

Cincinnati 45245

ZIP code · OH · Ohio · Clermont County · Cincinnati

SELLER'S MARKET

\$320K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

284

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



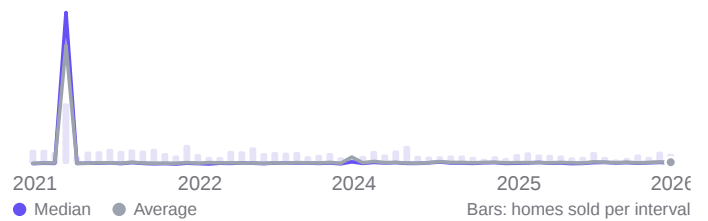
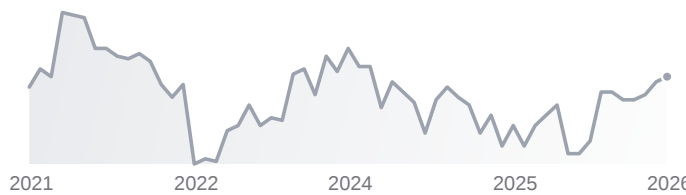
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$295K · Average \$367K

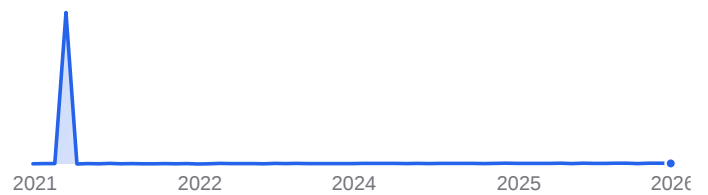
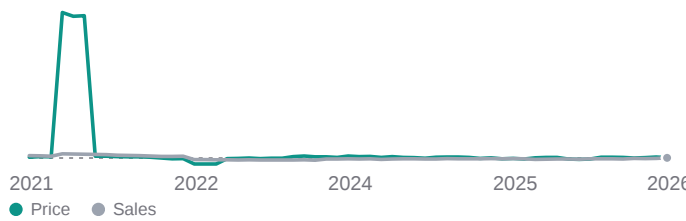


Growth (year over year)

Price +5.1% · Sales +2.9%

Price per square foot

\$190/ft²



Sale premium vs estimated value

+0.8%

Annual turnover (share of homes sold)

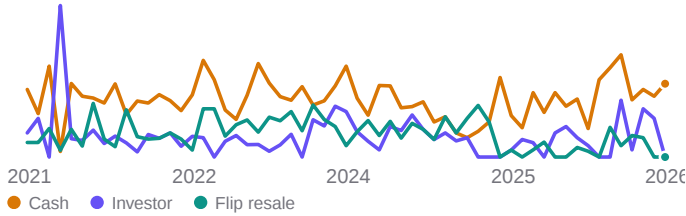
4.3%



BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



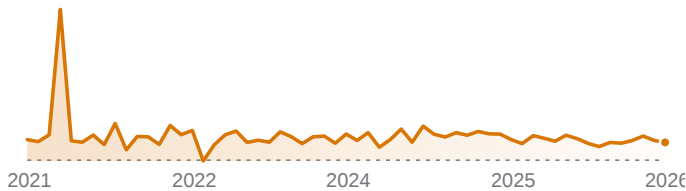
Sellers who sold at a gain

96%

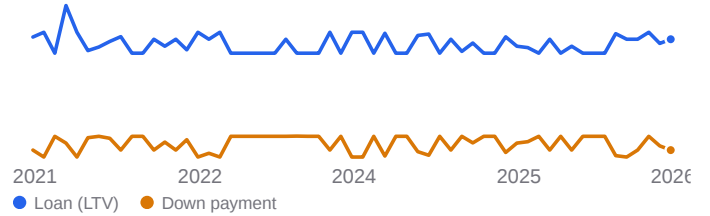


Median annualized return at resale

+5.1%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



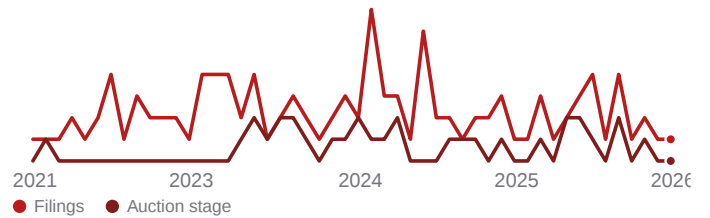
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,680
Median value (AVM)	\$320K
Median size	1,604 ft²
Median bedrooms	3
Median year built	1985
Single family	86%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.6%
Owner occupied	91%
Company owned	11%
Median loan-to-value	42%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	21,403
Density	1,344 / mi²
Median household income	\$84K
Average household income	\$102K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	206
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	7.8%
Unemployment	1.3%
Average temp	54°F
Annual precip	44 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.