

# Cincinnati 45244

ZIP code · OH · Ohio · Hamilton County · Cincinnati

BALANCED MARKET

**\$333K**

MEDIAN SALE PRICE

**-2.0%**

1-YR CHANGE

**375**

SALES (12 MO)

**\$394K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



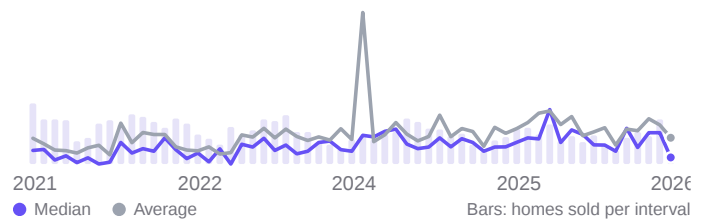
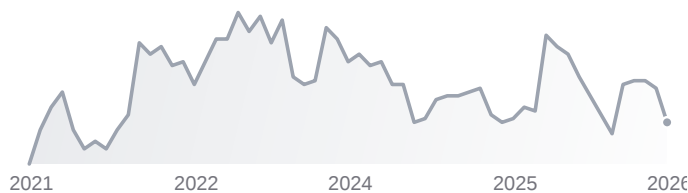
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$240K · Average \$351K

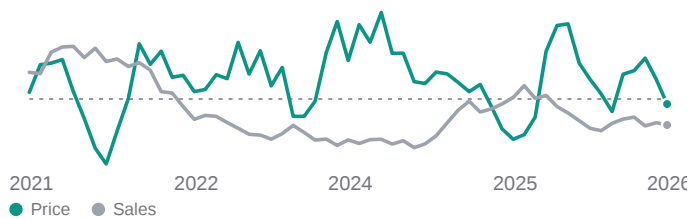


Growth (year over year)

Price -2.0% · Sales -10.7%

Price per square foot

\$227/ft²



Sale premium vs estimated value

+1.6%

Annual turnover (share of homes sold)

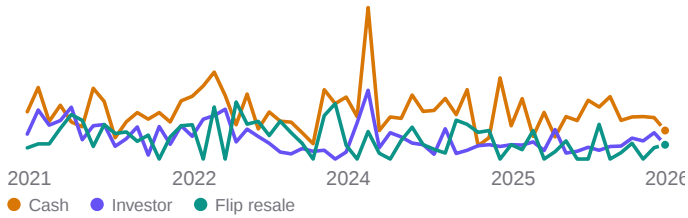
3.8%



## BUYERS & OUTCOMES

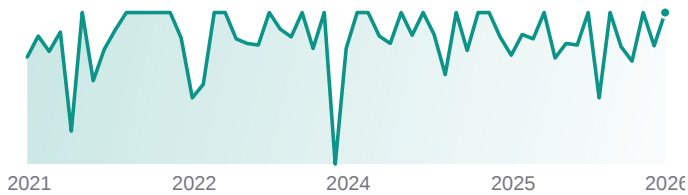
### Buyer mix

Cash 14% · Investor 7.1% · Flip resale 7.1%



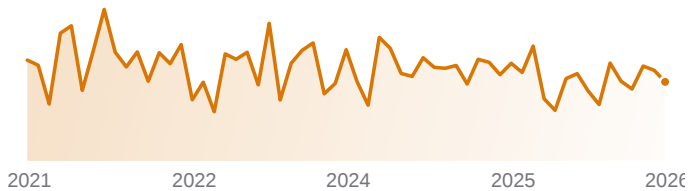
### Sellers who sold at a gain

100%

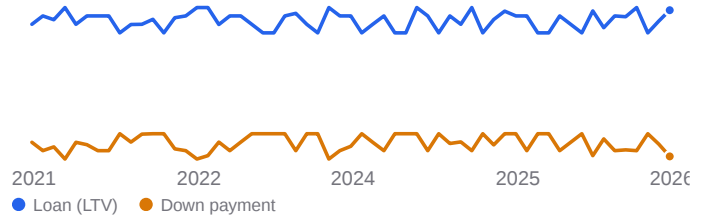


### Median annualized return at resale

+5.4%



### Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.6%



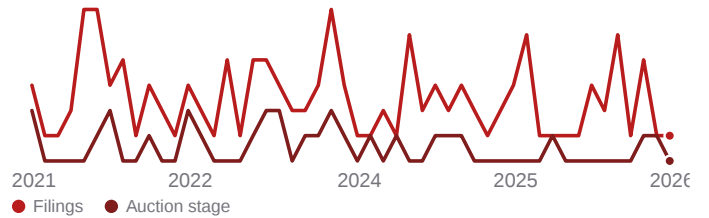
### Typical hold before selling

7.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,794     |
| Median value (AVM) | \$394K    |
| Median size        | 2,064 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 92%       |
| Condos             | 5.0%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 52%  |
| Underwater (LTV 125% or more) | 1.7% |
| Owner occupied                | 92%  |
| Company owned                 | 9.6% |
| Median loan-to-value          | 49%  |

Typical ownership tenure

**10.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>29,079</b>      |
| Density                          | <b>1,271 / mi²</b> |
| Median household income          | <b>\$117K</b>      |
| Average household income         | <b>\$144K</b>      |
| Crime index (US avg 100)         | <b>55</b>          |
| Air pollution index (US avg 100) | <b>208</b>         |
| Earthquake index (US avg 100)    | <b>45</b>          |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>31%</b>         |
| Poverty rate                     | <b>6.9%</b>        |
| Unemployment                     | <b>1.5%</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 July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.