

Cincinnati 45246

ZIP code · OH · Ohio · Hamilton County · Cincinnati

SELLER'S MARKET

\$245K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

194

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



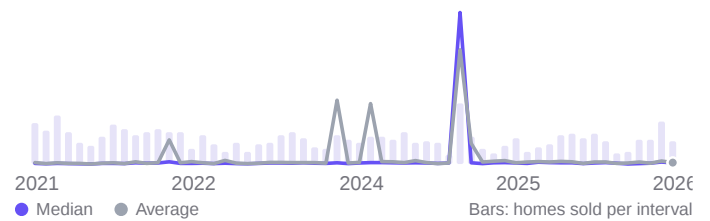
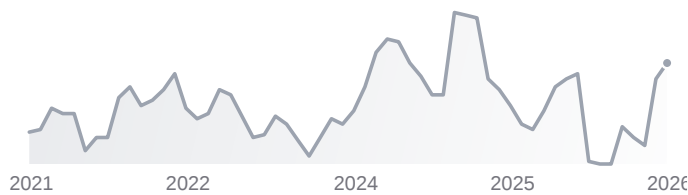
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$229K · Average \$253K

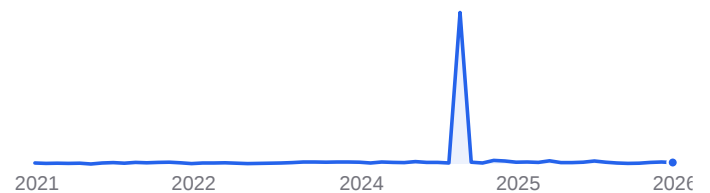
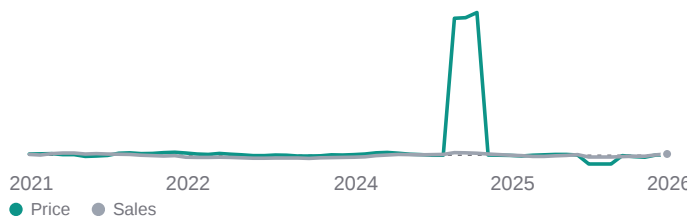


Growth (year over year)

Price +3.0% · Sales +12.8%

Price per square foot

\$157/ft²

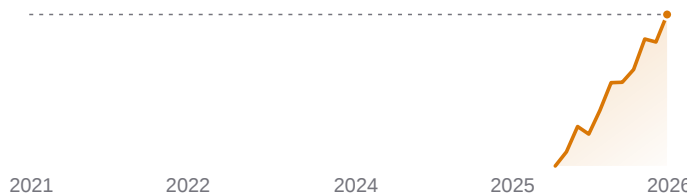


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

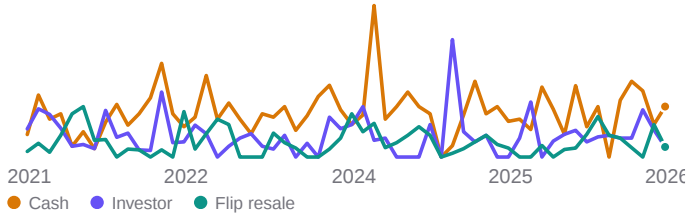
4.7%



BUYERS & OUTCOMES

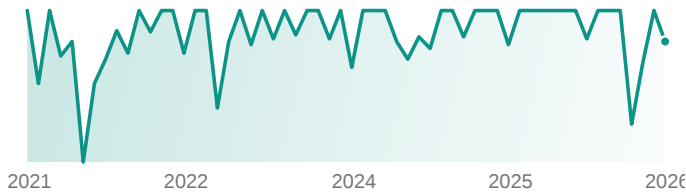
Buyer mix

Cash 33% · Investor 6.7% · Flip resale 6.7%



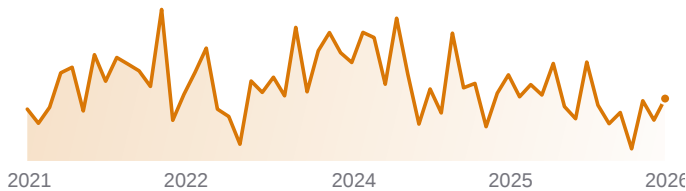
Sellers who sold at a gain

91%

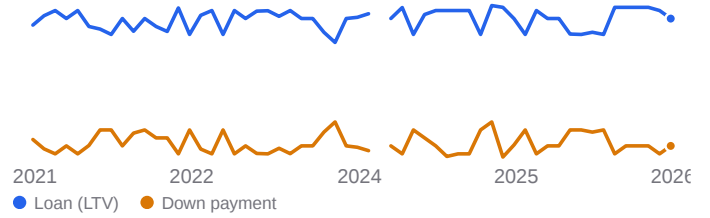


Median annualized return at resale

+5.4%

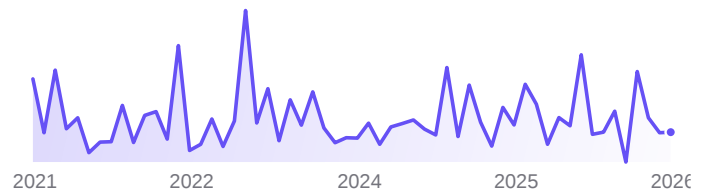


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



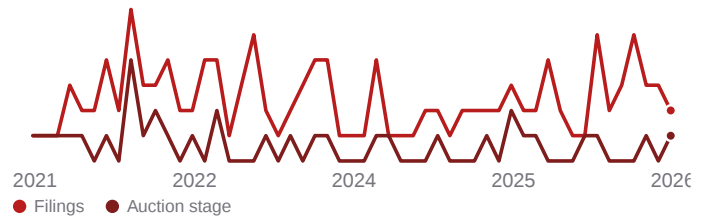
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,100
Median value (AVM)	\$232K
Median size	1,503 ft²
Median bedrooms	3
Median year built	1961
Single family	84%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	14%
Median loan-to-value	46%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	13,780
Density	1,424 / mi²
Median household income	\$69K
Average household income	\$85K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	218
Earthquake index (US avg 100)	38
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	16.4%
Unemployment	1.3%
Average temp	53°F
Annual precip	40 in
Sunshine	51%

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.