

# Cincinnati 45239

ZIP code · OH · Ohio · Hamilton County · Cincinnati

BALANCED MARKET

**\$234K**

MEDIAN SALE PRICE

**+2.4%**

1-YR CHANGE

**465**

SALES (12 MO)

**\$202K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

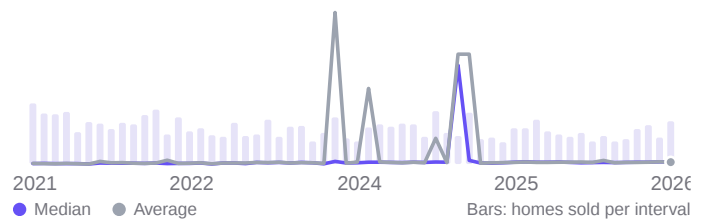
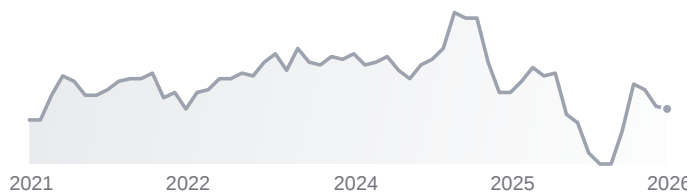
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$234K · Average \$227K

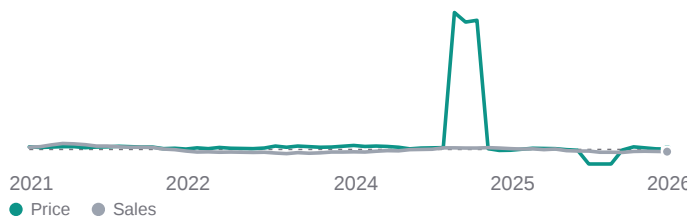


Growth (year over year)

Price +2.4% · Sales -13.7%

Price per square foot

\$154/ft²

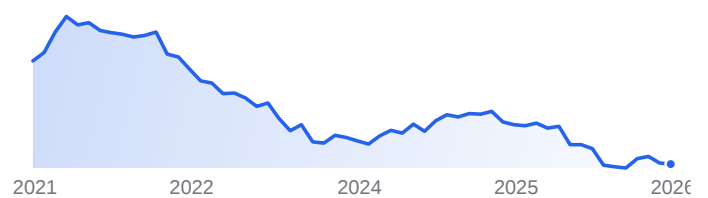
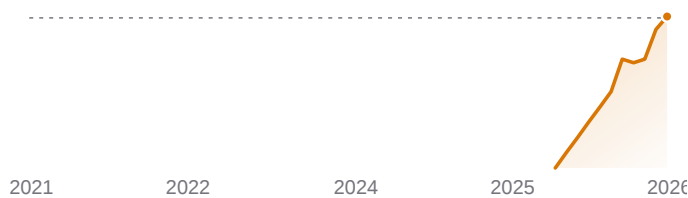


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

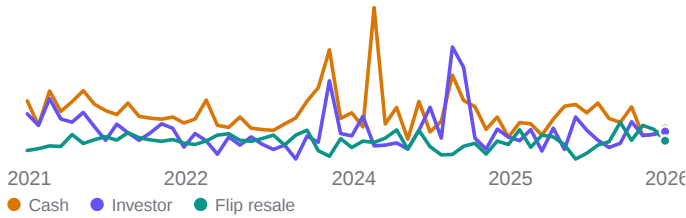
4.7%



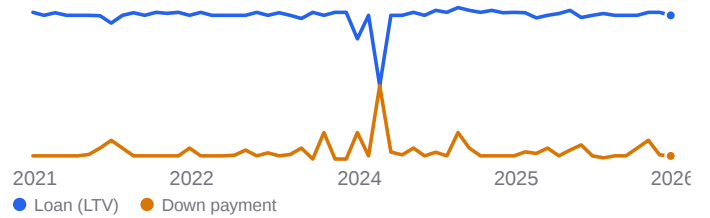
## BUYERS & OUTCOMES

### Buyer mix

Cash 18% · Investor 16% · Flip resale 11%

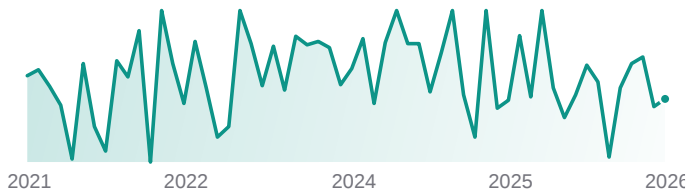


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



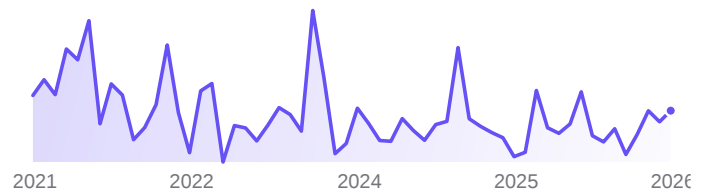
### Sellers who sold at a gain

90%



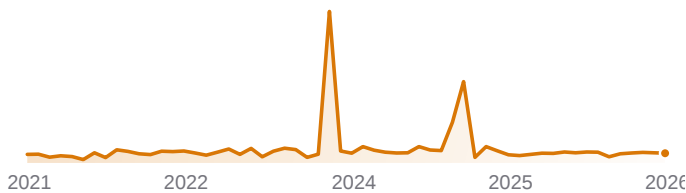
### Typical hold before selling

7.0 yrs



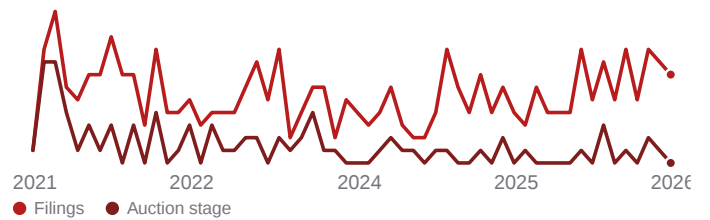
### Median annualized return at resale

+6.2%



### Preforeclosure filings

Filings 7 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,814     |
| Median value (AVM) | \$202K    |
| Median size        | 1,308 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1956      |
| Single family      | 86%       |
| Condos             | 8.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 1.8% |
| Owner occupied                | 77%  |
| Company owned                 | 18%  |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**10.0 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>28,158</b>                 |
| Density                          | <b>4,434 / mi<sup>2</sup></b> |
| Median household income          | <b>\$61K</b>                  |
| Average household income         | <b>\$73K</b>                  |
| Crime index (US avg 100)         | <b>78</b>                     |
| Air pollution index (US avg 100) | <b>218</b>                    |
| Earthquake index (US avg 100)    | <b>41</b>                     |
| Homes occupied                   | <b>95%</b>                    |
| Bachelor's or higher             | <b>18%</b>                    |
| Poverty rate                     | <b>11.9%</b>                  |
| Unemployment                     | <b>1.3%</b>                   |
| Average temp                     | <b>54°F</b>                   |
| Annual precip                    | <b>43 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.