

Cutler 45724

ZIP code · OH · Ohio · Washington County

BALANCED MARKET

\$326K

MEDIAN SALE PRICE

+234.9%

1-YR CHANGE

16

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

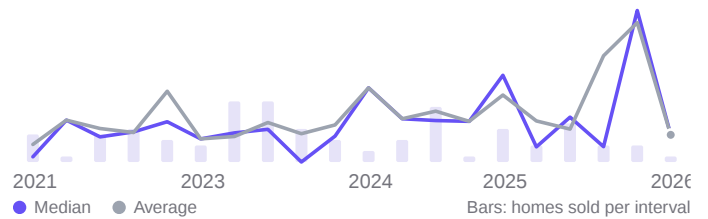
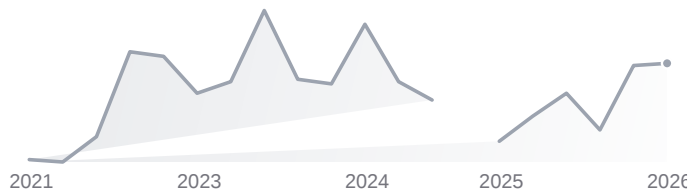
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$127K · Average \$127K

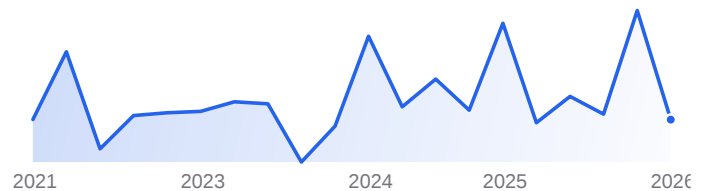
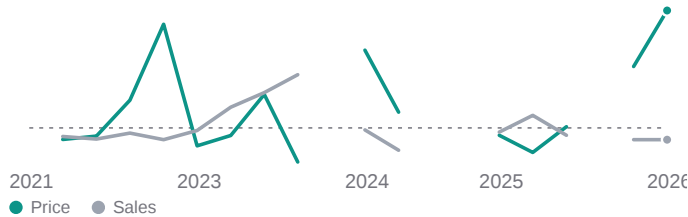


Growth (year over year)

Price +234.9% · Sales -23.8%

Price per square foot

\$78/ft²

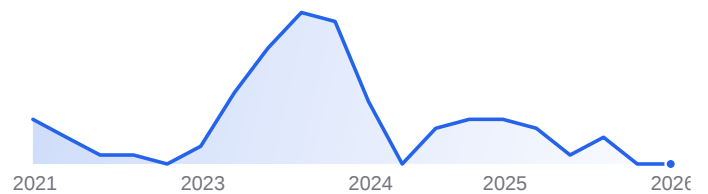


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

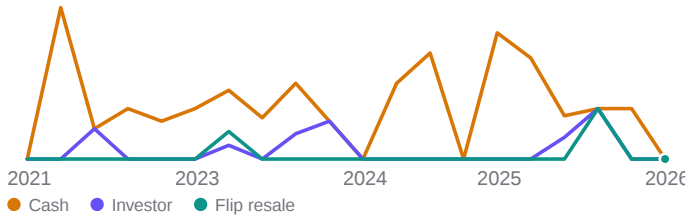
1.6%



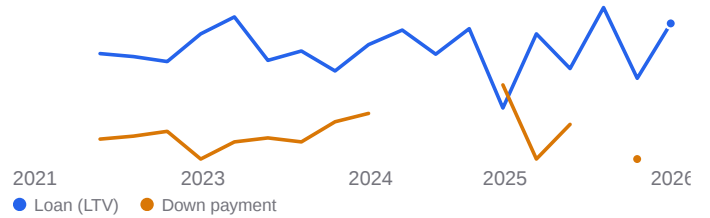
BUYERS & OUTCOMES

Buyer mix

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

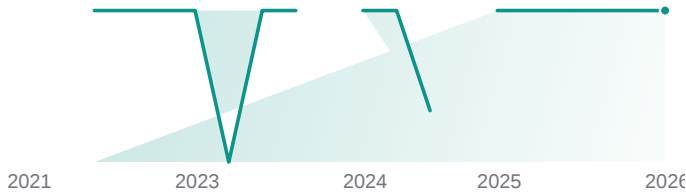


Financing (share of purchase price) Loan (LTV) 106% · Down payment 1.8%



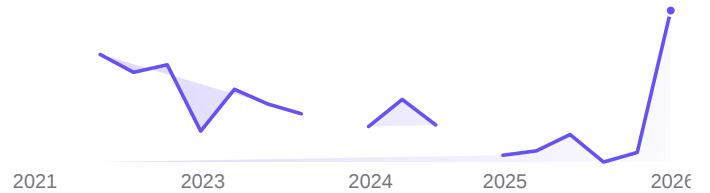
Sellers who sold at a gain

100%



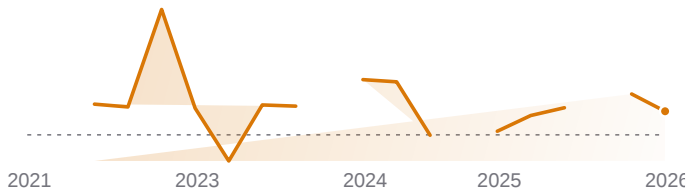
Typical hold before selling

16.4 yrs



Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,019
Median value (AVM)	\$200K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1993
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	5.9%
Owner occupied	66%
Company owned	4.7%
Median loan-to-value	6%
Typical ownership tenure	32.0 yrs

COMMUNITY

Population	2,160
Density	39 / mi²
Median household income	\$67K
Average household income	\$74K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	35
Homes occupied	91%
Bachelor's or higher	6%
Poverty rate	15.6%
Unemployment	1.3%
Average temp	52°F
Annual precip	41 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.