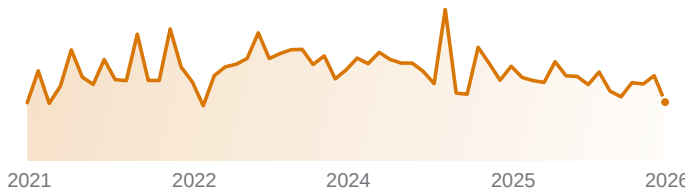
Typical hold before selling

7.1 yrs



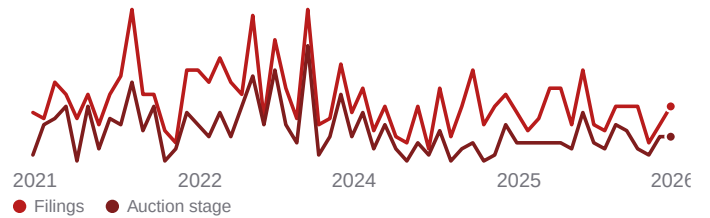
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	18,079
Median value (AVM)	\$234K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1974
Single family	92%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.6%
Owner occupied	76%
Company owned	16%
Median loan-to-value	48%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	58,918
Density	1,589 / mi ²
Median household income	\$83K
Average household income	\$97K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	209
Earthquake index (US avg 100)	43
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	15.2%
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.