

# Cincinnati 45248

ZIP code · OH · Ohio · Hamilton County · Cincinnati

SELLER'S MARKET

\$250K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

442

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



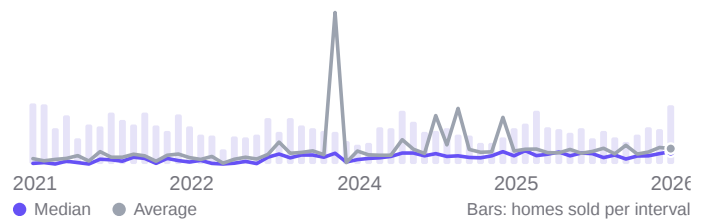
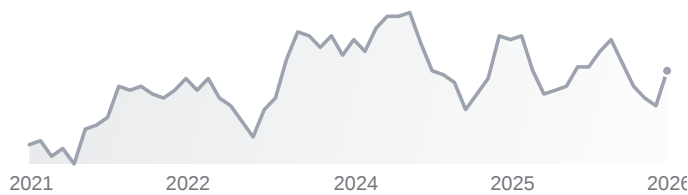
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$265K · Average \$287K

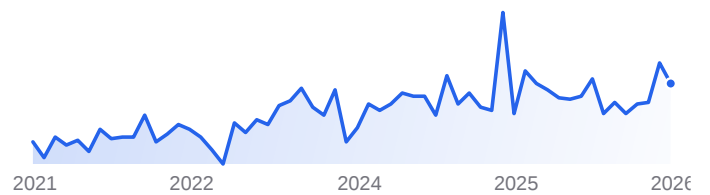
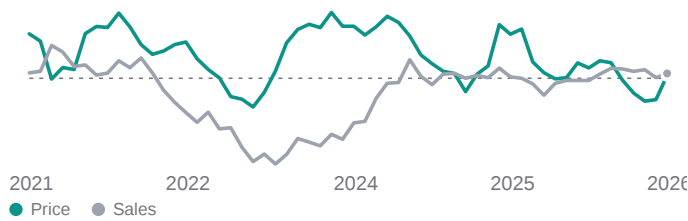


Growth (year over year)

Price +0.9% · Sales +1.6%

Price per square foot

\$175/ft²

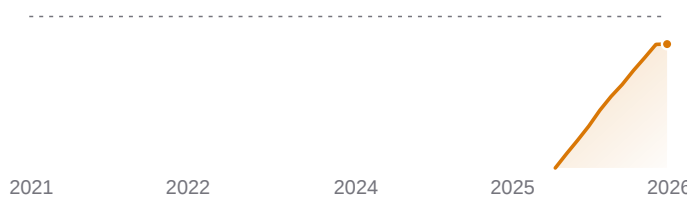


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

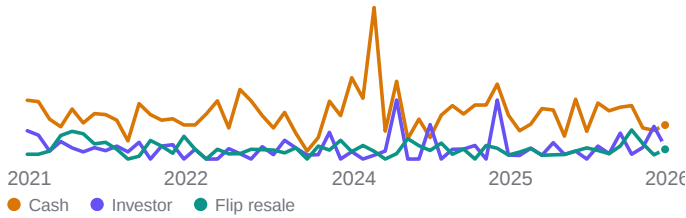
4.5%



## BUYERS & OUTCOMES

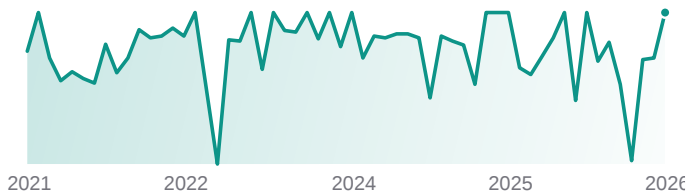
### Buyer mix

Cash 22% · Investor 7.8% · Flip resale 6.3%



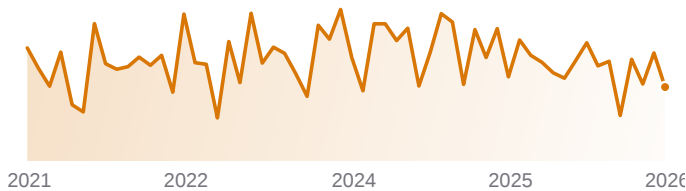
### Sellers who sold at a gain

100%

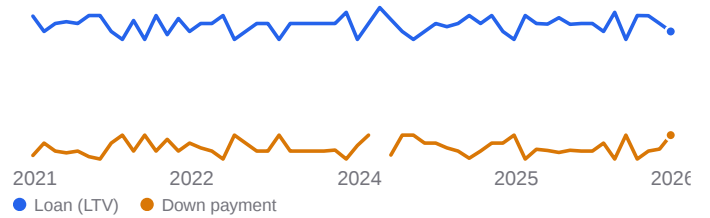


### Median annualized return at resale

+4.2%

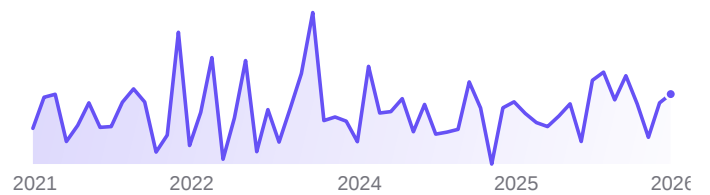


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



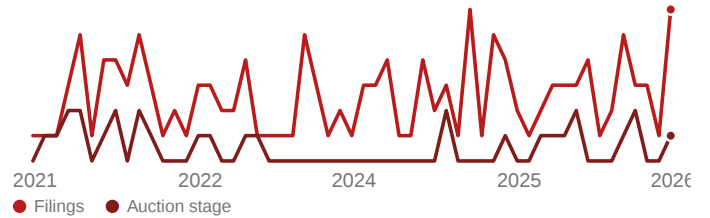
### Typical hold before selling

8.5 yrs



### Preforeclosure filings

Filings 6 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,772     |
| Median value (AVM) | \$240K    |
| Median size        | 1,491 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 79%       |
| Condos             | 20%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 46%  |
| Underwater (LTV 125% or more) | 2.4% |
| Owner occupied                | 89%  |
| Company owned                 | 9.5% |
| Median loan-to-value          | 53%  |

Typical ownership tenure

**10.2 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>25,601</b>      |
| Density                          | <b>2,139 / mi²</b> |
| Median household income          | <b>\$89K</b>       |
| Average household income         | <b>\$100K</b>      |
| Crime index (US avg 100)         | <b>51</b>          |
| Air pollution index (US avg 100) | <b>221</b>         |
| Earthquake index (US avg 100)    | <b>36</b>          |
| Homes occupied                   | <b>98%</b>         |
| Bachelor's or higher             | <b>24%</b>         |
| Poverty rate                     | <b>4.9%</b>        |
| Unemployment                     | <b>1.4%</b>        |
| Average temp                     | <b>54°F</b>        |
| Annual precip                    | <b>45 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.