

# Cincinnati 45237

ZIP code · OH · Ohio > Hamilton County > Cincinnati

BALANCED MARKET

**\$220K**

MEDIAN SALE PRICE

**-2.5%**

1-YR CHANGE

**300**

SALES (12 MO)

**\$178K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

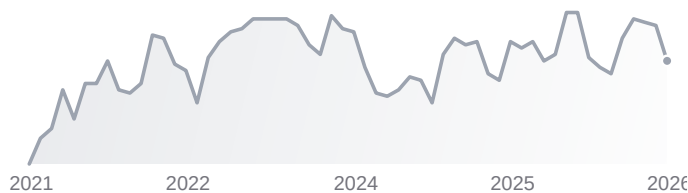
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

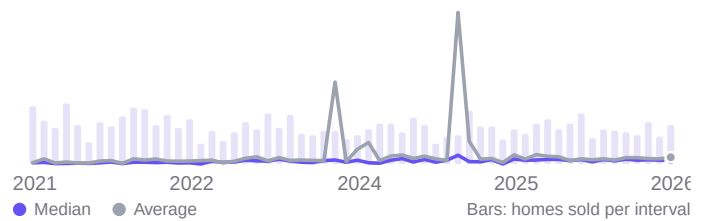
Market temperature (0–100)

59 / 100



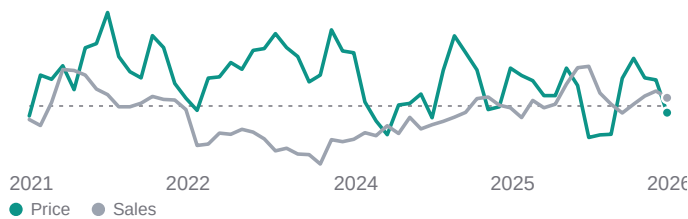
Sale prices

Median \$220K · Average \$276K



Growth (year over year)

Price -2.5% · Sales +3.1%



Price per square foot

\$122/ft²



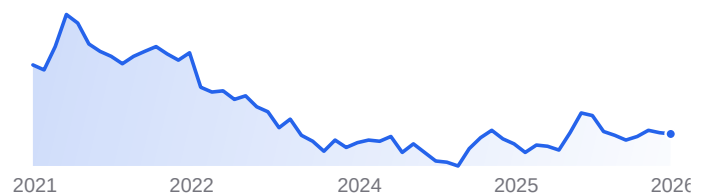
Sale premium vs estimated value

-5.9%



Annual turnover (share of homes sold)

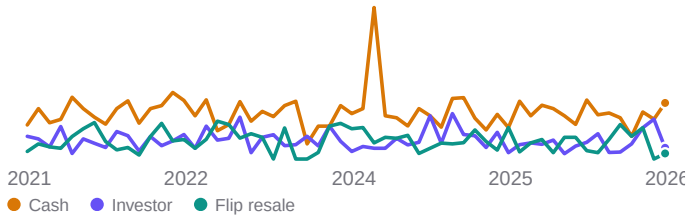
4.7%



## BUYERS & OUTCOMES

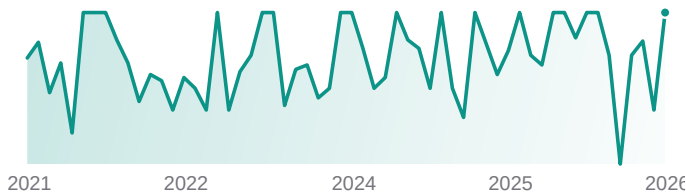
### Buyer mix

Cash 37% · Investor 7.4% · Flip resale 3.7%



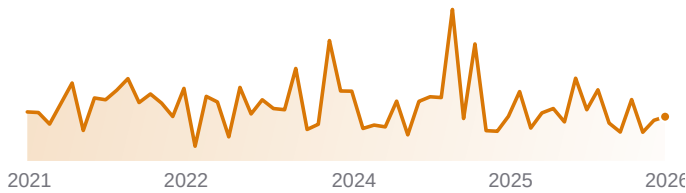
### Sellers who sold at a gain

100%

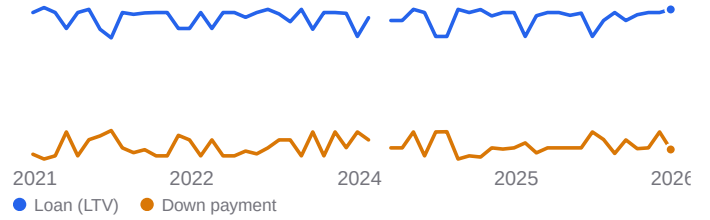


### Median annualized return at resale

+7.4%

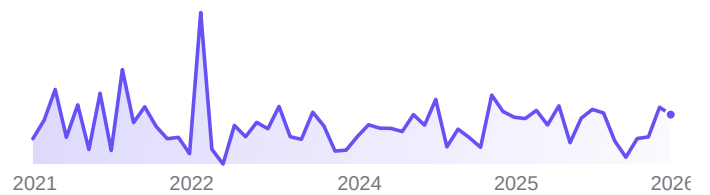


### Financing (share of purchase price) Loan (LTV) 97% · Down payment 9.0%



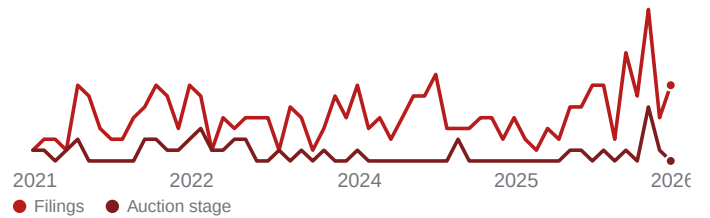
### Typical hold before selling

6.4 yrs



### Preforeclosure filings

Filings 7 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,351     |
| Median value (AVM) | \$178K    |
| Median size        | 1,600 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1941      |
| Single family      | 77%       |
| Condos             | 6.4%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 2.9% |
| Owner occupied                | 73%  |
| Company owned                 | 19%  |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**11.6 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>20,449</b>                 |
| Density                          | <b>3,359 / mi<sup>2</sup></b> |
| Median household income          | <b>\$57K</b>                  |
| Average household income         | <b>\$70K</b>                  |
| Crime index (US avg 100)         | <b>123</b>                    |
| Air pollution index (US avg 100) | <b>215</b>                    |
| Earthquake index (US avg 100)    | <b>42</b>                     |
| Homes occupied                   | <b>92%</b>                    |
| Bachelor's or higher             | <b>17%</b>                    |
| Poverty rate                     | <b>19.6%</b>                  |
| Unemployment                     | <b>1.1%</b>                   |
| Average temp                     | <b>54°F</b>                   |
| Annual precip                    | <b>42 in</b>                  |
| Sunshine                         | <b>51%</b>                    |

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.