

# EMBRACING GROWTH:

CINCINNATI  
NEIGHBORHOOD  
PROFILES



PRESENTED BY:





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## A DEEP DIVE INTO THE PRINCIPLES OF

# EMBRACING GROWTH:

### CINCINNATI NEIGHBORHOOD PROFILES



**BRANDON RUDD**  
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CINCINNATI REGIONAL CHAMBER

**I**n 2021, acknowledging that the housing challenges facing the Cincinnati region are numerous and complex, the Cincinnati Regional Chamber made a commitment to focus on housing growth at all levels, starting with the release of the “Embracing Growth: Principles for Regional Housing” in 2021. This report identified eight principles to move the housing conversation forward and made the case that if the Cincinnati region wants to thrive, we need more housing – period.

Since the release of that report, the Cincinnati Chamber has made housing policy a key pillar of our advocacy strategy at the local, state, and federal level. We have also focused heavily on housing indicators in our annual “State of the Region” report and our Regional Indicators Dashboard. To say that we are “all in” on the housing issue would be an understatement.

I’m happy to present “Embracing Growth: Cincinnati Neighborhood Profiles,” our newest report in the Embracing Growth series. This report is the culmination of many hours of work compiling and analyzing data on population, housing, and home value growth in each of the City of Cincinnati’s 52 neighborhoods. The report includes a profile of each neighborhood for quick reference, as well as a summary of the changes seen in each neighborhood and throughout the city over the last decade plus.

The big takeaway: the majority of our neighborhoods have seen little or no housing growth since 2010, and only 18 of them have experienced an increase in units. Not only that, but the neighborhoods that saw the largest growth in housing units, on average, saw the smallest increase in housing costs, while the neighborhoods that saw modest housing gains or losses saw housing costs skyrocket.

Whether you are reading this report front to back or using it to find information about a particular Cincinnati neighborhood, we hope that the data and analysis presented here will help inform the conversation around needed policy changes in Cincinnati. Policy changes that are necessary for us to continue to grow and prosper as a city, while providing enough housing for current and future Cincinnatians.



In “Embracing Growth: Principles for Regional Housing,” the Center for Research and Data identified eight principles to keep moving the housing conversation forward. This is by no means an exhaustive list of solutions. Rather, it is a starting place everyone can use to build common ground and regional consensus.

**1**

**We need a yes-to-all approach throughout the region that embraces growth.**

**2**

**Our region needs to ramp up housing production to catch up with peer and competitive regions.**

**3**

**Dense housing is key. It should be a priority everywhere, especially near job hubs.**

**4**

**Our region’s zoning and development policies are an obstacle to housing growth rather than a tool to address it.**

**5**

**The core must lead the way for broad regional growth, but every community has a vital role to play.**

**6**

**Issues of affordability are not unique to Cincinnati, but there are unique opportunities for Cincinnati to address affordability.**

**7**

**Affordable housing is not an issue for one jurisdiction to address.**

**8**

**Market-rate development is not the enemy of affordability.**

# GROWTH ANALYSIS

The following section provides an at-a-glance comparison of the City of Cincinnati's neighborhoods across the datasets we analyzed, which are outlined in the methodology below. You will find an analysis of housing unit growth versus housing costs and "top ten" tables for both increases and decreases in housing units, home values, and population that are ranked by both absolute and percentage changes.

## METHODOLOGY

This report looks at several different measures of neighborhood growth and change, including total population, population density, housing units, occupancy rate, and home values. The report details Cincinnati neighborhoods by each variable, and overall change for each variable. The following is an explanation of data sources and time periods:

### POPULATION, HOUSING UNITS, AND OCCUPANCY

These data are from the decennial census in 2010 and 2020. The Center for Research and Data created neighborhood estimates for each variable by starting with block-level data and assigning it by neighborhood. While there are 2022 population estimates available from the Census Bureau, they were not used because block-level data is unavailable for intercensal estimates, and the Census Bureau advises against comparing intercensal estimates to decennial counts.

### HOME VALUES

This report uses home values to represent housing costs. For these data, Zillow Home Value Index (ZHVI) was used to represent the cost of a typical home. The ZHVI provides a more comprehensive look at the

housing market than a simple median or mean can provide. Home value data was used instead of rent data because reliable rent data is not available at such small geographic scales. For most neighborhoods, ZHVI data starts in 2010 and goes to 2023. For a few neighborhoods only more recent data were available, which is reflected in their neighborhood profiles.

### NEIGHBORHOOD RANKINGS

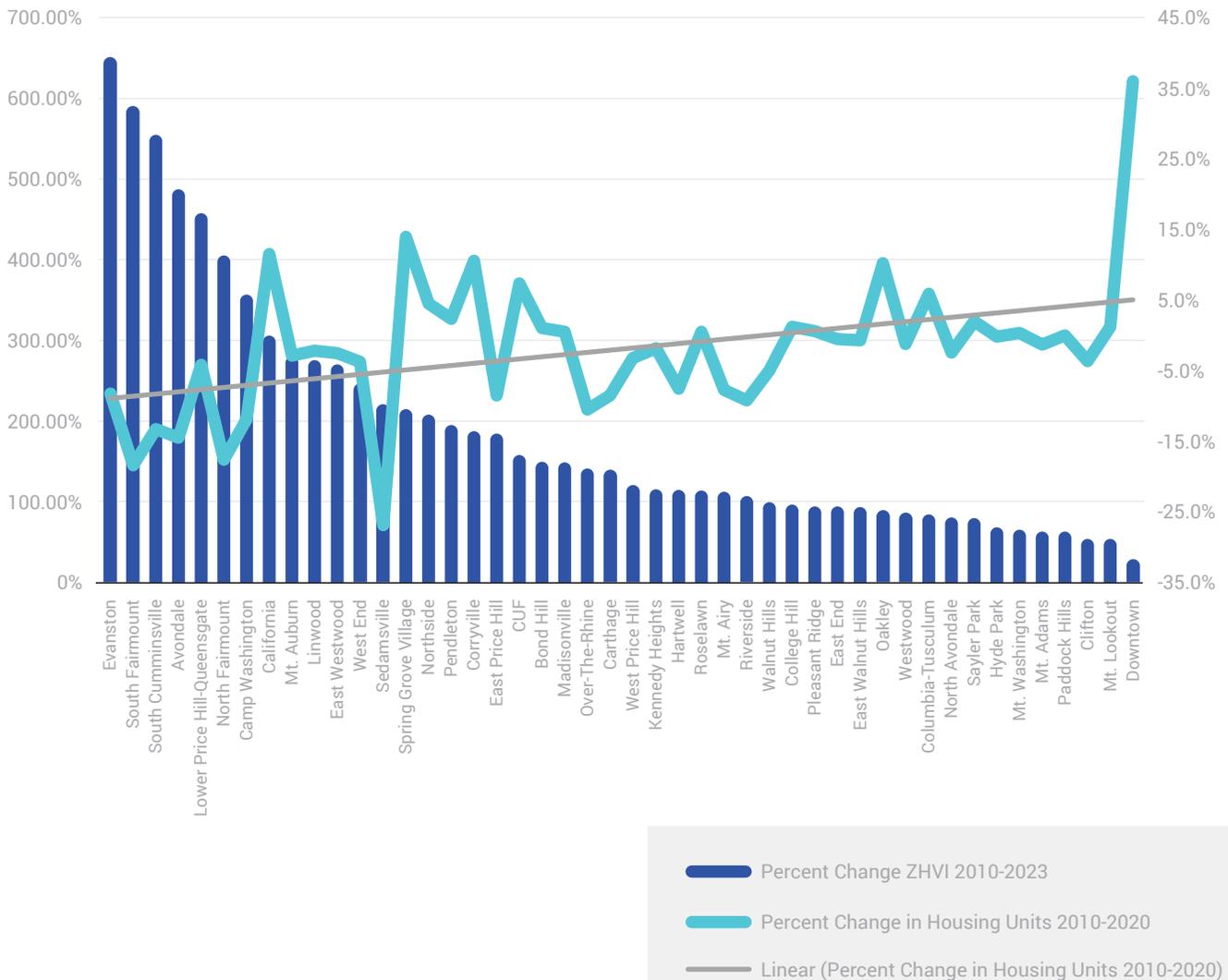
For census variables, neighborhood rankings are out of 50 neighborhoods. The Heights, which is a neighborhood that consists mostly of the University of Cincinnati campus and Burnet Woods, was included in the data for CUF. Additionally, Lower Price Hill and Queensgate were combined because of Queensgate's very low population. For ZHVI, the rankings are out of 46 neighborhoods. A few neighborhoods did not have a ZHVI value due to a lack of for-sale housing, and this is reflected in their neighborhood profiles.

# HOUSING UNITS AND HOUSING COSTS: AN INVERSE CORRELATION

In analyzing the growth in housing units – or lack thereof – and the growth in home values in Cincinnati neighborhoods since 2010, the Center for Research and Data found an inverse correlation between the number of housing units created and the growth in housing costs. In other words, the data showed that an increase in housing units resulted in slower housing cost growth. In fact, the ten neighborhoods that lost the most housing units in percentage terms over the decade saw a 346% increase in typical home value, compared to a 155% home value increase in the ten neighborhoods that saw the largest percentage increase in housing

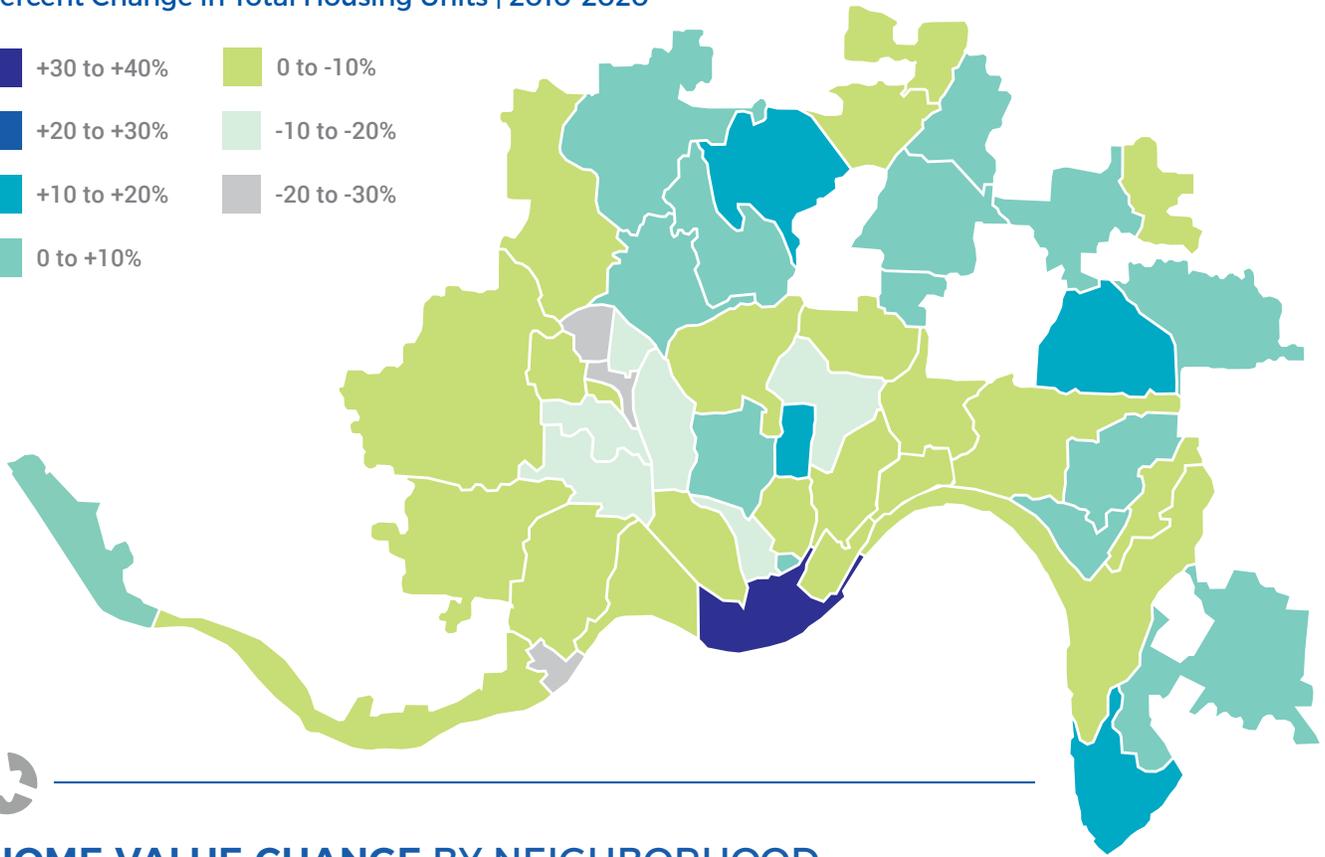
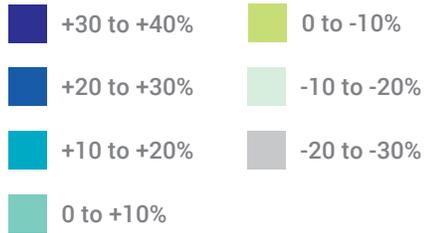
units. Additionally, the ten neighborhoods that saw the smallest increases in housing costs added, on average, 4.5% more housing units over the course of the decade, while the ten neighborhoods that saw the largest increases in housing costs lost, on average, 8.7% of their total housing units over the course of the decade.

The big takeaway: the data suggest that a focus on adding more housing units should result in slower, less dramatic housing cost increases.



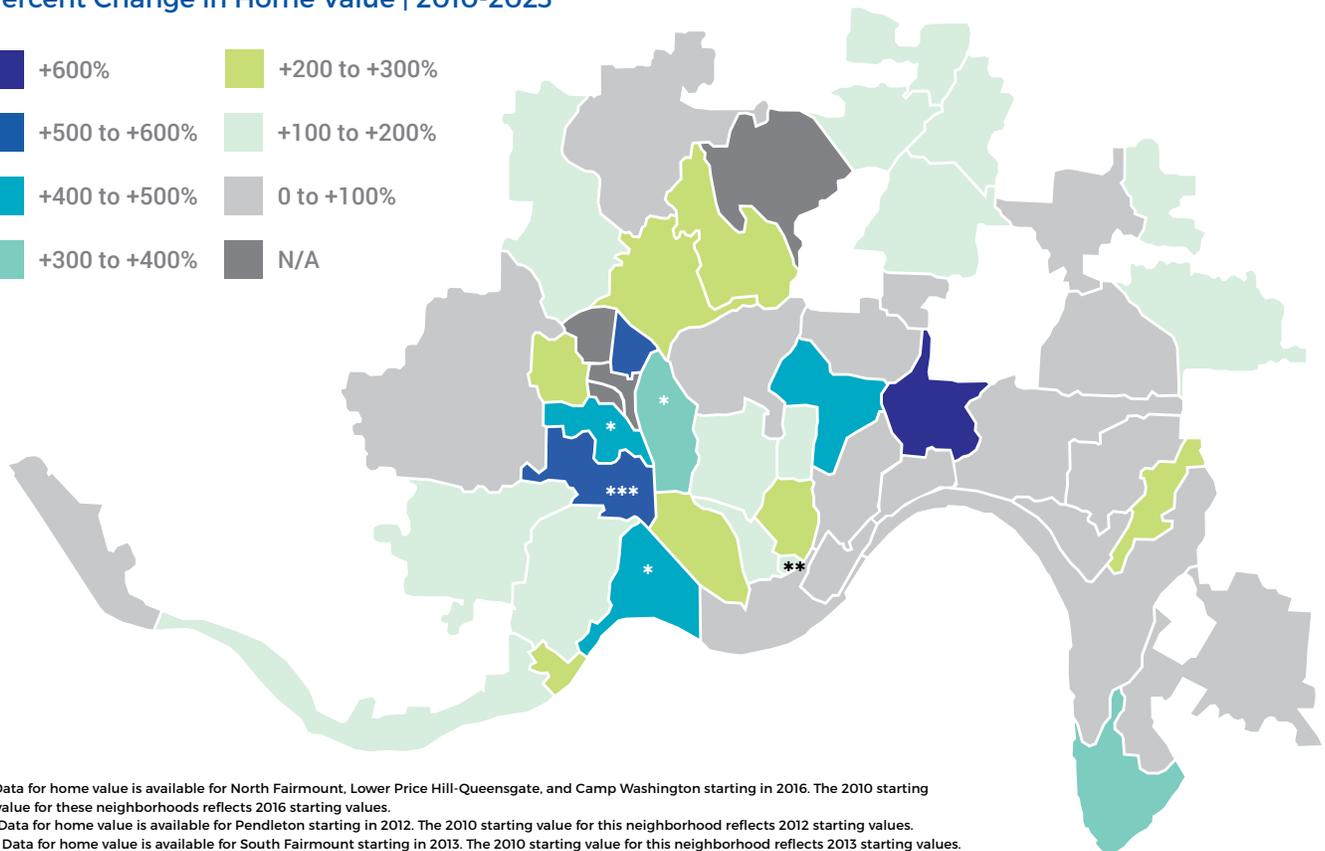
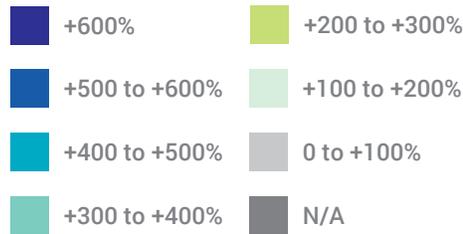
# HOUSING UNITS CHANGE BY NEIGHBORHOOD

Percent Change in Total Housing Units | 2010-2020



# HOME VALUE CHANGE BY NEIGHBORHOOD

Percent Change in Home Value | 2010-2023



\* Data for home value is available for North Fairmount, Lower Price Hill-Queensgate, and Camp Washington starting in 2016. The 2010 starting value for these neighborhoods reflects 2016 starting values.  
 \*\* Data for home value is available for Pendleton starting in 2012. The 2010 starting value for this neighborhood reflects 2012 starting values.  
 \*\*\* Data for home value is available for South Fairmount starting in 2013. The 2010 starting value for this neighborhood reflects 2013 starting values.



TEN LARGEST

# HOUSING UNIT INCREASES BY ABSOLUTE CHANGE

2010-2020

**DOWNTOWN**  
**+1,097**  
**HOUSING UNITS**

Downtown saw the highest absolute and percentage change in housing units over this period.

In fact, only 18 of the 52 City of Cincinnati neighborhoods saw positive housing unit growth during this time. Additionally, Downtown accounted for nearly one third of the total units constructed in those 18 neighborhoods.



NEIGHBORHOOD

TEN **LARGEST** HOUSING UNIT INCREASES BY ABSOLUTE CHANGE | 2010-2020

01	DOWNTOWN	1,097
02	OAKLEY	692
03	CUF	516
04	WINTON HILLS	292
05	CORRYVILLE	225
06	NORTHSIDE	201
07	COLLEGE HILL	85
08	SPRING GROVE VILLAGE	60
09	COLUMBIA TUSCULUM	44
10	BOND HILL	35

TEN LARGEST

# HOUSING UNIT INCREASES BY PERCENT CHANGE

2010-2020

**DOWNTOWN**  
**+36%**  
**HOUSING UNITS**

Downtown experienced nearly three times the growth in housing units by percent change than the next highest growth neighborhood.

Winton Hills saw the next highest increase at 13.9% with its addition of 292 units. California trailed just behind with an 11.5% increase, however it added just 25 units, the second fewest among the top ten in increases by percent change.



NEIGHBORHOOD

TEN **LARGEST** HOUSING UNIT INCREASES BY PERCENT CHANGE | 2010-2020

01	DOWNTOWN	36.0%
02	WINTON HILLS	13.9%
03	CALIFORNIA	11.5%
04	CORRYVILLE	10.5%
05	OAKLEY	10.2%
06	CUF	7.4%
07	SPRING GROVE VILLAGE	6.5%
08	COLUMBIA-TUSCULUM	5.9%
09	NORTHSIDE	4.5%
10	PENDLETON	2.3%

# TEN LARGEST HOUSING UNIT DECREASES BY ABSOLUTE CHANGE

2010-2020

**AVONDALE**  
**-1,088**  
**HOUSING UNITS**

While Downtown added nearly 1,100 housing units – the most in the City over this period – Avondale lost the most at nearly 1,100, which was a 14.5% decrease since 2010.

Avondale was one of five neighborhoods to crack the top ten in housing unit decreases by both absolute and percent change, coming in at first and sixth, respectively. Over-The-Rhine, Millvale, South Fairmount, and Villages of Roll Hill are the other neighborhoods to show up on both top ten housing unit decrease lists.



## NEIGHBORHOOD

## TEN LARGEST HOUSING UNIT DECREASES BY ABSOLUTE CHANGE | 2010-2020

01	AVONDALE	-1,088
02	EAST PRICE HILL	-653
03	OVER-THE-RHINE	-453
04	MT. AIRY	-348
05	EVANSTON	-334
06	WEST PRICE HILL	-265
07	MILLVALE	-257
08	SOUTH FAIRMOUNT	-248
09	VILLAGES OF ROLL HILL	-229
10	WALNUT HILLS	-222

## TEN LARGEST

# HOUSING UNIT DECREASES BY PERCENT CHANGE

2010-2020

**SEDAMSVILLE**  
**-26.9%**  
**HOUSING UNITS**

While these ten neighborhoods experienced the highest housing unit decrease rates, it should be noted only 18 neighborhoods saw positive growth rates from 2010 to 2020.

Sedamsville lost the largest percentage of housing at -26.9%, losing 93 units. This was followed by Millvale at -23.9% with 257 lost units and Villages of Roll Hill at -23.5% with 229 lost units.



## NEIGHBORHOOD

TEN **LARGEST** HOUSING UNIT DECREASES BY PERCENT CHANGE | 2010-2020

01	SEDAMSVILLE	-26.9%
02	MILLVALE	-23.9%
03	VILLAGES OF ROLL HILL	-23.5%
04	SOUTH FAIRMOUNT	-18.5%
05	NORTH FAIRMOUNT	-17.7%
06	AVONDALE	-14.5%
07	SOUTH CUMMINSVILLE	-13.3%
08	CAMP WASHINGTON	-11.9%
09	OVER-THE-RHINE	-10.5%
10	RIVERSIDE	-9.3%



## TEN LARGEST

# HOME VALUE INCREASES BY ABSOLUTE CHANGE

2010-2023

**PENDLETON**  
**+\$240K**  
**HOME VALUE**

The highest increase in home value from 2010 to 2023 in Cincinnati occurred in Pendleton, where the data only began in 2012 for home value, but still maintained the highest absolute increase in value.

The typical home in Pendleton cost \$123,501 in 2012 and, in February of 2023, cost \$363,824. Mt. Lookout experienced the next highest change in value at \$202,614. The typical home in Mt. Lookout cost \$378,821 in January of 2010, and by February 2023, cost \$581,434.



### NEIGHBORHOOD

### TEN LARGEST HOME VALUE INCREASES BY ABSOLUTE CHANGE | 2010-2023

01	PENDLETON	\$240,323
02	MT. LOOKOUT	\$202,614
03	EAST END	\$199,321
04	WEST END	\$192,714
05	MT. ADAMS	\$188,876
06	HYDE PARK	\$188,444
07	COLUMBIA-TUSCULUM	\$187,805
08	OVER-THE-RHINE	\$181,889
09	LINWOOD	\$168,999
10	MT. AUBURN	\$166,393

# TEN LARGEST HOME VALUE INCREASES BY PERCENT CHANGE

2010-2023

Notably, none of the top ten neighborhoods with the highest percentage increase in home value were in the top ten neighborhoods for percentage increase in housing units. In fact, six of the neighborhoods with the highest percentage increase in home value were among the top ten neighborhoods for percentage decrease in housing units.

**EVANSTON**  
**+651.5%**  
**HOME VALUE**

Of all neighborhoods in the City of Cincinnati, Evanston demonstrated the largest percent change in home value over the thirteen-year period. The typical home in Evanston cost around \$20,800 in January of 2010. In 2023, that same home would cost around \$156,300. Following Evanston in home value percent change is South Fairmount, with a 590.7% increase in home value throughout the period. The typical South Fairmount home increased in value by over \$65,000 between 2010 and 2023.



## NEIGHBORHOOD

TEN **LARGEST** HOME VALUE INCREASES BY PERCENT CHANGE | 2010-2023

01	EVANSTON	651.5%
02	SOUTH FAIRMOUNT	590.7%
03	SOUTH CUMMINSVILLE	554.5%
04	AVONDALE	487.5%
05	LOWER PRICE HILL-QUEENSGATE	457.5%
06	NORTH FAIRMOUNT	405.4%
07	CAMP WASHINGTON	356.5%
08	CALIFORNIA	305.5%
09	MT. AUBURN	279.9%
10	LINWOOD	275.1%

TEN SMALLEST

# HOME VALUE INCREASES BY ABSOLUTE CHANGE

2010-2023

**SEDAMSVILLE**  
**+\$51K**  
**HOME VALUE**

Sedamsville holds the lowest change in home value, having only increased by \$50,840 between 2010 and 2023.

Following Sedamsville is North Fairmount, just slightly higher, having grown in value by \$51,756. Next is Riverside, at a \$52,716 increase, and East Westwood, at \$56,695.



NEIGHBORHOOD

TEN **SMALLEST** HOME VALUE INCREASES BY ABSOLUTE CHANGE | 2010-2023

01	SEDAMSVILLE	\$50,840
02	NORTH FAIRMOUNT	\$51,756
03	RIVERSIDE	\$52,716
04	EAST WESTWOOD	\$56,695
05	CARTHAGE	\$61,310
06	SOUTH FAIRMOUNT	\$65,134
07	SOUTH CUMMINSVILLE	\$66,547
08	LOWER PRICE HILL	\$68,032
09	EAST PRICE HILL	\$71,344
10	SAYLER PARK	\$72,518



## TEN SMALLEST

# HOME VALUE INCREASES BY PERCENT CHANGE

2010-2023

**DOWNTOWN**  
**+28.4%**  
**HOME VALUE**

Downtown achieved the most housing unit growth by both absolute and percent change while also experiencing the lowest housing cost increase by 25.1 percentage points. Downtown also placed in the top five population increases by both absolute and percent change.

The typical home in Downtown cost \$285,392 in January of 2010 and \$366,433 by February of 2023, an increase of \$81,041 or just 28.4%. Mt. Lookout experienced the next lowest percent home value increase, with the typical home having increased in value by 53.5%, or \$202,614. Following Mt. Lookout are Clifton at 53.7%, Paddock Hills at 62.7%, and Mt. Adams at 63%.



### NEIGHBORHOOD

TEN **SMALLEST** HOME VALUE INCREASES BY PERCENT CHANGE | 2010-2023

01	DOWNTOWN	28.4%
02	MT. LOOKOUT	53.5%
03	CLIFTON	53.7%
04	PADDOCK HILLS	62.7%
05	MT. ADAMS	63.0%
06	MT. WASHINGTON	64.9%
07	HYDE PARK	68.2%
08	SAYLER PARK	79.6%
09	NORTH AVONDALE	80.5%
10	COLUMBIA TUSCULUM	84.2%

## TEN LARGEST

# POPULATION INCREASES BY ABSOLUTE CHANGE

2010-2020

**CUF**  
**+3,396**  
**RESIDENTS**

CUF held the highest population change, with an additional 3,396 residents from 2010 to 2020.

Westwood followed with 2,131 residents by 2020, trailed by Oakley with 1,332 and Corryville with 1,046.



## NEIGHBORHOOD

## TEN LARGEST POPULATION INCREASES BY ABSOLUTE CHANGE | 2010-2020

01	CUF	3,396
02	WESTWOOD	2,131
03	OAKLEY	1,332
04	CORRYVILLE	1,046
05	DOWNTOWN	985
06	WINTON HILLS	896
07	COLLEGE HILL	861
08	HYDE PARK	827
09	MADISONVILLE	761
10	NORTHSIDE	629

# TEN LARGEST POPULATION INCREASES BY PERCENT CHANGE

2010-2020

**CORRYVILLE**  
**+31.4%**  
**RESIDENTS**

While adding about a third of the residents that CUF did from 2010 to 2020, Corryville grew its population by 11.4 percentage points more than CUF during this period.

Second to Corryville in population growth, the neighborhood of Pendleton grew by 20.9%, adding an additional 188 residents between 2010 and 2020. Corryville and Pendleton are followed by Downtown, CUF, and Winton Hills, with 20.3%, 20%, and 18.7% growth, respectively.



## NEIGHBORHOOD

TEN **LARGEST** POPULATION INCREASES BY PERCENT CHANGE | 2010-2020

01	CORRYVILLE	31.4%
02	PENDLETON	20.9%
03	DOWNTOWN	20.3%
04	CUF	20.0%
05	WINTON HILLS	18.7%
06	COLUMBIA-TUSCULUM	16.8%
07	OAKLEY	12.8%
08	HARTWELL	11.3%
09	PADDOCK HILLS	9.0%
10	NORTHSIDE	8.4%

# TEN LARGEST POPULATION DECREASES BY ABSOLUTE CHANGE

2010-2020

**AVONDALE**  
**-1,121**  
**RESIDENTS**

Avondale had the highest population decline between 2010 and 2020, having lost 1,121 residents in that time. Avondale also lost 1,088 housing units during this period. Both of these numbers far outpaced the other neighborhoods in the top ten of each list.

The next two highest population declines, Over-the-Rhine and Millvale, also experienced high levels of housing unit loss, ranking third and seventh on that list, respectively.



## NEIGHBORHOOD

TEN **LARGEST** POPULATION DECREASES BY ABSOLUTE CHANGE | 2010-2020

01	AVONDALE	-1,121
02	OVER-THE-RHINE	-442
03	MILLVALE	-434
04	EVANSTON	-320
05	RIVERSIDE	-279
06	SEDAMSVILLE	-228
07	NORTH FAIRMOUNT	-222
08	SOUTH FAIRMOUNT	-187
09	LINWOOD	-170
10	WALNUT HILLS	-151

# TEN LARGEST POPULATION DECREASES BY PERCENT CHANGE

2010-2020

**SEDAMSVILLE**  
**-33.5%**  
**RESIDENTS**

As expected, there is plenty of crossover between the neighborhoods that experienced the largest decreases in absolute and percent change. Seven neighborhoods appear on both lists.

Perhaps most notably, while Avondale lost the most total residents by a wide margin, the 1,121 person decrease in population was just 9% of its total population. Sedamsville lost 228 residents, but that was a third of its total population, making it the highest population decline by 14.1 percentage points over Linwood.



## NEIGHBORHOOD

TEN **LARGEST** POPULATION DECREASES BY PERCENT CHANGE | 2010-2020

01	SEDAMSVILLE	-33.5%
02	LINWOOD	-19.4%
03	MILLVALE	-18.1%
04	CALIFORNIA	-17.1%
05	SOUTH CUMMINSVILLE	-12.4%
06	NORTH FAIRMOUNT	-12.3%
07	LOWER PRICE HILL-QUEENSGATE	-12.1%
08	RIVERSIDE	-11.9%
09	ENGLISH WOODS	-10.9%
10	AVONDALE	-9.0%

# CITY OF CINCINNATI



**HOUSING UNIT CHANGE 2010-2020:**  
**-2,335 UNITS | -1.5%**



**POPULATION**

2010	297,043
2020	309,451
<b>Net Change</b>	<b>+12,408</b>

**HOUSING UNITS**

2010	161,159
2020	158,824

**OCCUPANCY RATE**

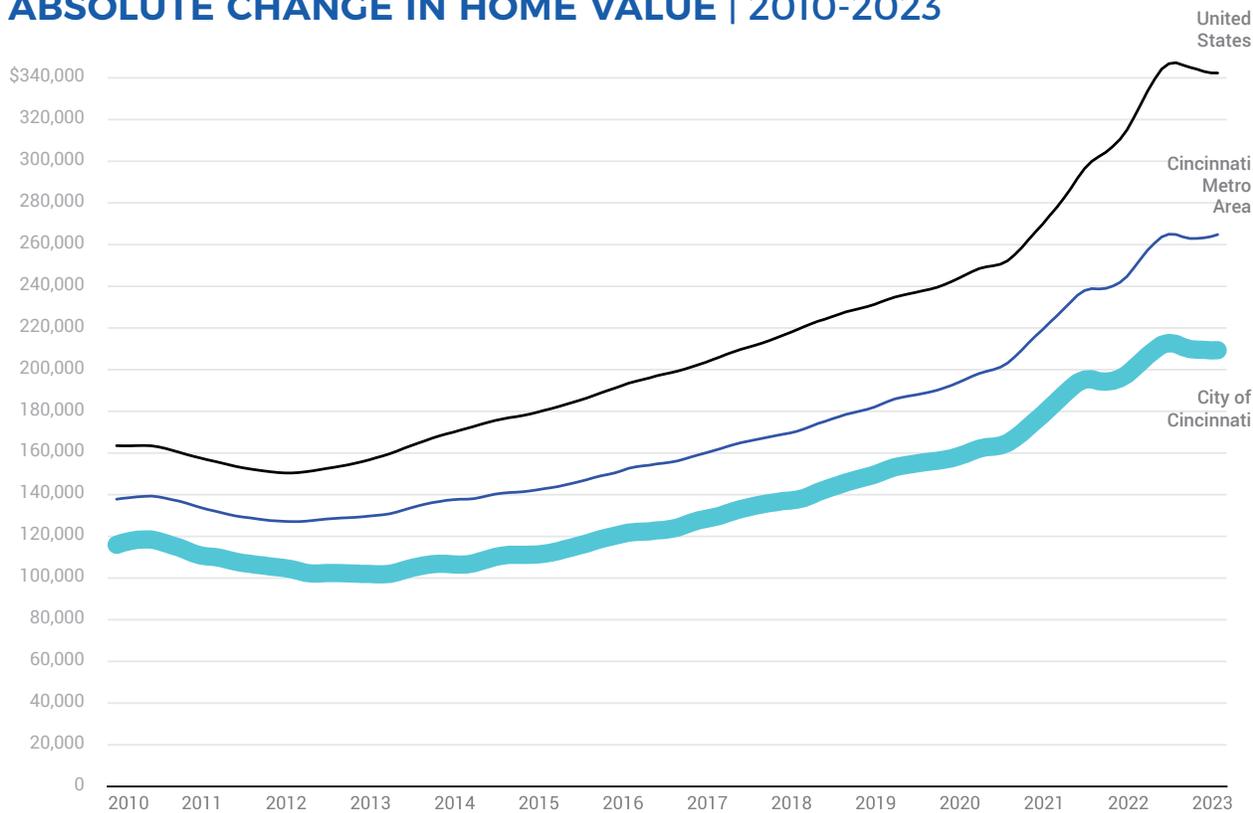
2010	82.8%
2020	87.9%

From 2010 to 2020, the City of Cincinnati saw a 4.2% population increase, with an absolute increase of 12,408 residents. This increase in population represents the reversal of a long-time trend.

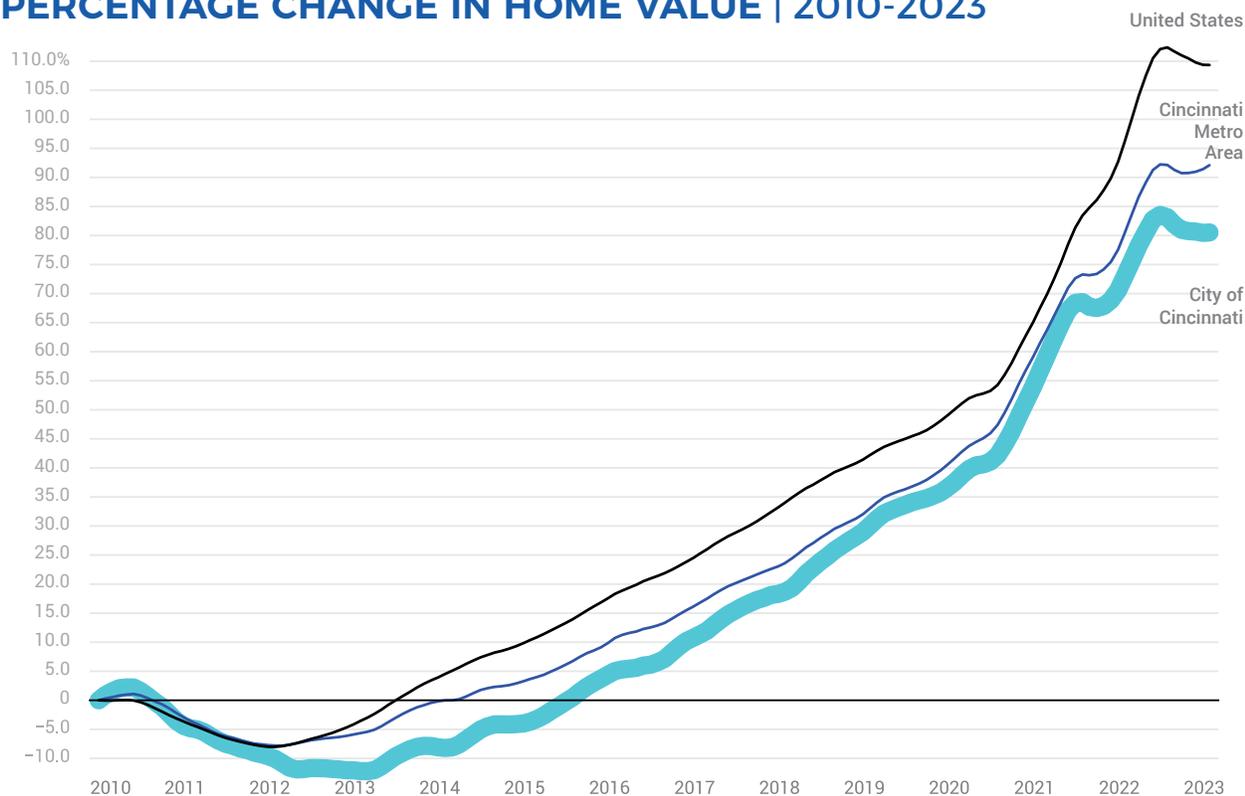
Population in the city peaked in 1950, at 503,998, and over the next six decades the population shrank to about 297,000 people – representing a loss of over 40% of the total population. Indeed, Cincinnati was built to be a much larger city, and has the infrastructure and built environment to support many more residents than it currently has. While the population density increased from about 3,700 people per square mile in 2010 to about 3,900 people per square mile in 2020, the city is still well below its peak population density of approximately 6,348 people per square mile.

During this trend reversal in population growth, the city has continued to lose housing. The number of housing units in the city decreased from 161,159 in 2010 to 158,824 in 2020, a loss of 2,335 housing units equaling 1.4% of all housing in the city. During the same period, the occupancy rate increased 5.1 percentage points from 82.8% to 87.9% – indicating that the housing supply became more constrained. Given the increase in occupancy rate, increase in population, and decrease in total housing units, it should not be surprising that housing costs have risen significantly within the city since 2010. The typical home in the City of Cincinnati increased in value by \$93,369 between 2010 and 2023, representing an increase of 80.5%.

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# AVONDALE

HOUSING UNIT CHANGE 2010-2020: -1,088 UNITS | -14.5%



From 2010 to 2020, Avondale saw a 9% population decrease, with an absolute decrease of 1,121 residents.

The population density decreased by 514, to 5,205 people per square mile – making it the 13th most densely populated neighborhood in Cincinnati. Housing in Avondale decreased by 1,088 units, or -14.5% – a slightly larger change than its population decrease. The occupancy rate increased 5.8 percentage points from 74.6% to 80.4%, indicating that the housing supply became more constrained. The typical home in Avondale increased in value by \$103,614 between 2010 and 2023, representing an increase of 487.5% – 5.29 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	12,466
2020	11,345

Net Change **-1,121**

## HOUSING UNITS

2010	7,498
2020	6,410

## OCCUPANCY RATE

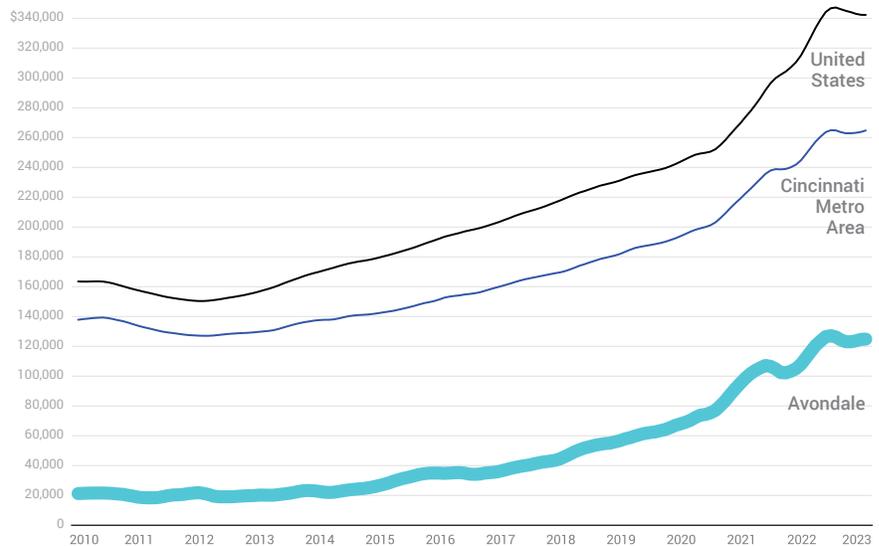
2010	74.6%
2020	80.4%



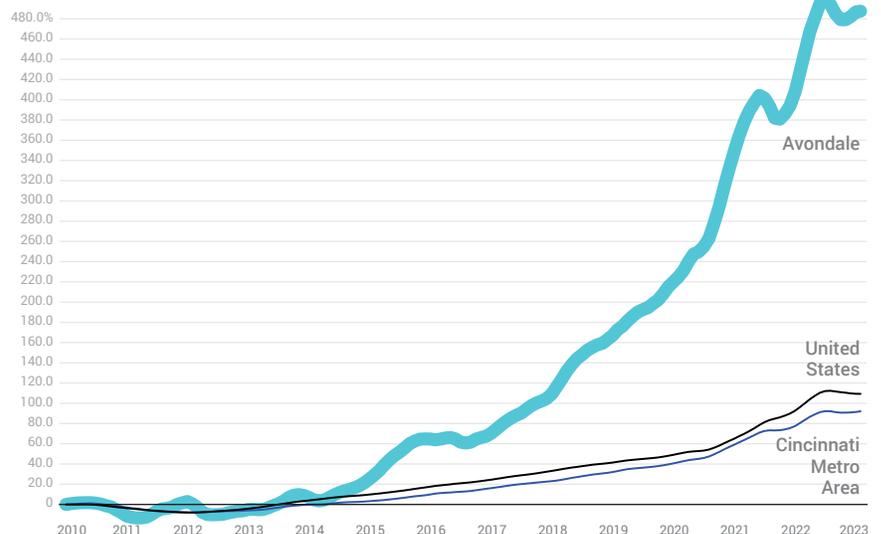
## NEIGHBORHOOD RANKING

- 9<sup>TH</sup>** TOTAL POPULATION
- 41<sup>ST</sup>** PERCENTAGE POPULATION CHANGE
- 13<sup>TH</sup>** POPULATION DENSITY
- 9<sup>TH</sup>** TOTAL HOUSING UNITS
- 45<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 43<sup>RD</sup>** OCCUPANCY RATE
- 17<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 36<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 4<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# BOND HILL

HOUSING UNIT CHANGE 2010-2020: +35 UNITS | +1%

From 2010 to 2020, Bond Hill saw a 0.4% population increase, with an absolute increase of 30 residents.

The population density increased by 17 up to 3,900 people per square mile – making it the 28th most densely populated neighborhood in Cincinnati. Housing in Bond Hill increased by 35 units, or 1.0% – roughly in line with population growth. The occupancy rate increased 1.7 percentage points from 87.6% to 89.3%, indicating that the housing supply became more constrained. The typical home in Bond Hill increased in value by \$85,268 from 2010 to 2023, representing an increase of 149.3% – 1.62 times the percentage increase in the Cincinnati metropolitan area.



## POPULATION

2010	6,972
2020	7,002

Net Change **+30**

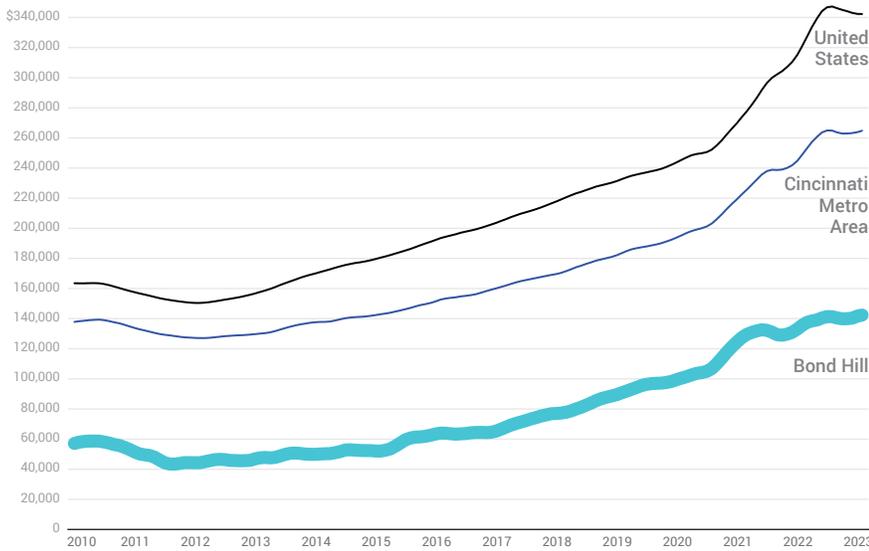
## HOUSING UNITS

2010	3,546
2020	3,581

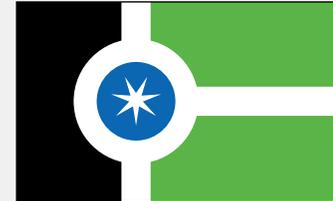
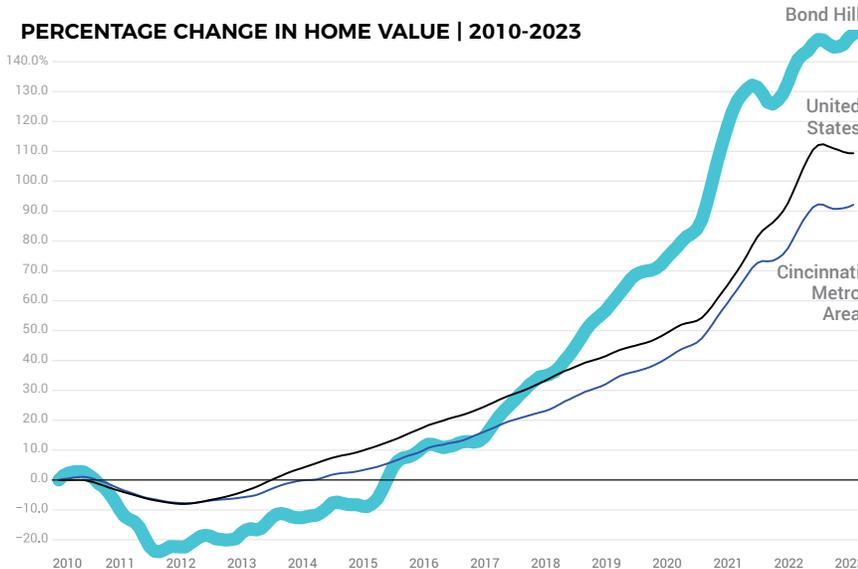
## OCCUPANCY RATE

2010	87.6%
2020	89.3%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

- 16<sup>TH</sup>** TOTAL POPULATION
- 29<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 28<sup>TH</sup>** POPULATION DENSITY
- 20<sup>TH</sup>** TOTAL HOUSING UNITS
- 14<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 15<sup>TH</sup>** OCCUPANCY RATE
- 38<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 33<sup>RD</sup>** ZILLOW HOME VALUE INDEX
- 20<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# CALIFORNIA

HOUSING UNIT CHANGE 2010-2020: +25 UNITS | +11.5%



From 2010 to 2020, California saw a 17.1% population decrease, with an absolute decrease of 80 residents.

The population density decreased by 38 to 184 people per square mile – making it the 49th most densely populated neighborhood in Cincinnati. Housing in California increased by 25 units, or by 11.5% – making it one of the few neighborhoods in Cincinnati where housing supply outpaced population growth. The occupancy rate decreased by 15.3 percentage points from 92.6% to 77.3%, indicating that the housing supply became less constrained. The typical home in California increased in value by \$111,866 from 2010 to 2023, representing an increase of 305.5% – 2.79 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	469
2020	389

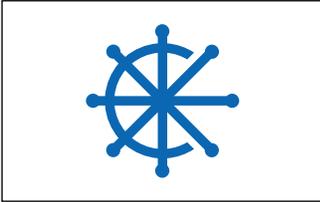
Net Change **-80**

## HOUSING UNITS

2010	704
2020	620

## OCCUPANCY RATE

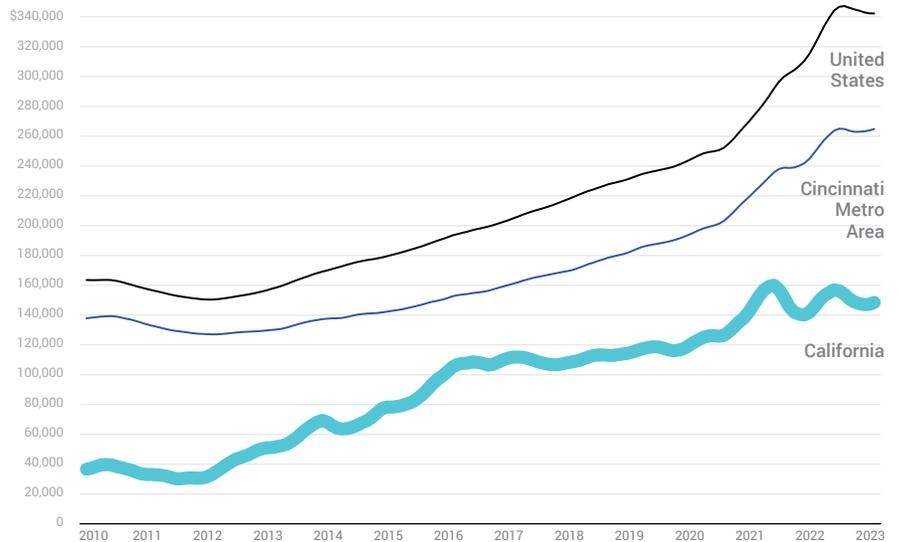
2010	92.6%
2020	77.3%



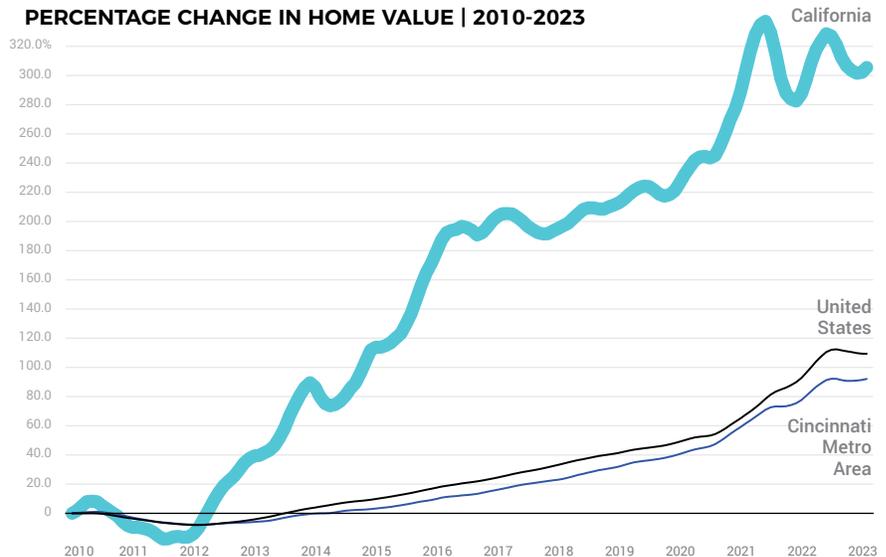
## NEIGHBORHOOD RANKING

- 49<sup>TH</sup>** TOTAL POPULATION
- 47<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 49<sup>TH</sup>** POPULATION DENSITY
- 50<sup>TH</sup>** TOTAL HOUSING UNITS
- 3<sup>RD</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 48<sup>TH</sup>** OCCUPANCY RATE
- 50<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 31<sup>ST</sup>** ZILLOW HOME VALUE INDEX
- 8<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# CAMP WASHINGTON

HOUSING UNIT CHANGE 2010-2020: -84 UNITS | -11.9%



From 2010 to 2020, Camp Washington saw an 8.1% population decrease, with an absolute decrease of 109 residents.

The population density decreased by 88 to 992 people per square mile – making it the 46th most densely populated neighborhood in Cincinnati. Housing in Camp Washington decreased by 84 units, or 11.9%. The occupancy rate increased 5.8 percentage points from 72.9% to 78.7%, indicating that the housing supply became more constrained. Data is incomplete for Camp Washington before 2016, but the typical home in Camp Washington between 2016 and 2023 increased by \$95,150, representing a 356.5% increase.

## POPULATION

2010	1,343
2020	1,234

Net Change **-109**

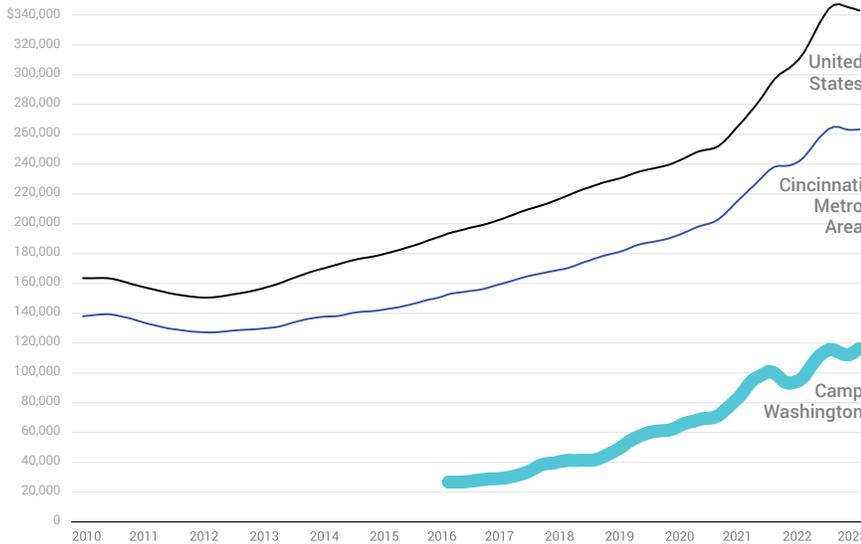
## HOUSING UNITS

2010	704
2020	620

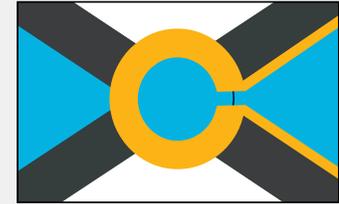
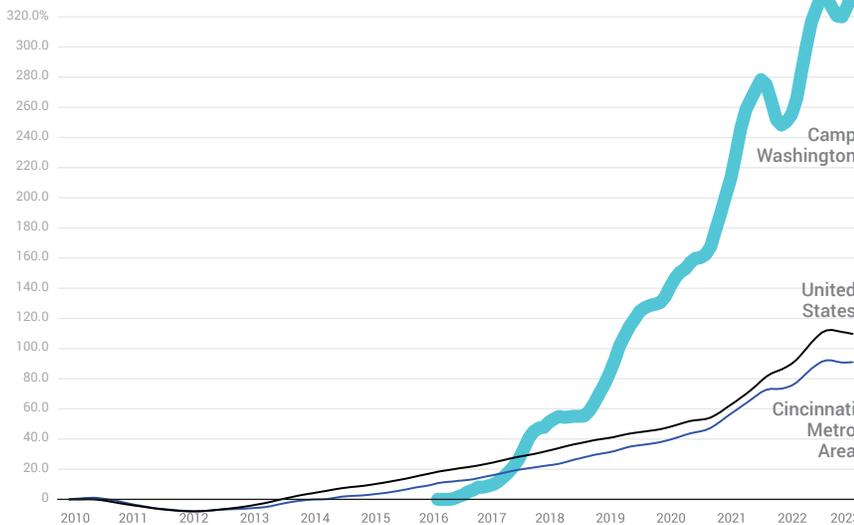
## OCCUPANCY RATE

2010	72.9%
2020	78.7%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

**42<sup>ND</sup>** TOTAL POPULATION

**40<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**46<sup>TH</sup>** POPULATION DENSITY

**43<sup>RD</sup>** TOTAL HOUSING UNITS

**43<sup>RD</sup>** PERCENTAGE HOUSING UNIT CHANGE

**45<sup>TH</sup>** OCCUPANCY RATE

**16<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**37<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**7<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# CARTHAGE

HOUSING UNIT CHANGE 2010-2020: -111 UNITS | -8.6%



From 2010 to 2020, Carthage experienced a 1.8% population increase, with an absolute increase of 48 residents.

The population density increased by 39 to 2,256 people per square mile – making it the 39th most densely populated neighborhood in Cincinnati. Carthage saw a decrease in housing by 111 units, or 8.6%. The occupancy rate increased 5.1 percentage points, from 84.2% to 89.3%, indicating that the housing supply became more constrained. The typical home in Carthage increased in value by \$61,310 from 2010 to 2023, representing an increase of 139.1% – 1.51 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	2,733
2020	2,781

Net Change **+48**

## HOUSING UNITS

2010	1,298
2020	1,187

## OCCUPANCY RATE

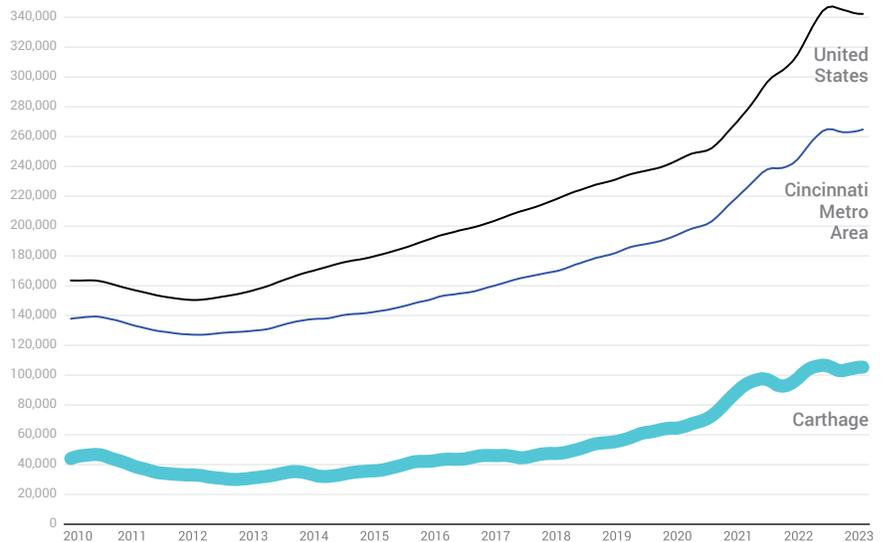
2010	84.2%
2020	89.3%



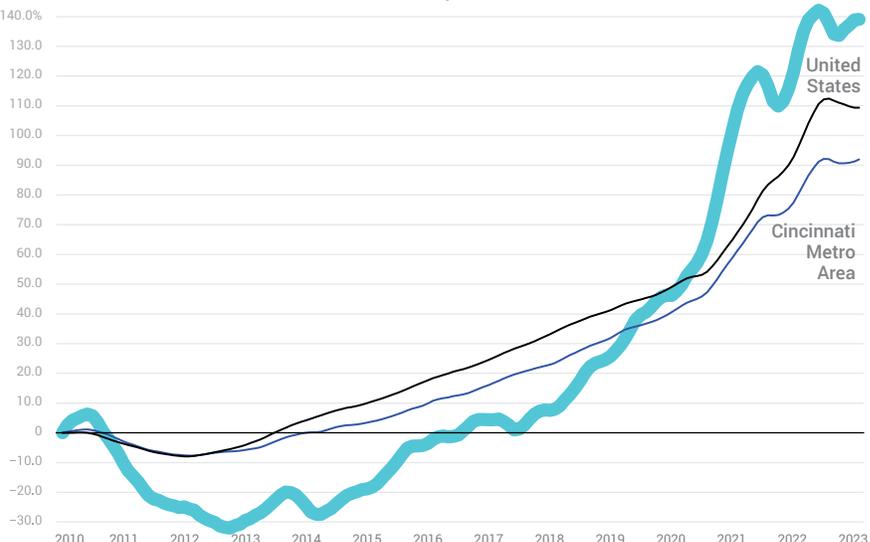
## NEIGHBORHOOD RANKING

- 31<sup>ST</sup>** TOTAL POPULATION
- 26<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 39<sup>TH</sup>** POPULATION DENSITY
- 32<sup>ND</sup>** TOTAL HOUSING UNITS
- 40<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 16<sup>TH</sup>** OCCUPANCY RATE
- 20<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 39<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 23<sup>RD</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# CLIFTON

HOUSING UNIT CHANGE 2010-2020: -178 UNITS | -3.7%



From 2010 to 2020, Clifton saw a 1.3% population increase, with an absolute increase of 104 residents.

The population density increased by 47 to 3,787 people per square mile – making it the 30th most densely populated neighborhood in Cincinnati. Housing in Clifton decreased by 178 units, or 3.7%, even while population increased. The occupancy rate increased 2.1 percentage points from 90.2% to 92.3%, indicating that the housing supply became more constrained. The typical home in Clifton increased in value by \$133,651 from 2010 to 2023, representing an increase of 53.7% – 0.58 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	8,304
2020	8,408

Net Change **+104**

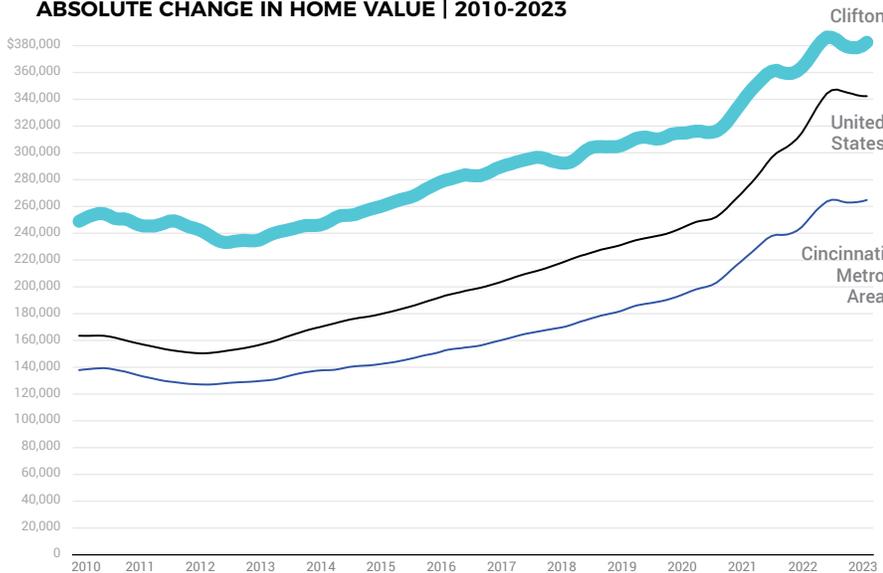
## HOUSING UNITS

2010	4,831
2020	4,653

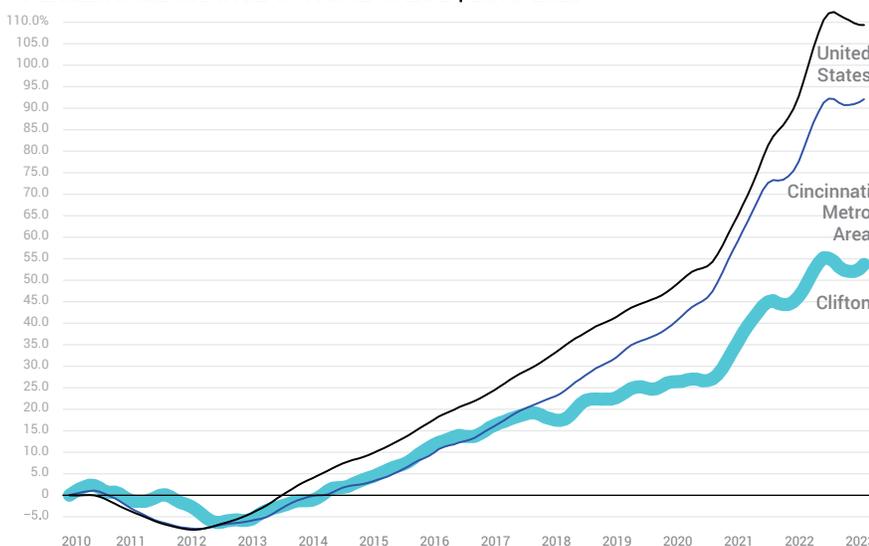
## OCCUPANCY RATE

2010	90.2%
2020	92.3%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

- 14<sup>TH</sup>** TOTAL POPULATION
- 27<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 30<sup>TH</sup>** POPULATION DENSITY
- 12<sup>TH</sup>** TOTAL HOUSING UNITS
- 31<sup>ST</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 10<sup>TH</sup>** OCCUPANCY RATE
- 35<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 6<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 44<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# COLLEGE HILL

HOUSING UNIT CHANGE 2010-2020: +85 UNITS | +1.2%



From 2010 to 2020, College Hill saw a 6.1% population increase, with an absolute increase of 861 residents.

The population density increased by 221 to 3,858 residents per square mile – making it the 29th most densely populated neighborhood in Cincinnati. Housing in College Hill increased by 85 units, or 1.2% – lagging population growth. The occupancy rate increased by 2.2 percentage points, from 88.6% to 90.8%, indicating that the housing supply became more constrained. The typical home in College Hill increased in value by \$86,730 between 2010 and 2023, representing an increase of 96.2% – 1.04 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	14,174
2020	15,035

Net Change **+861**

## HOUSING UNITS

2010	7,121
2020	7,206

## OCCUPANCY RATE

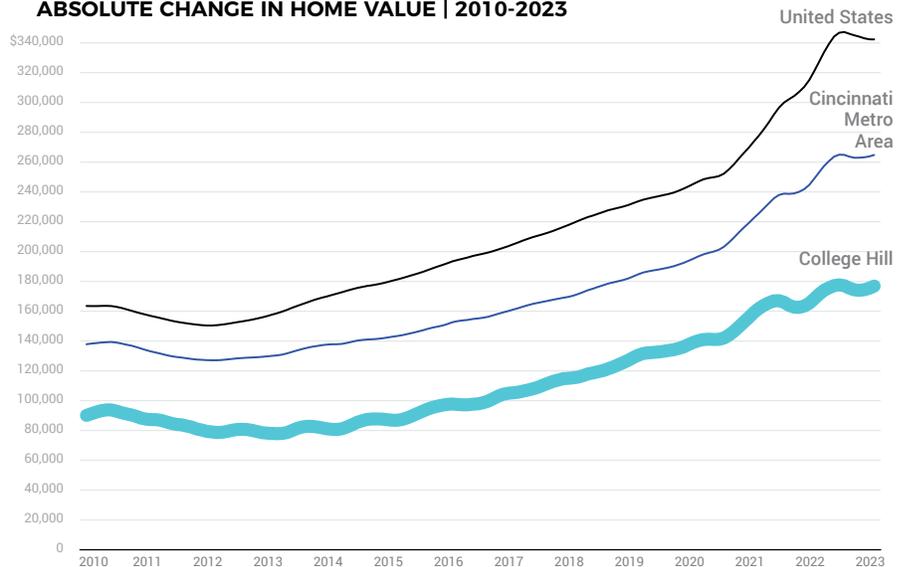
2010	88.6%
2020	90.8%



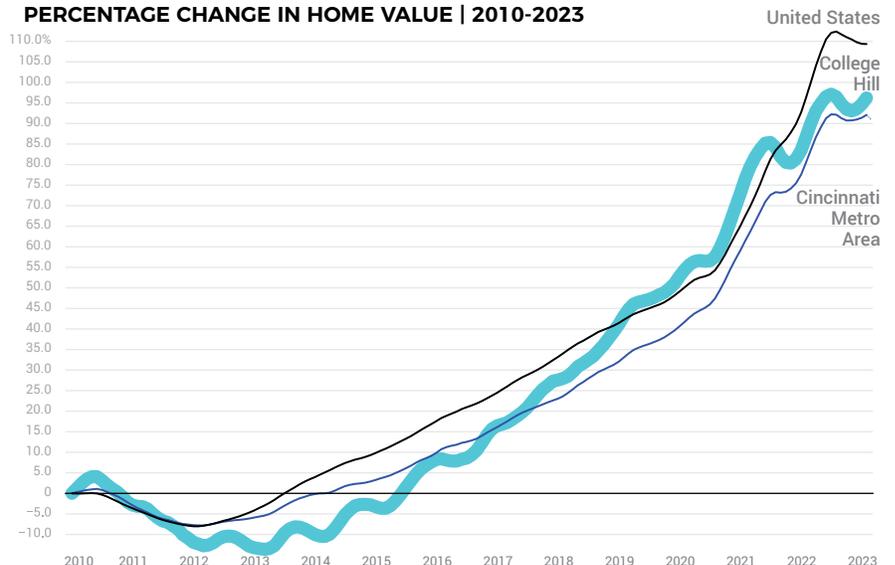
## NEIGHBORHOOD RANKING

- 5<sup>TH</sup>** TOTAL POPULATION
- 18<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 29<sup>TH</sup>** POPULATION DENSITY
- 6<sup>TH</sup>** TOTAL HOUSING UNITS
- 12<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 13<sup>TH</sup>** OCCUPANCY RATE
- 34<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 26<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 31<sup>ST</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# COLUMBIA TUSCULUM

HOUSING UNIT CHANGE 2010-2020: +44 UNITS | +5.9%



From 2010 to 2020, Columbia Tusculum saw a 16.8% population increase, with an absolute increase of 219 residents.

The population density increased by 412 to 2,867 people per square mile – making it the 34th most densely populated neighborhood in Cincinnati. Housing in Columbia Tusculum increased by 44 units, or 5.9% – lagging population growth. The already high occupancy rate increased 1.8 percentage points, from 90.9% to 92.7%, giving it the 6th highest occupancy rate in the city. The typical home in Columbia Tusculum increased in value by \$187,805 from 2010 to 2023, representing an increase of 84.2%, and putting it 5th in the rankings for highest typical home value.

### POPULATION

2010	1,304
2020	1,523

Net Change **+219**

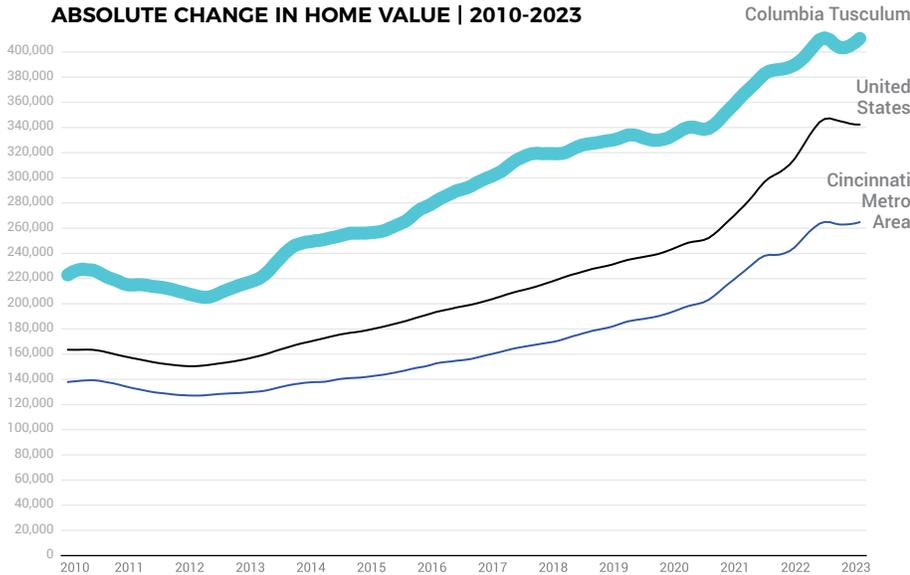
### HOUSING UNITS

2010	751
2020	795

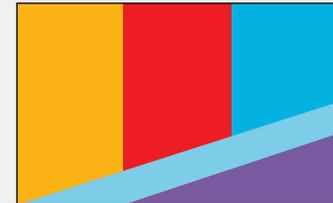
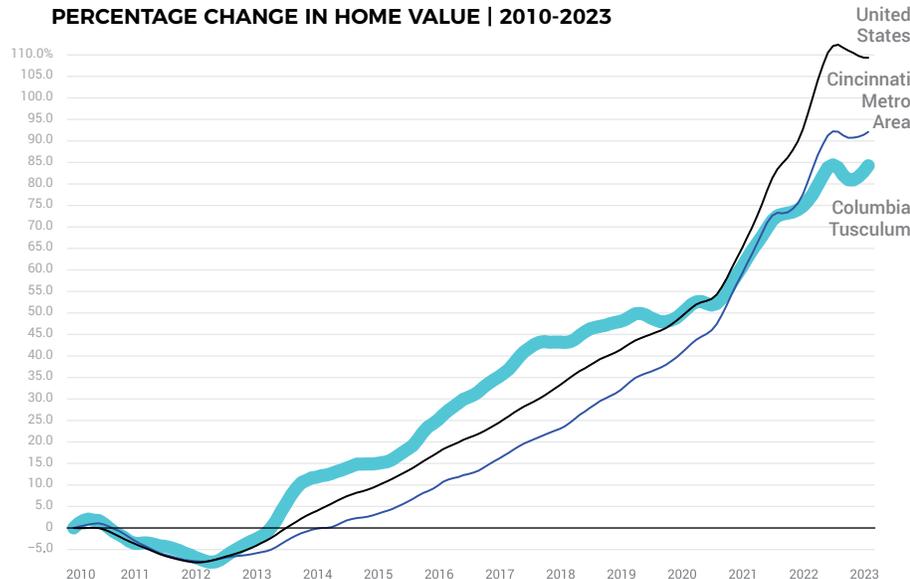
### OCCUPANCY RATE

2010	90.9%
2020	92.7%

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



### NEIGHBORHOOD RANKING

**40<sup>TH</sup>** TOTAL POPULATION

**6<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**34<sup>TH</sup>** POPULATION DENSITY

**39<sup>TH</sup>** TOTAL HOUSING UNITS

**8<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**6<sup>TH</sup>** OCCUPANCY RATE

**37<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**5<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**37<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# CORRYVILLE

HOUSING UNIT CHANGE 2010-2020: -225 UNITS | +10.5%



From 2010, to 2020, Corryville saw a 31.4% population increase, with an absolute increase of 1,046 residents, representing the largest percentage increase of any Cincinnati neighborhood.

The population density increased by 2,016, to 8,430 people per square mile – making it the 3rd most densely populated neighborhood in Cincinnati. Housing in Corryville increased by 225 units, or 10.5%. The occupancy rate increased 4.2 percentage points from 80.9% to 85.1%, indicating that the housing supply became more constrained. The typical home in Corryville increased in value by \$137,428 from 2010 to 2023, representing an 187.5% increase – 2.04 times the percentage increase in the Cincinnati metropolitan area.

### POPULATION

2010	3,327
2020	4,373
<b>Net Change</b>	<b>+1,046</b>

### HOUSING UNITS

2010	2,137
2020	2,362

### OCCUPANCY RATE

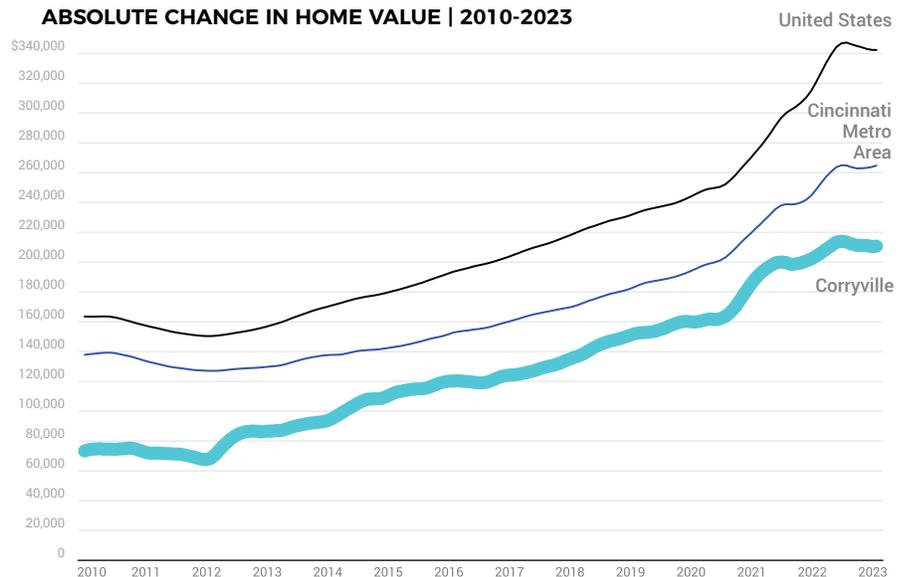
2010	80.9%
2020	85.1%



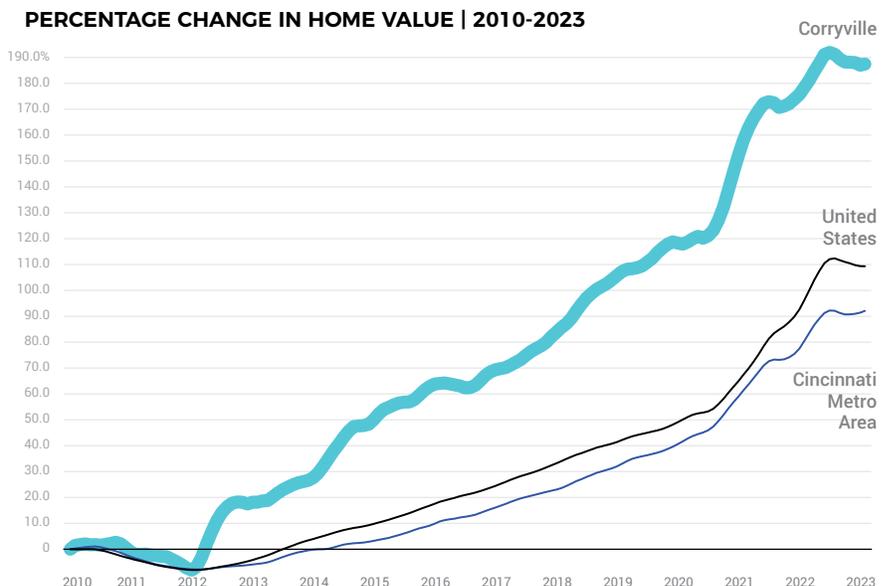
### NEIGHBORHOOD RANKING

- 27<sup>TH</sup>** TOTAL POPULATION
- 1<sup>ST</sup>** PERCENTAGE POPULATION CHANGE
- 3<sup>RD</sup>** POPULATION DENSITY
- 27<sup>TH</sup>** TOTAL HOUSING UNITS
- 4<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 29<sup>TH</sup>** OCCUPANCY RATE
- 25<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 21<sup>ST</sup>** ZILLOW HOME VALUE INDEX
- 17<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# CUF

HOUSING UNIT CHANGE 2010-2020: +516 UNITS | +7.4%



From 2010 to 2020, CUF saw a 20% population increase, with an absolute increase of 3,396 residents.

The population density in CUF increased by 2,129 to 12,778 people per square mile - making it the 2nd most densely populated neighborhood in Cincinnati. Housing in CUF increased by 516 units, or 7.4% - representing only one new housing unit for every 6.6 new residents during the same period. The occupancy rate decreased 1.2 percentage points from 86.1% to 84.9%. The typical home in CUF increased in value by \$130,676 from 2010 to 2023, representing an increase of 157.9% - 1.71 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	16,989
2020	20,385

Net Change **+3,396**

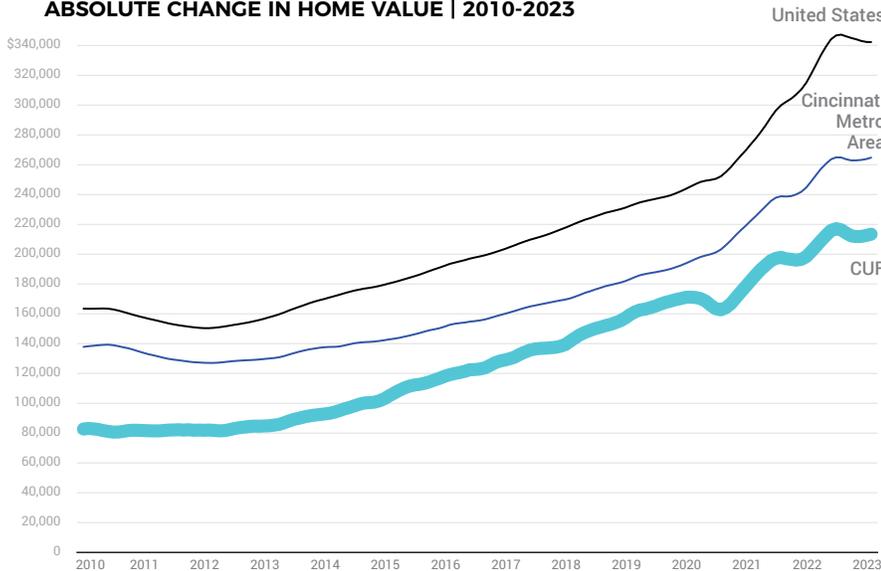
## HOUSING UNITS

2010	7,001
2020	7,517

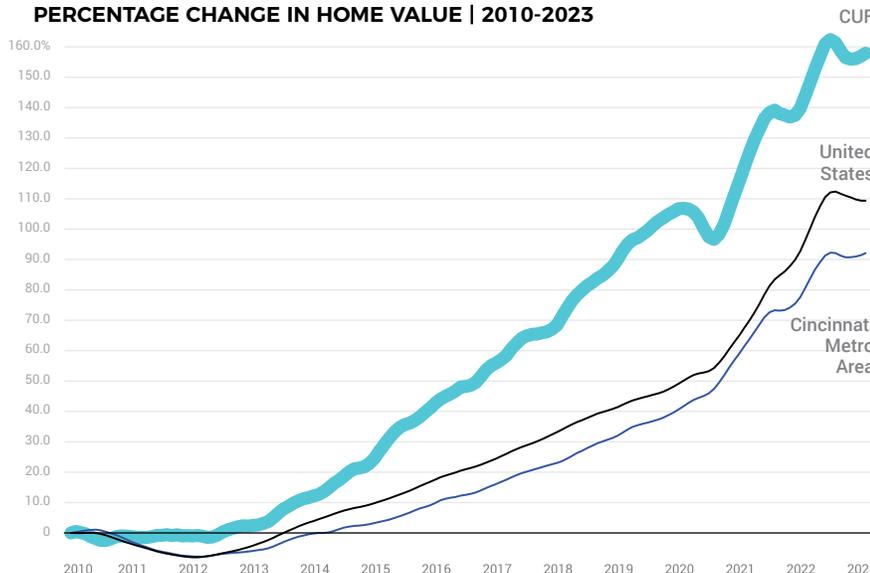
## OCCUPANCY RATE

2010	86.1%
2020	84.9%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

- 2<sup>ND</sup>** TOTAL POPULATION
- 4<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 2<sup>ND</sup>** POPULATION DENSITY
- 3<sup>RD</sup>** TOTAL HOUSING UNITS
- 6<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 30<sup>TH</sup>** OCCUPANCY RATE
- 48<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 20<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 19<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# DOWNTOWN

HOUSING UNIT CHANGE 2010-2020: +1,097 UNITS | +36%



From 2010 to 2020, Downtown saw a 20.3% population increase, with an absolute increase of 985 residents.

The population density increased by 1,010 to 5,985 people per square mile – making it the 10th most densely populated neighborhood in Cincinnati. Housing in Downtown increased by 1,097 units, or 36% – outpacing population growth. The occupancy rate increased 0.2 percentage points from 82.7% to 82.9%, indicating that the housing supply became slightly more constrained. The typical home in Downtown increased in value by \$81,041 from 2010 to 2023, representing an increase of 28.4% – 0.31 times the percentage increase in the Cincinnati metropolitan area. Notably, Downtown saw the largest percentage increase in housing units and the smallest percentage increase in home values.

## POPULATION

2010	4,850
2020	5,835

Net Change **+985**

## HOUSING UNITS

2010	3,050
2020	4,147

## OCCUPANCY RATE

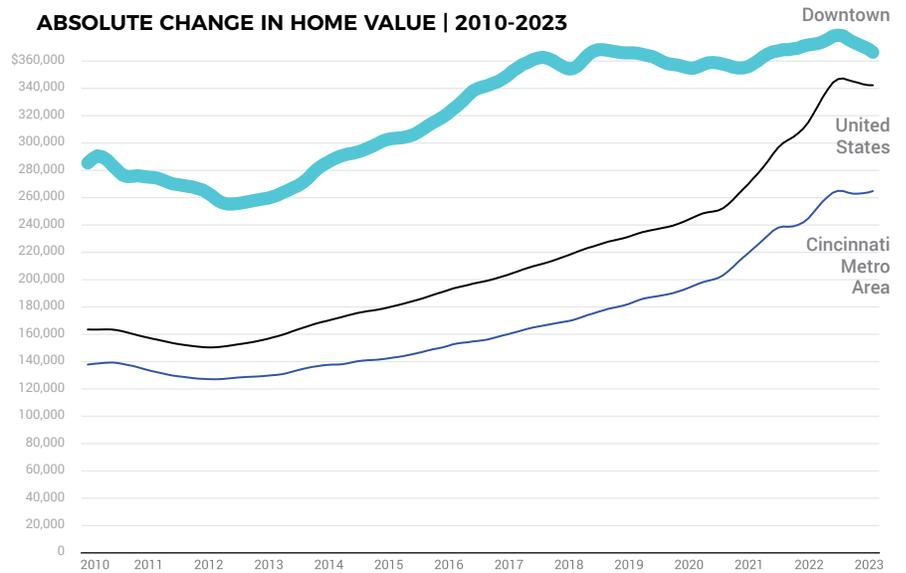
2010	82.7%
2020	82.9%



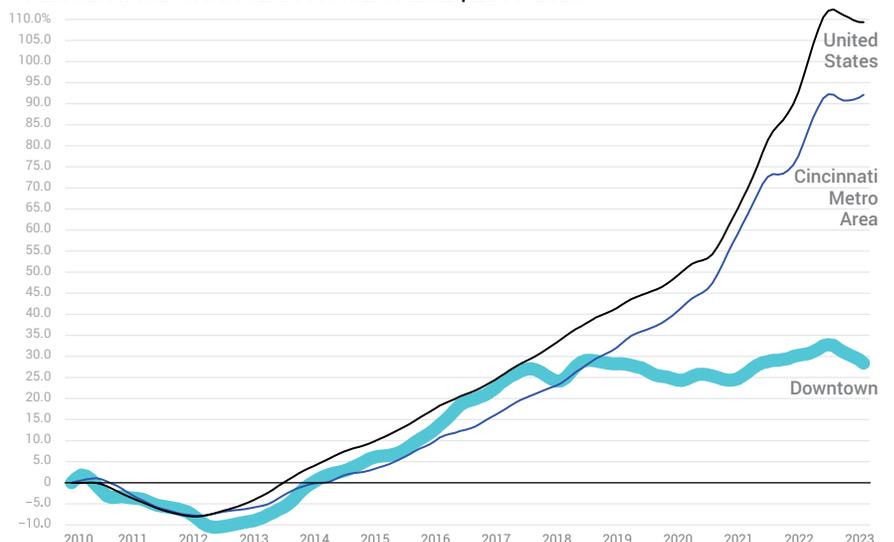
## NEIGHBORHOOD RANKING

- 20<sup>TH</sup>** TOTAL POPULATION
- 3<sup>RD</sup>** PERCENTAGE POPULATION CHANGE
- 10<sup>TH</sup>** POPULATION DENSITY
- 15<sup>TH</sup>** TOTAL HOUSING UNITS
- 1<sup>ST</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 37<sup>TH</sup>** OCCUPANCY RATE
- 45<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 7<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 46<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# EAST END

HOUSING UNIT CHANGE 2010-2020: -5 UNITS | -0.6%



From 2010 to 2020, East End saw a 2.8% population decrease, with an absolute decrease of 42 residents.

The population density decreased by 35 to 1,219 people per square mile – making it the 43rd most densely populated neighborhood in Cincinnati. Housing in East End decreased by 5 units, or 0.6%. The occupancy rate increased 2.7 percentage points from 83.9% to 86.6%, indicating that the housing supply became more constrained. The typical home in East End increased in value by \$199,321 from 2010 to 2023, representing an increase of 93.7% – almost identical to the overall percentage increase in the Cincinnati metropolitan area.

### POPULATION

2010	1,518
2020	1,476

Net Change **-42**

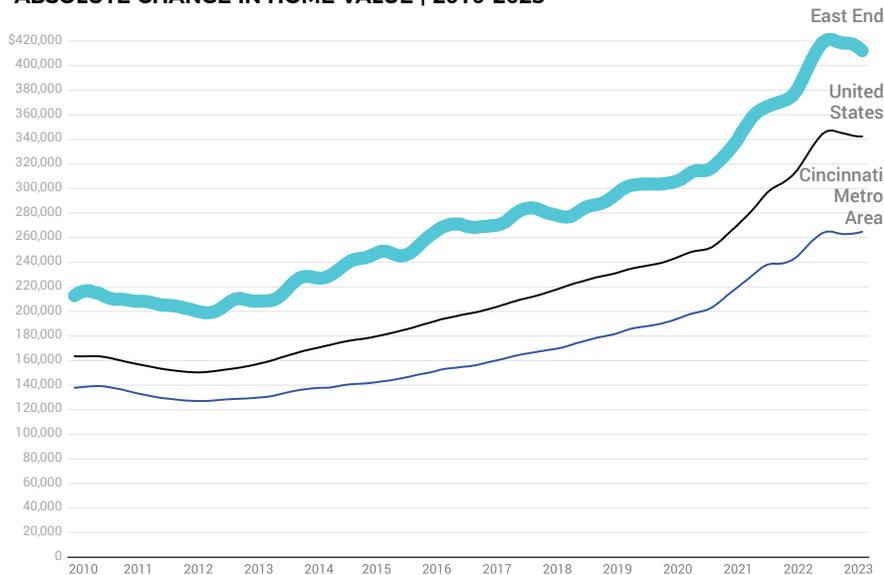
### HOUSING UNITS

2010	866
2020	861

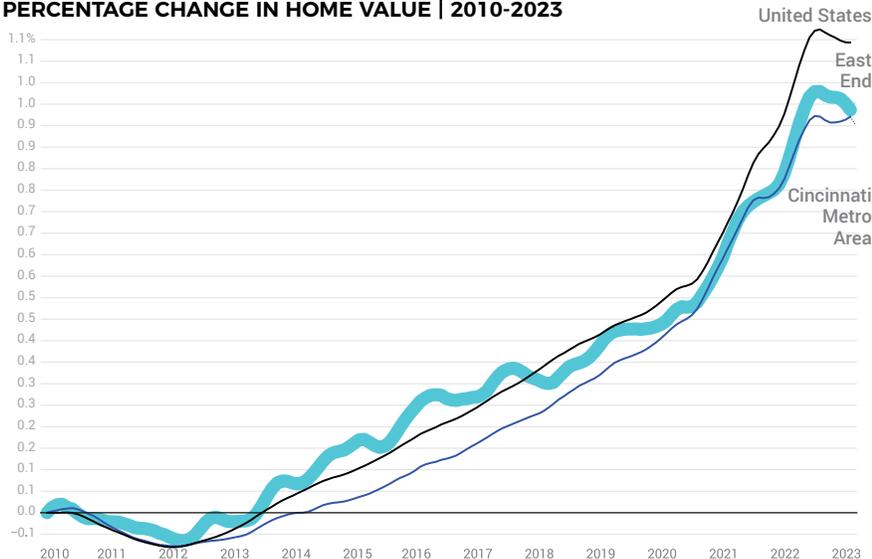
### OCCUPANCY RATE

2010	83.9%
2020	86.6%

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



### NEIGHBORHOOD RANKING

- 41<sup>ST</sup>** TOTAL POPULATION
- 36<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 43<sup>RD</sup>** POPULATION DENSITY
- 37<sup>TH</sup>** TOTAL HOUSING UNITS
- 21<sup>ST</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 26<sup>TH</sup>** OCCUPANCY RATE
- 28<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 4<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 33<sup>RD</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# EAST PRICE HILL

HOUSING UNIT CHANGE 2010-2020: -653 UNITS | -8.5%



From 2010 to 2020, East Price Hill saw a 0.6% population decrease, with an absolute decrease of 99 residents.

The population density decreased by 33 to 5,072 people per square mile – making it the 14th most densely populated neighborhood in Cincinnati. Housing in East Price Hill decreased by 653 units, or 8.5%. The occupancy rate increased 8.7 percentage points from 76% to 84.7%, indicating that the housing supply became more constrained. The typical home in East Price Hill increased in value \$71,344 from 2010 to 2023, representing an increase of 184.3% – about twice the percentage increase in the Cincinnati metropolitan area.

### POPULATION

2010	15,340
2020	15,241

Net Change **-99**

### HOUSING UNITS

2010	7,690
2020	7,037

### OCCUPANCY RATE

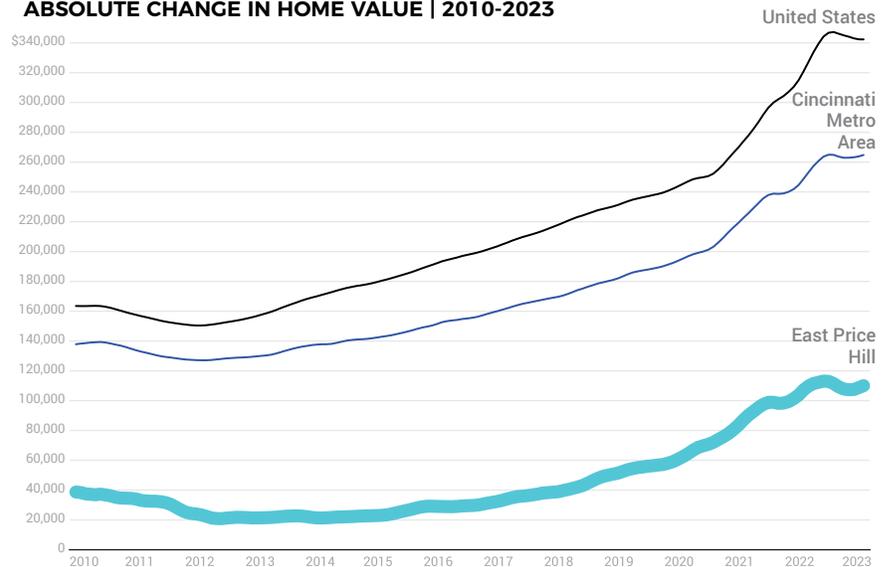
2010	76.0%
2020	84.7%



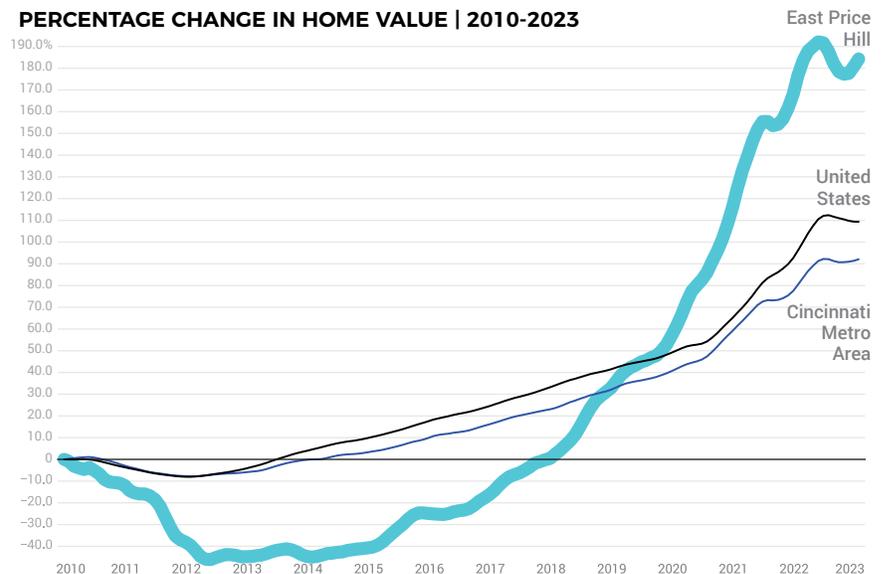
### NEIGHBORHOOD RANKING

- 4<sup>TH</sup>** TOTAL POPULATION
- 31<sup>ST</sup>** PERCENTAGE POPULATION CHANGE
- 14<sup>TH</sup>** POPULATION DENSITY
- 7<sup>TH</sup>** TOTAL HOUSING UNITS
- 39<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 33<sup>RD</sup>** OCCUPANCY RATE
- 9<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 38<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 18<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# EAST WALNUT HILLS

HOUSING UNIT CHANGE 2010-2020: -19 UNITS | -0.7%



From 2010 to 2020, East Walnut Hills saw an 8.1% population increase, with an absolute increase of 309 residents.

The population density increased by 435 to 5,771 people per square mile – making it the 11th most densely populated neighborhood in Cincinnati. Housing in East Walnut Hills decreased by 19 units, or 0.7%. The occupancy rate increased 9.8 percentage points from 79.3% to 89.1%, indicating that the housing supply became more constrained. The typical home in East Walnut Hills increased in value by \$144,829 from 2010 to 2023, representing an increase of 93.4% – about the same as the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	3,794
2020	4,103

Net Change **+309**

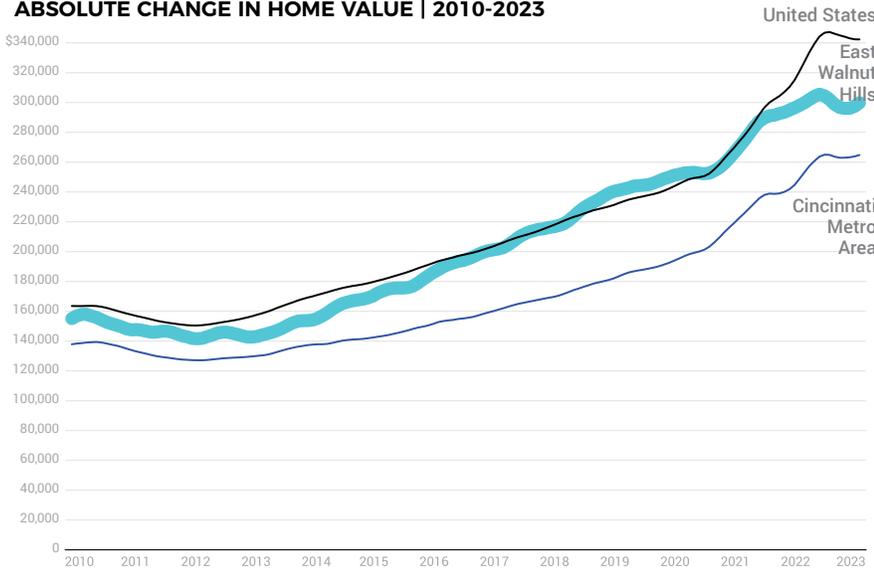
## HOUSING UNITS

2010	2,734
2020	2,715

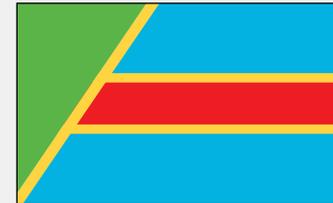
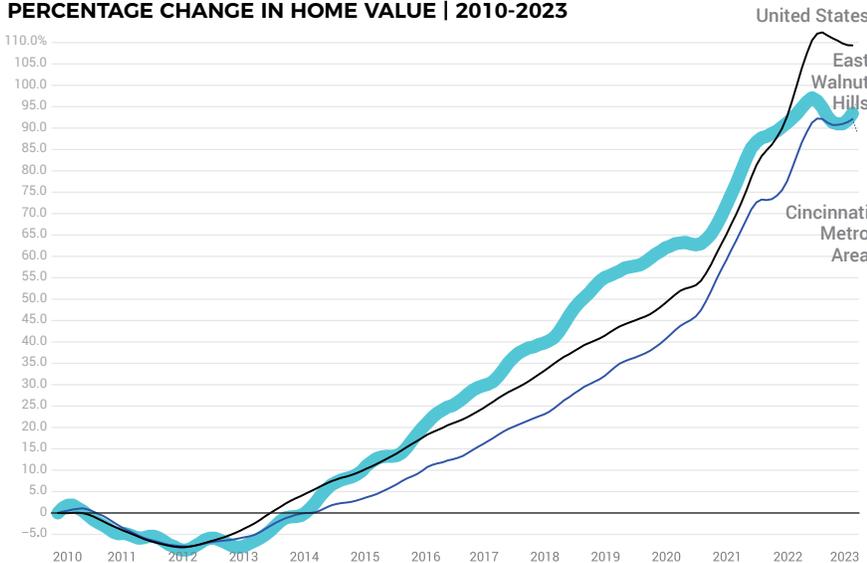
## OCCUPANCY RATE

2010	79.3%
2020	89.1%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

**28<sup>TH</sup>** TOTAL POPULATION

**12<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**11<sup>TH</sup>** POPULATION DENSITY

**23<sup>RD</sup>** TOTAL HOUSING UNITS

**22<sup>ND</sup>** PERCENTAGE HOUSING UNIT CHANGE

**20<sup>TH</sup>** OCCUPANCY RATE

**7<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**11<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**34<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# EAST WESTWOOD

HOUSING UNIT CHANGE 2010-2020: -37 UNITS | -2.5%



From 2010 to 2020, East Westwood saw a 0.5% population increase, with an absolute increase of 13 residents.

The population density increased by 20 to 3,693 people per square mile – making it the 31st most densely populated neighborhood in Cincinnati. Housing in East Westwood decreased by 37 units, or 2.5%. The occupancy rate increased 8.3 percentage points from 76.5% to 84.8%, indicating that the housing supply became more constrained. The typical home in East Westwood increased in value by \$56,695 from 2010 to 2023, representing an increase of 269.8% – 2.93 times the percentage increase in the Cincinnati metropolitan area.

### POPULATION

2010	2,445
2020	2,458

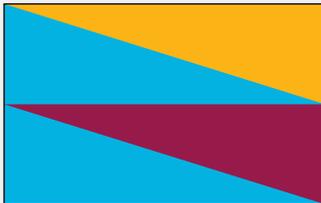
Net Change **+13**

### HOUSING UNITS

2010	1,475
2020	1,438

### OCCUPANCY RATE

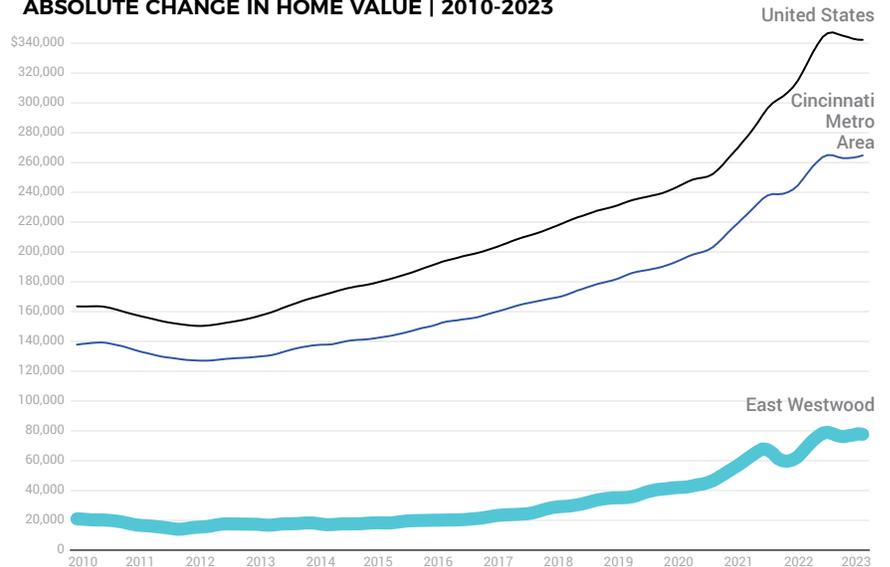
2010	76.5%
2020	84.8%



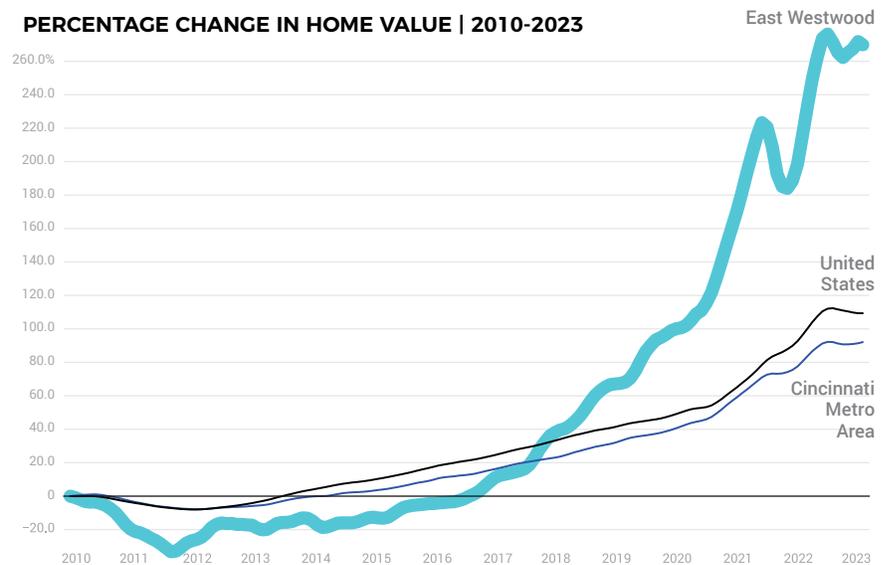
### NEIGHBORHOOD RANKING

- 32<sup>ND</sup>** TOTAL POPULATION
- 28<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 31<sup>ST</sup>** POPULATION DENSITY
- 30<sup>TH</sup>** TOTAL HOUSING UNITS
- 28<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 32<sup>ND</sup>** OCCUPANCY RATE
- 10<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 43<sup>RD</sup>** ZILLOW HOME VALUE INDEX
- 11<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# ENGLISH WOODS

HOUSING UNIT CHANGE 2010-2020: -20 UNITS | -7.6%



From 2010 to 2020, English Woods saw a 10.9% population decrease, with an absolute decrease of 44 residents.

The population density decreased by 233 to 1,909 people per square mile – making it the 40th most densely populated neighborhood in Cincinnati. Housing in English Woods decreased by 20 units, or 7.6%. The occupancy rate increased 2.4 percentage points from 84% to 86.4%, indicating that the housing supply became more constrained. Due to a lack of for-sale housing in the neighborhood there is no Zillow Home Value Index data in English Woods.

## POPULATION

2010	405
2020	361
Net Change	-44

## HOUSING UNITS



## OCCUPANCY RATE



## NEIGHBORHOOD RANKING

**50<sup>TH</sup>** TOTAL POPULATION

**42<sup>ND</sup>** PERCENTAGE POPULATION CHANGE

**40<sup>TH</sup>** POPULATION DENSITY

**49<sup>TH</sup>** TOTAL HOUSING UNITS

**36<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**27<sup>TH</sup>** OCCUPANCY RATE

**31<sup>ST</sup>** CHANGE IN OCCUPANCY RATE

**N/A** ZILLOW HOME VALUE INDEX

**N/A** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# EVANSTON

HOUSING UNIT CHANGE 2010-2020: -334 UNITS | -8.3%



From 2010 to 2020, Evanston saw a 3.5% population decrease, with an absolute decrease of 320 residents.

The population density decreased by 233, to 6,435 people per square mile – making it the 9th most densely populated neighborhood in Cincinnati. Housing in Evanston decreased by 334 units, or 8.3%. The occupancy rate increased 5.8 percentage points from 76.5% to 82.3%, indicating that the housing supply became more constrained. The typical home in Evanston increased in value by \$135,510 from 2010 to 2023, representing an increase of 651.5% – 7.07 times the percentage increase in the Cincinnati metropolitan area, and the single largest increase of any city neighborhood.

## POPULATION

2010	9,158
2020	8,838

Net Change **-320**

## HOUSING UNITS

2010	4,047
2020	3,713

## OCCUPANCY RATE

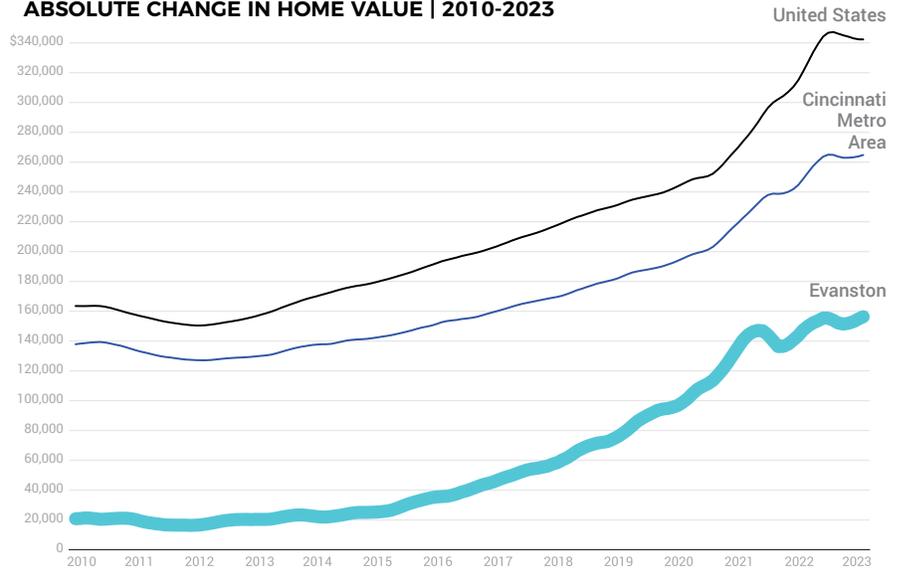
2010	76.5%
2020	82.3%



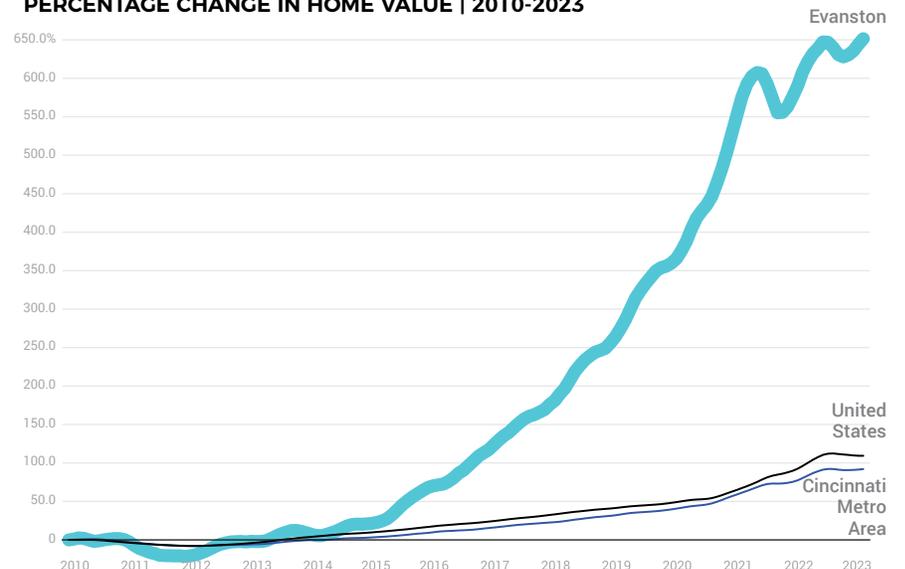
## NEIGHBORHOOD RANKING

- 11<sup>TH</sup>** TOTAL POPULATION
- 37<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 9<sup>TH</sup>** POPULATION DENSITY
- 19<sup>TH</sup>** TOTAL HOUSING UNITS
- 38<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 38<sup>TH</sup>** OCCUPANCY RATE
- 14<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 30<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 1<sup>ST</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# HARTWELL

HOUSING UNIT CHANGE 2010-2020: -212 UNITS | -7.6%



From 2010 to 2020, Hartwell saw an 11.3% population increase, with an absolute increase of 522 residents.

The population density increased by 426 to 4,214 people per square mile – making it the 24th most densely populated neighborhood in Cincinnati. Even though it saw the eighth largest percentage increase in population, housing in Hartwell decreased by 212 units, or 7.6%. The occupancy rate increased 5.1 percentage points from 79.1% to 84.2%, indicating that the housing supply became more constrained. The typical home in Hartwell increased in value by \$77,066 from 2010 to 2023, representing an increase of 114.3% – 1.24 times the percentage increase in the Cincinnati metropolitan area.

### POPULATION

2010	4,640
2020	5,162

Net Change **+522**

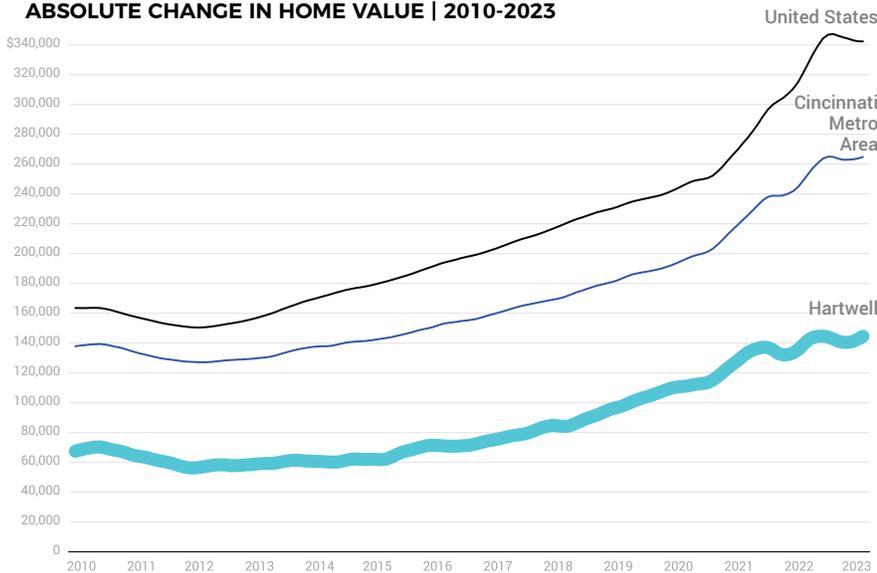
### HOUSING UNITS

2010	2,804
2020	2,592

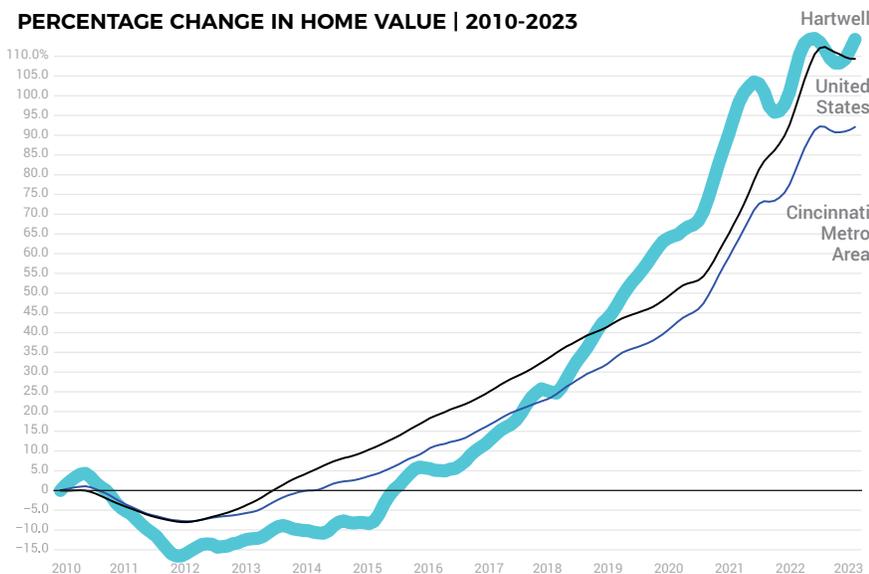
### OCCUPANCY RATE

2010	79.1%
2020	84.2%

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



### NEIGHBORHOOD RANKING

**24<sup>TH</sup>** TOTAL POPULATION

**8<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**24<sup>TH</sup>** POPULATION DENSITY

**24<sup>TH</sup>** TOTAL HOUSING UNITS

**35<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**35<sup>TH</sup>** OCCUPANCY RATE

**22<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**32<sup>ND</sup>** ZILLOW HOME VALUE INDEX

**26<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# HYDE PARK

HOUSING UNIT CHANGE 2010-2020: -12 UNITS | -0.2%



From 2010 to 2020, Hyde Park saw a 6.2% population increase, with an absolute increase of 827 residents.

The population density increased by 285 to 4,880 people per square mile – making it the 16th most densely populated neighborhood in Cincinnati. Despite the population increase, housing in Hyde Park decreased by 12 units, or 0.2%. The occupancy rate increased 1.2 percentage points from 91.2% to 92.4%, indicating that the housing supply became more constrained. The typical home in Hyde Park increased in value by \$188,444 from 2010 to 2023, representing an increase of 68.2% – 0.74 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	13,356
2020	14,183

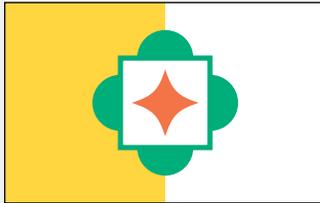
Net Change **+827**

## HOUSING UNITS

2010	7,498
2020	7,486

## OCCUPANCY RATE

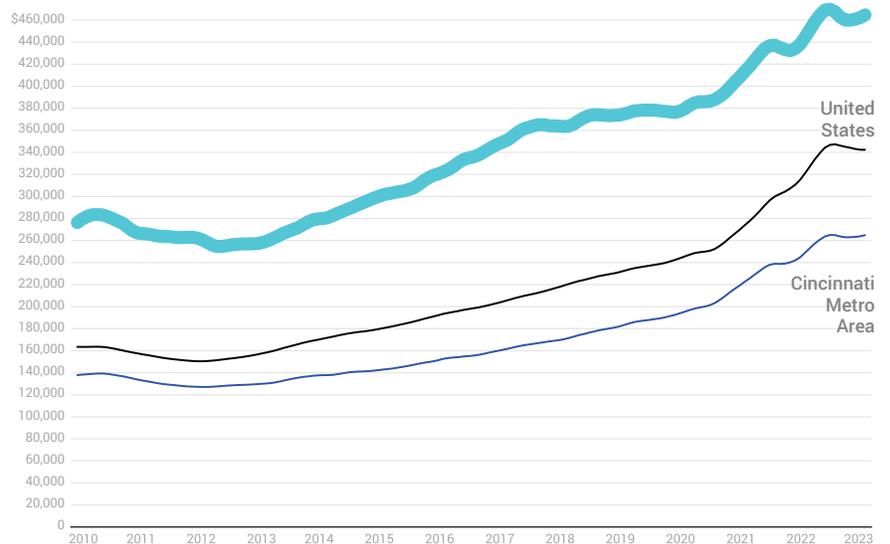
2010	91.2%
2020	92.4%



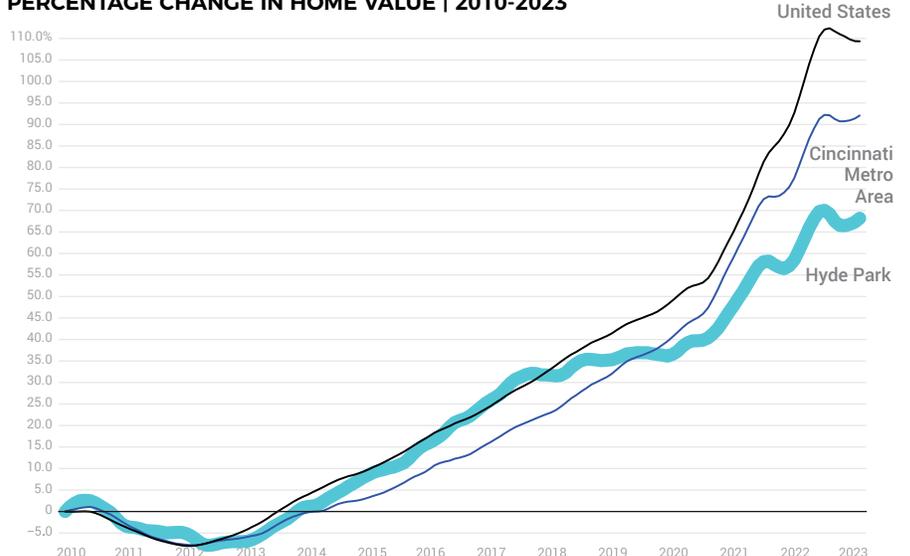
## NEIGHBORHOOD RANKING

- 6<sup>TH</sup>** TOTAL POPULATION
- 17<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 16<sup>TH</sup>** POPULATION DENSITY
- 4<sup>TH</sup>** TOTAL HOUSING UNITS
- 20<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 9<sup>TH</sup>** OCCUPANCY RATE
- 40<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 3<sup>RD</sup>** ZILLOW HOME VALUE INDEX
- 40<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# KENNEDY HEIGHTS

HOUSING UNIT CHANGE 2010-2020: -47 UNITS | -1.8%



From 2010 to 2020, Kennedy Heights saw a 1.7% population decrease, with an absolute decrease of 83 residents.

The population density decreased by 83 to 4,749 people per square mile – making it the 17th most densely populated neighborhood in Cincinnati. Housing in Kennedy Heights decreased by 47 units, or 1.8%. The occupancy rate increased 2.1 percentage points from 89.3% to 91.4%, indicating that the housing supply became more constrained. The typical home in Kennedy Heights increased in value by \$103,490 from 2010 to 2023, representing an increase of 115.1% – 1.25 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	4,847
2020	4,764

Net Change **-83**

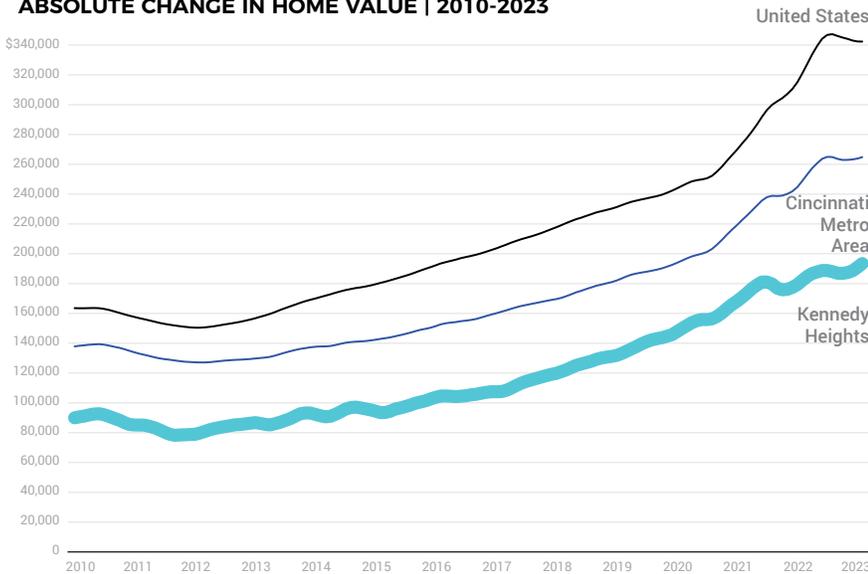
## HOUSING UNITS

2010	2,581
2020	2,534

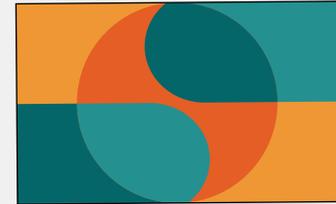
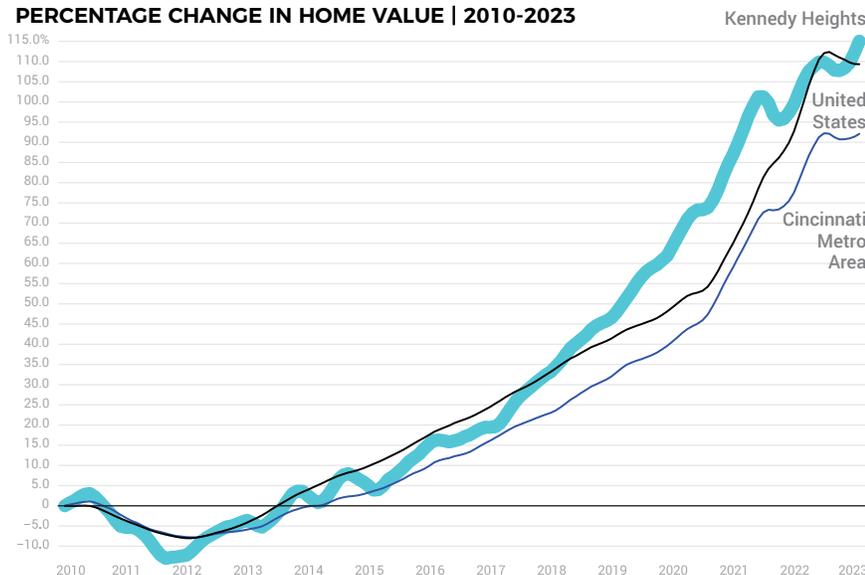
## OCCUPANCY RATE

2010	89.3%
2020	91.4%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

- 26<sup>TH</sup>** TOTAL POPULATION
- 33<sup>RD</sup>** PERCENTAGE POPULATION CHANGE
- 17<sup>TH</sup>** POPULATION DENSITY
- 25<sup>TH</sup>** TOTAL HOUSING UNITS
- 25<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 11<sup>TH</sup>** OCCUPANCY RATE
- 36<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 24<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 25<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# LINWOOD

HOUSING UNIT CHANGE 2010-2020: -9 UNITS | -2.2%



From 2010 to 2020, Linwood saw a 19.4% population decrease, with an absolute decrease of 170 residents.

The population density decreased by 44 to 182 people per square mile – making it the least densely populated neighborhood in Cincinnati. Housing in Linwood decreased by 9 units, or 2.2%. The occupancy rate decreased 7.5 percentage points from 86.1% to 78.6%, indicating that the housing supply became less constrained. The typical home in Linwood increased in value by \$168,997 from 2010 to 2023, representing an increase of 275.1% – about three times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

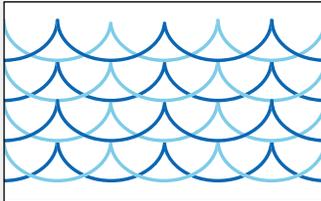
2010	875
2020	705
<b>Net Change</b>	<b>-170</b>

## HOUSING UNITS

2010	402
2020	393

## OCCUPANCY RATE

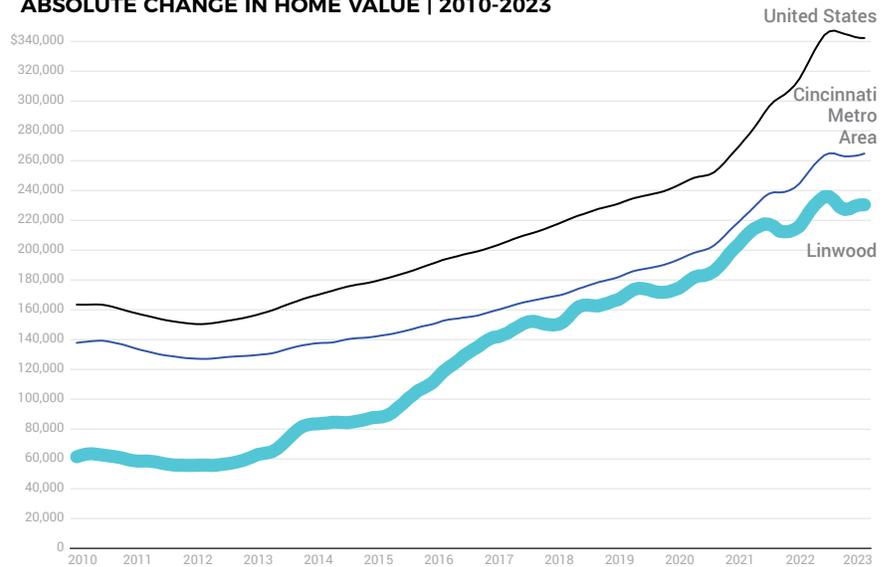
2010	86.1%
2020	78.6%



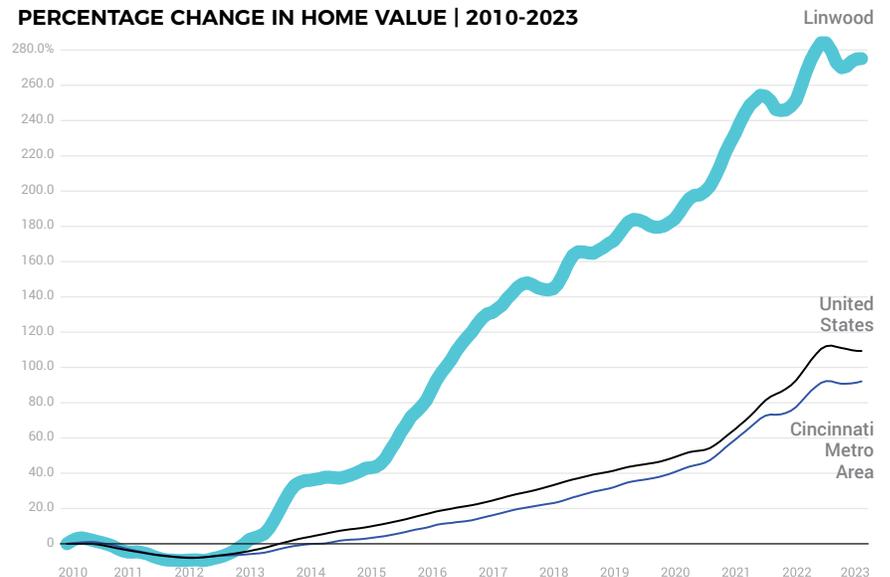
## NEIGHBORHOOD RANKING

- 46<sup>TH</sup>** TOTAL POPULATION
- 49<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 50<sup>TH</sup>** POPULATION DENSITY
- 46<sup>TH</sup>** TOTAL HOUSING UNITS
- 26<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 46<sup>TH</sup>** OCCUPANCY RATE
- 49<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 16<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 10<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# LOWER PRICE HILL-QUEENSGATE

HOUSING UNIT CHANGE 2010-2020: -19 UNITS | -4.2%



From 2010 to 2020, Lower Price Hill-Queensgate saw a 12.1% population decrease, with an absolute decrease of 147 residents.

The population density decreased by 74 to 538 people per square mile – making it the 47th most densely populated neighborhood in Cincinnati.

Housing in Lower Price Hill-Queensgate decreased by 19 units, or 4.2%. The occupancy rate remained the same at 75.3%. There is not sufficient data available for home value in Lower Price Hill-Queensgate before 2016, but the typical home in Lower Price Hill-Queensgate increased \$68,032 in value from 2016 to 2023, representing an increase of 457.5% in a shorter time frame than measured throughout this report.

### POPULATION

2010	1,217
2020	1,070

Net Change **-147**

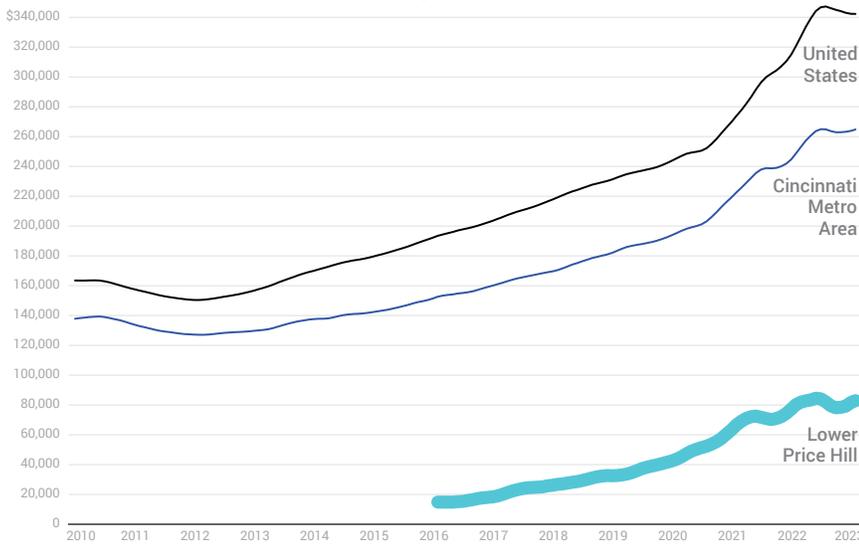
### HOUSING UNITS

2010	453
2020	434

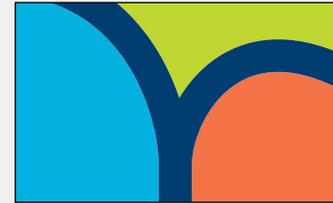
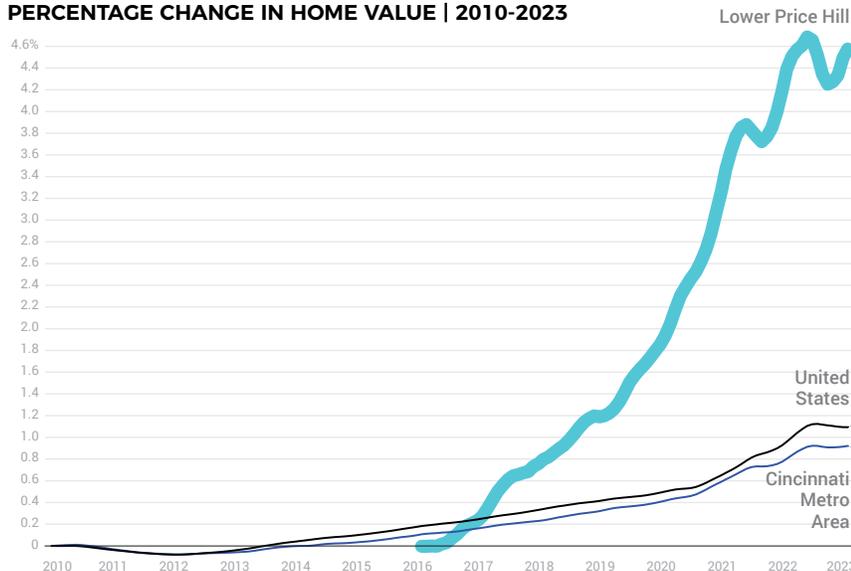
### OCCUPANCY RATE

2010	75.3%
2020	75.3%

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



### NEIGHBORHOOD RANKING

**44<sup>TH</sup>** TOTAL POPULATION

**44<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**47<sup>TH</sup>** POPULATION DENSITY

**45<sup>TH</sup>** TOTAL HOUSING UNITS

**33<sup>RD</sup>** PERCENTAGE HOUSING UNIT CHANGE

**49<sup>TH</sup>** OCCUPANCY RATE

**46<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**41<sup>ST</sup>** ZILLOW HOME VALUE INDEX

**5<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# MADISONVILLE

HOUSING UNIT CHANGE 2010-2020: +24 UNITS | +0.5%



From 2010 to 2020, Madisonville saw an 8.3% population increase, with an absolute increase of 761 residents.

The population density increased by 319 to 4,179 people per square mile – making it the 25th most densely populated neighborhood in Cincinnati. Housing in Madisonville increased by 24 units, or 0.5% – meaning the neighborhood added 31.7 new residents for every one new housing unit. The occupancy rate increased 5.1 percentage points from 83.4% to 88.5%, indicating that the housing supply became more constrained. The typical home in Madisonville increased in value by \$117,000 from 2010 to 2023, representing an increase of 148.5% – 1.61 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	9,203
2020	9,964

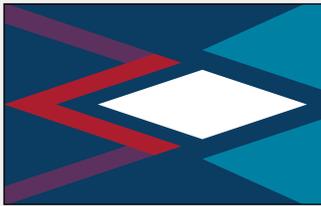
Net Change **+761**

## HOUSING UNITS

2010	5,316
2020	5,340

## OCCUPANCY RATE

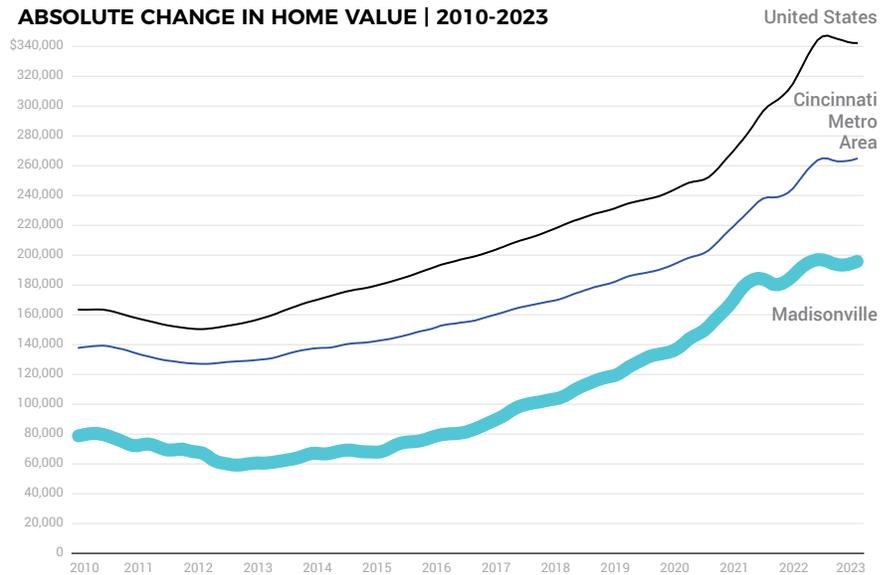
2010	83.4%
2020	88.5%



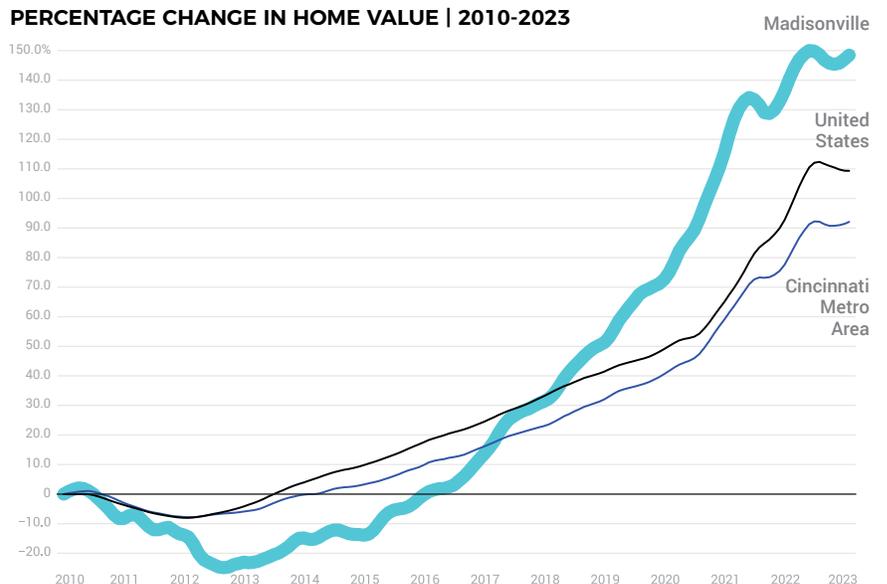
## NEIGHBORHOOD RANKING

- 10<sup>TH</sup>** TOTAL POPULATION
- 11<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 25<sup>TH</sup>** POPULATION DENSITY
- 10<sup>TH</sup>** TOTAL HOUSING UNITS
- 17<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 22<sup>ND</sup>** OCCUPANCY RATE
- 21<sup>ST</sup>** CHANGE IN OCCUPANCY RATE
- 23<sup>RD</sup>** ZILLOW HOME VALUE INDEX
- 21<sup>ST</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# MILLVALE

HOUSING UNIT CHANGE 2010-2020: -257 UNITS | -23.9%



From 2010 to 2020, Millvale saw an 18.1% population decrease, with an absolute decrease of 434 residents.

The population density decreased by 978 to 4,428 people per square mile – making it the 22nd most densely populated neighborhood in Cincinnati. Housing in Millvale decreased by 257 units, or 23.9%. The occupancy rate increased 0.7 percentage points from 87.7% to 88.4%, indicating that the housing supply became more constrained. Due to a lack of for-sale housing, there is no home value data available for Millvale.

## POPULATION

2010	2,399
2020	1,965
<b>Net Change</b>	<b>-434</b>

## HOUSING UNITS



## OCCUPANCY RATE



## NEIGHBORHOOD RANKING

**35<sup>TH</sup>** TOTAL POPULATION

**48<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**22<sup>ND</sup>** POPULATION DENSITY

**38<sup>TH</sup>** TOTAL HOUSING UNITS

**49<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**23<sup>RD</sup>** OCCUPANCY RATE

**42<sup>ND</sup>** CHANGE IN OCCUPANCY RATE

**N/A** ZILLOW HOME VALUE INDEX

**N/A** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# MT. ADAMS

HOUSING UNIT CHANGE 2010-2020: -15 UNITS | -1.3%



From 2010 to 2020, Mt. Adams saw a 6.5% population increase, with an absolute increase of 97 residents.

The population density increased by 408 to 6,644 people per square mile – making it the seventh most densely populated neighborhood in Cincinnati. Even though the population increased, housing in Mt. Adams decreased by 15 units, or 1.3%. The occupancy rate decreased 1.1 percentage points from 84.3% to 83.2%, indicating that the housing supply became slightly less constrained. The typical home in Mt. Adams increased in value by \$188,876 from 2010 to 2023, representing an increase of 63.0% – 0.68 times the percentage increase in the Cincinnati metropolitan area, or the fifth smallest percentage increase of any city neighborhood with available data.

## POPULATION

2010	1,481
2020	1,578

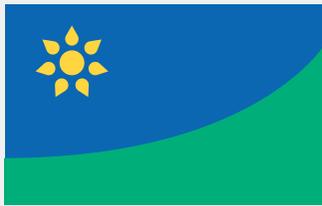
Net Change **+97**

## HOUSING UNITS

2010	1,161
2020	1,146

## OCCUPANCY RATE

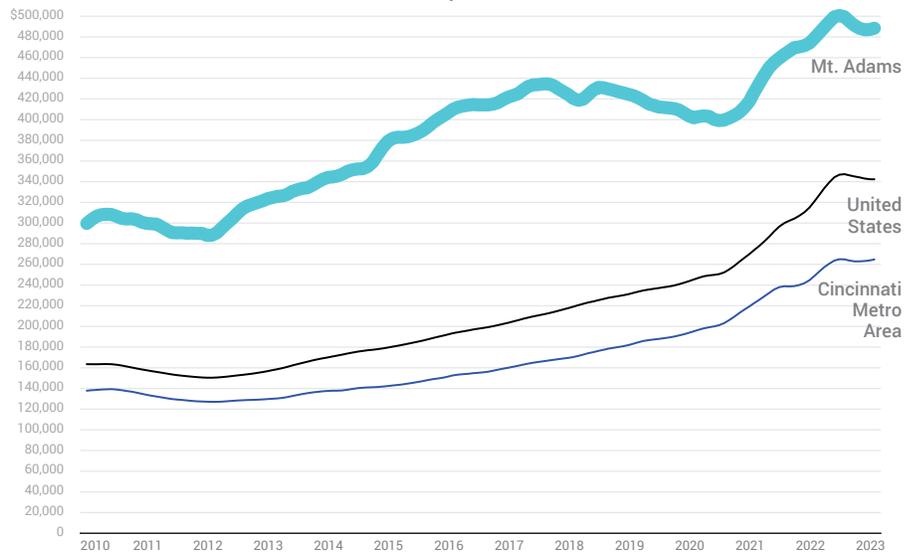
2010	84.3%
2020	83.2%



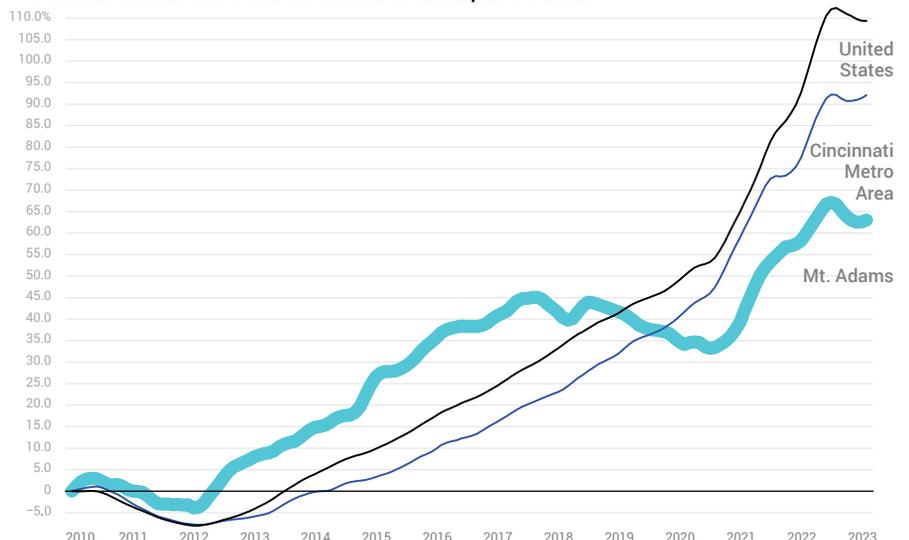
## NEIGHBORHOOD RANKING

- 39<sup>TH</sup>** TOTAL POPULATION
- 16<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 7<sup>TH</sup>** POPULATION DENSITY
- 33<sup>RD</sup>** TOTAL HOUSING UNITS
- 24<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 36<sup>TH</sup>** OCCUPANCY RATE
- 47<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 2<sup>ND</sup>** ZILLOW HOME VALUE INDEX
- 42<sup>ND</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# MT. AIRY

HOUSING UNIT CHANGE 2010-2020: -348 UNITS | -7.8%

From 2010 to 2020, Mt. Airy saw a 1.3% population decrease, with an absolute decrease of 113 residents.

The population density decreased by 33 to 2,518 people per square mile – making it the 37th most densely populated neighborhood in Cincinnati. Housing in Mt. Airy decreased by 348 units, or 7.8%. The occupancy rate increased 7.3 percentage points from 81.9% to 89.2%, indicating that the housing supply became more constrained. The typical home in Mt. Airy increased in value by \$100,038 from 2010 to 2023, representing an increase of 112% – 1.22 times the percentage increase in the Cincinnati metropolitan area.



## POPULATION

2010	8,779
2020	8,666

Net Change **-113**

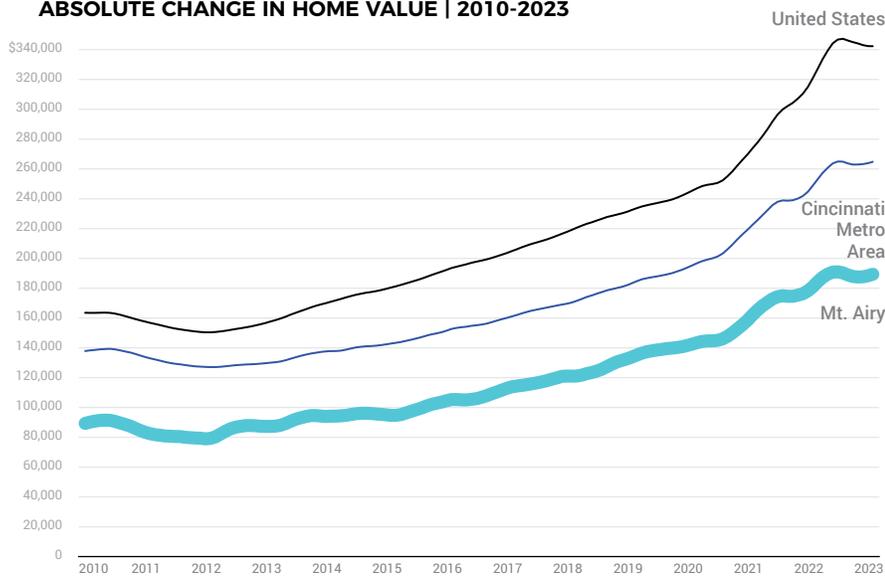
## HOUSING UNITS

2010	4,489
2020	4,141

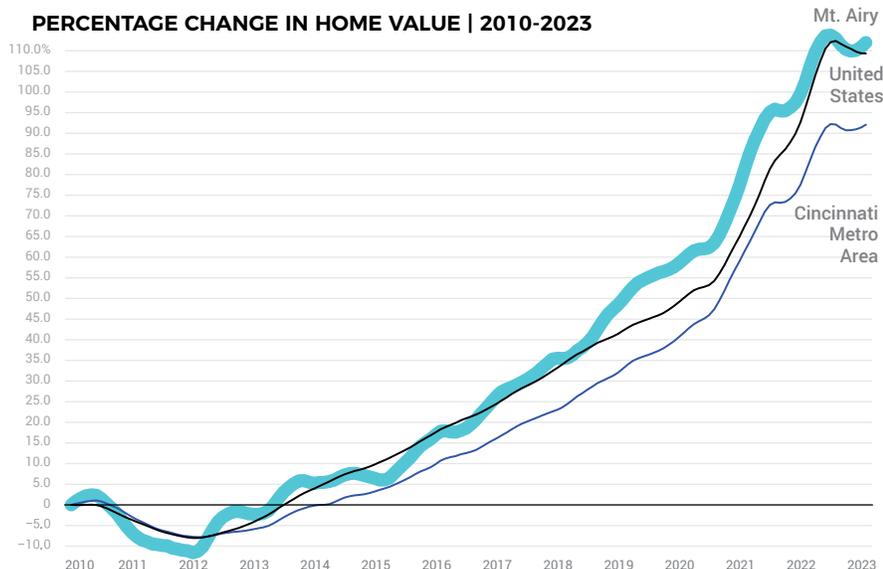
## OCCUPANCY RATE

2010	81.9%
2020	89.2%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

**12<sup>TH</sup>** TOTAL POPULATION

**32<sup>ND</sup>** PERCENTAGE POPULATION CHANGE

**37<sup>TH</sup>** POPULATION DENSITY

**16<sup>TH</sup>** TOTAL HOUSING UNITS

**37<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**18<sup>TH</sup>** OCCUPANCY RATE

**11<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**25<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**28<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# MT. AUBURN

HOUSING UNIT CHANGE 2010-2020: -88 UNITS | -2.9%



From 2010 to 2020, Mt. Auburn saw a 3.4% population increase, with an absolute increase of 166 residents.

The population density increased by 237 to 7,243 people per square mile – making it the 6th most densely populated neighborhood in Cincinnati. Even though the population increased, housing in Mt. Auburn decreased by 88 units, or 2.9%. The occupancy rate increased 10.2 percentage points from 71.6% to 81.8%, indicating that the housing supply became more constrained. The typical home in Mt. Auburn increased in value by \$166,393 from 2010 to 2023, representing an increase of 279.9% – about three times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	4,904
2020	5,070

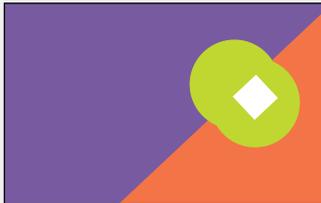
Net Change **+166**

## HOUSING UNITS

2010	3,033
2020	2,945

## OCCUPANCY RATE

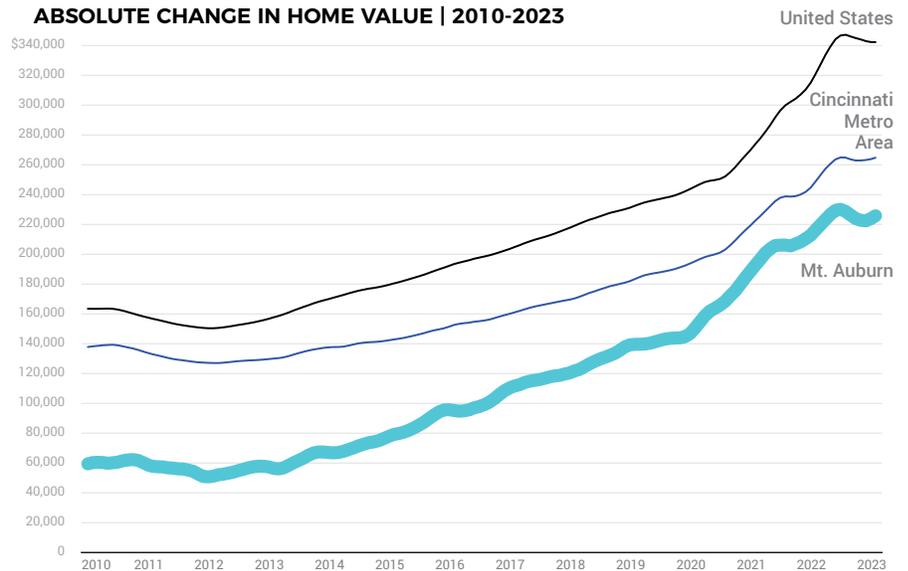
2010	71.6%
2020	81.8%



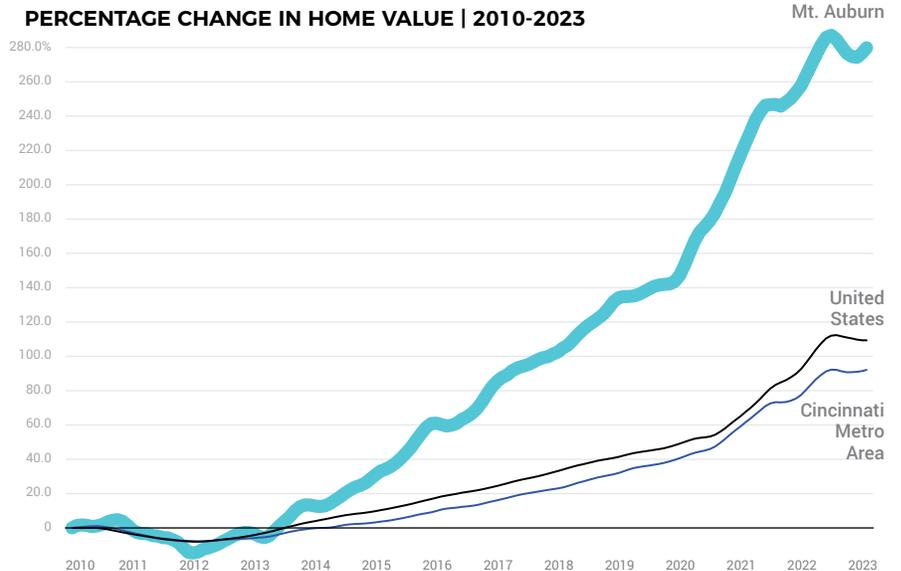
## NEIGHBORHOOD RANKING

- 25<sup>TH</sup>** TOTAL POPULATION
- 21<sup>ST</sup>** PERCENTAGE POPULATION CHANGE
- 6<sup>TH</sup>** POPULATION DENSITY
- 22<sup>ND</sup>** TOTAL HOUSING UNITS
- 29<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 40<sup>TH</sup>** OCCUPANCY RATE
- 6<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 18<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 9<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# MT. LOOKOUT

HOUSING UNIT CHANGE 2010-2020: +26 UNITS | +1.1%



From 2010 to 2020, Mt. Lookout saw a 7.7% population increase, with an absolute increase of 369 residents.

The population density increased by 259 to 3,633 people per square mile – making it the 32nd most densely populated neighborhood in Cincinnati. Housing in Mt. Lookout increased by 26 units, or 1.1% – meaning the neighborhood added only one new housing unit for every 14.2 new residents. The occupancy rate increased 0.3 percentage points from 93.7% to 94%, indicating that the housing supply became slightly more constrained. The typical home in Mt. Lookout increased in value by \$202,614 from 2010 to 2023, representing an increase of 53.5% – 0.58 times the percentage increase in the Cincinnati metropolitan area. While Mt. Lookout has the highest typical home value of any city neighborhood, it had the second smallest percentage increase in value since 2010.

## POPULATION

2010	4,814
2020	5,183

Net Change **+369**

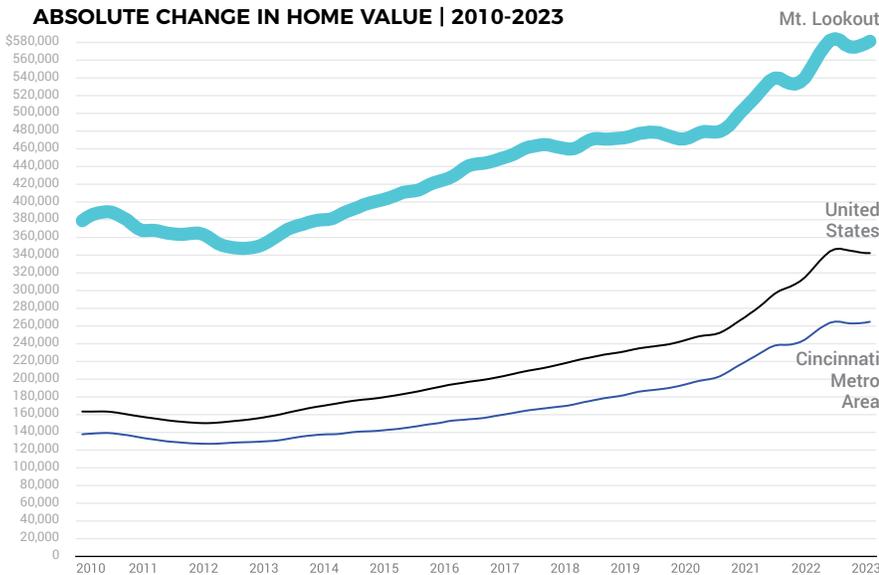
## HOUSING UNITS

2010	2,268
2020	2,294

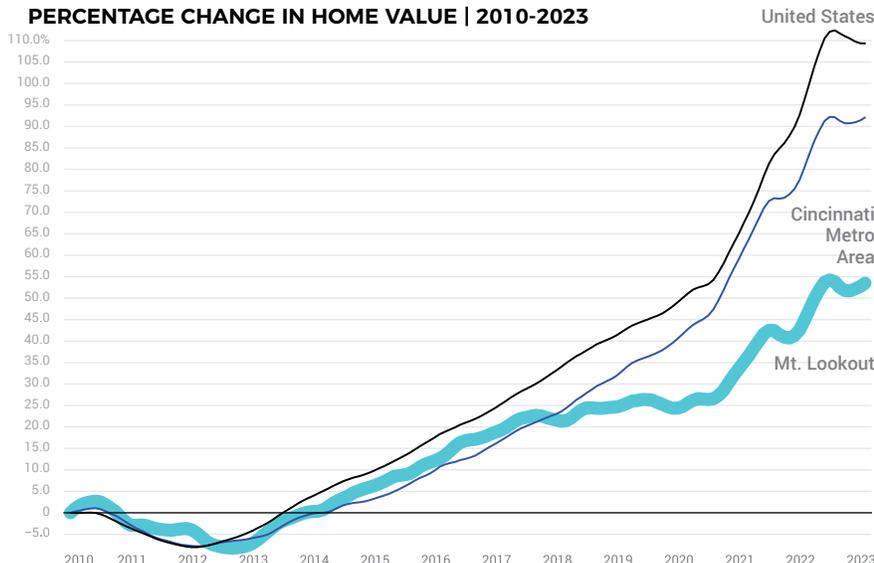
## OCCUPANCY RATE

2010	93.7%
2020	94.0%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

**23<sup>RD</sup>** TOTAL POPULATION

**13<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**32<sup>ND</sup>** POPULATION DENSITY

**28<sup>TH</sup>** TOTAL HOUSING UNITS

**13<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**3<sup>RD</sup>** OCCUPANCY RATE

**43<sup>RD</sup>** CHANGE IN OCCUPANCY RATE

**1<sup>ST</sup>** ZILLOW HOME VALUE INDEX

**45<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# MT. WASHINGTON

HOUSING UNIT CHANGE 2010-2020: +23 UNITS | +0.4%



From 2010 to 2020, Mt. Washington saw a 3.1% population increase, with an absolute increase of 356 residents.

The population density increased by 107 to 3,613 people per square mile – making it the 33rd most densely populated neighborhood in Cincinnati. Housing in Mt. Washington increased by 23 units, or 0.4%. The occupancy rate increased 2.6 percentage points from 90.1% to 92.7%, indicating that the housing supply became more constrained. The typical home in Mt. Washington increased in value by \$90,598 from 2010 to 2023, representing an increase of 64.9% – 0.7 times the percentage increase in the Cincinnati metropolitan area.

### POPULATION

2010	11,670
2020	12,026

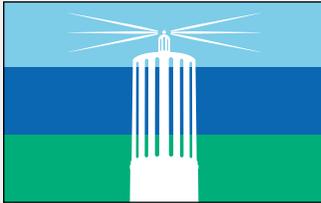
Net Change **+356**

### HOUSING UNITS

2010	6,413
2020	6,436

### OCCUPANCY RATE

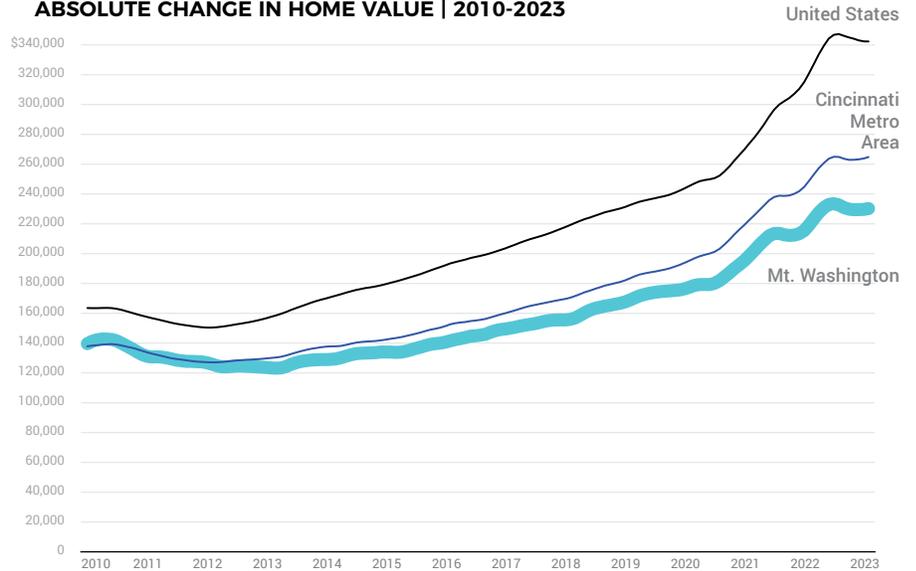
2010	90.1%
2020	92.7%



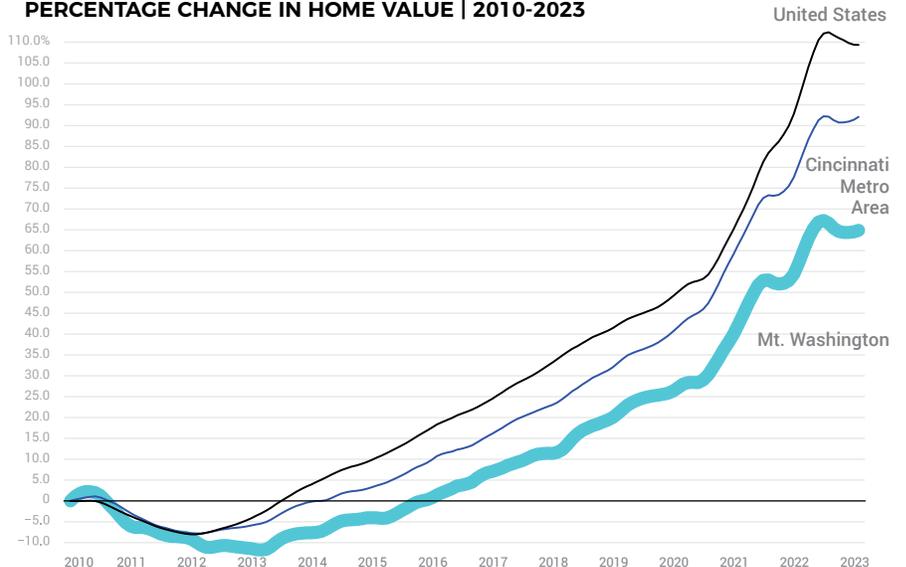
### NEIGHBORHOOD RANKING

- 7<sup>TH</sup>** TOTAL POPULATION
- 22<sup>ND</sup>** PERCENTAGE POPULATION CHANGE
- 33<sup>RD</sup>** POPULATION DENSITY
- 8<sup>TH</sup>** TOTAL HOUSING UNITS
- 18<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 7<sup>TH</sup>** OCCUPANCY RATE
- 30<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 17<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 41<sup>ST</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# NORTH AVONDALE

HOUSING UNIT CHANGE 2010-2020: -44 UNITS | -2.5%



From 2010 to 2020, North Avondale saw a 6.6% population increase, with an absolute increase of 212 residents.

The population density increased by 287 to 4,668 people per square mile – making it the 19th most densely populated neighborhood in Cincinnati. Even while population growth outpaced the city as a whole, housing in North Avondale decreased by 44 units, or 2.5%. The occupancy rate increased 5.2 percentage points from 84.1% to 89.3%, indicating that the housing supply became more constrained. The typical home in North Avondale increased in value by \$108,851 from 2010 to 2023, representing an increase of 80.5% – 0.87 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	3,231
2020	3,443

Net Change **+212**

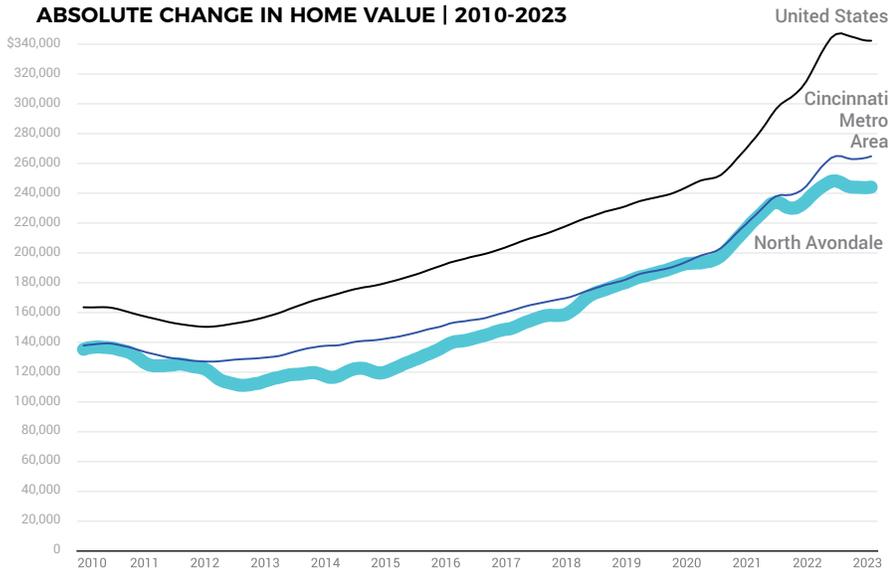
## HOUSING UNITS

2010	1,786
2020	1,742

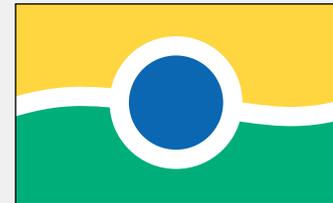
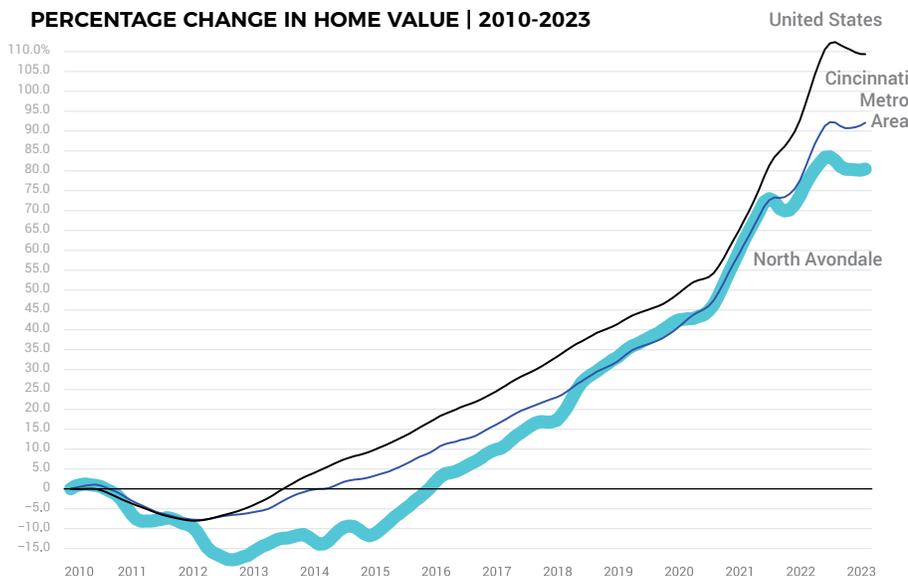
## OCCUPANCY RATE

2010	84.1%
2020	89.3%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

**29<sup>TH</sup>** TOTAL POPULATION

**15<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**19<sup>TH</sup>** POPULATION DENSITY

**29<sup>TH</sup>** TOTAL HOUSING UNITS

**27<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**17<sup>TH</sup>** OCCUPANCY RATE

**19<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**15<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**38<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# NORTH FAIRMOUNT

HOUSING UNIT CHANGE 2010-2020: -158 UNITS | -17.7%



From 2010 to 2020, North Fairmount saw a 12.3% population decrease, with an absolute decrease of 222 residents.

The population density decreased by 261 to 1,871 people per square mile – making it the 41st most densely populated neighborhood in Cincinnati. Housing in North Fairmount decreased by 158 units, or 17.7%. The occupancy rate increased 12.1 percentage points from 68.9% to 81%, indicating that the housing supply became more constrained. Home value data is unavailable before 2016, but the typical home in North Fairmount increased in value by \$51,756 from 2016 to 2023, representing an increase of 405.4%. That increase is the sixth largest increase in typical home value in the city, and the neighborhood would likely rank higher if data were available back to 2010.

## POPULATION

2010	1,812
2020	1,590

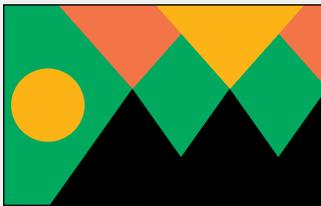
Net Change **-222**

## HOUSING UNITS

2010	895
2020	737

## OCCUPANCY RATE

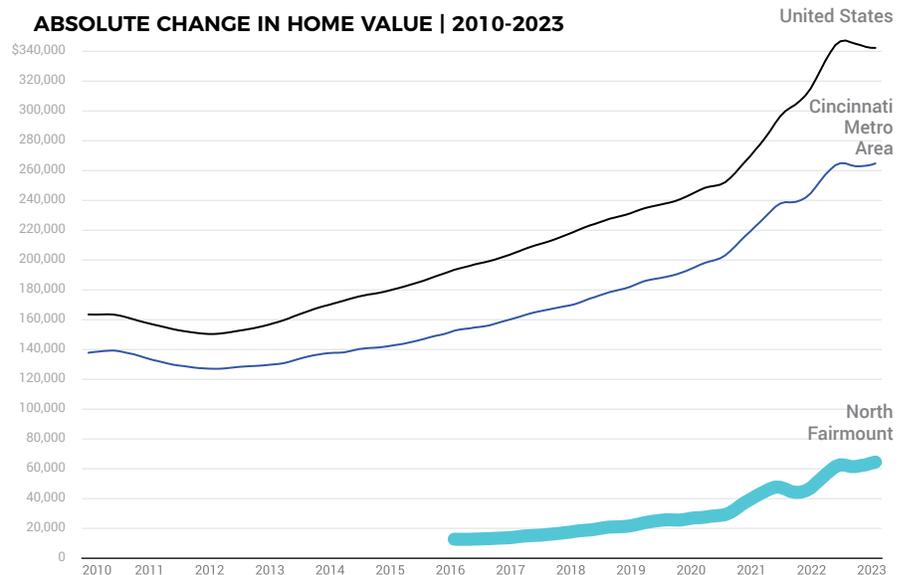
2010	68.9%
2020	81.0%



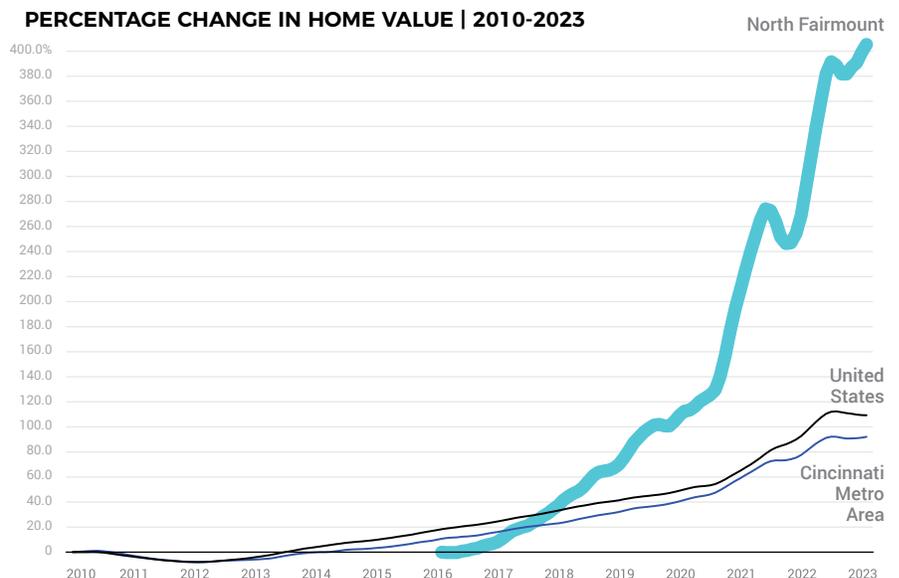
## NEIGHBORHOOD RANKING

- 38<sup>TH</sup>** TOTAL POPULATION
- 45<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 41<sup>ST</sup>** POPULATION DENSITY
- 41<sup>ST</sup>** TOTAL HOUSING UNITS
- 46<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 42<sup>ND</sup>** OCCUPANCY RATE
- 4<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 46<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 6<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# NORTHSIDE

HOUSING UNIT CHANGE 2010-2020: +201 UNITS | +4.5%



From 2010 to 2020, Northside saw a 7.8% population increase, with an absolute increase of 629 residents.

The population density increased by 356 to 4,581 people per square mile – making it the 20th most densely populated neighborhood in Cincinnati. Housing in Northside increased by 201 units, or 4.5% – lagging population growth. The occupancy rate increased 9.5 percentage points from 79.6% to 89.1%, indicating that the housing supply became more constrained. The typical home in Northside increased in value by \$140,892 from 2010 to 2023, representing an increase of 207.7% – 2.25 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	7,467
2020	8,096

Net Change **+629**

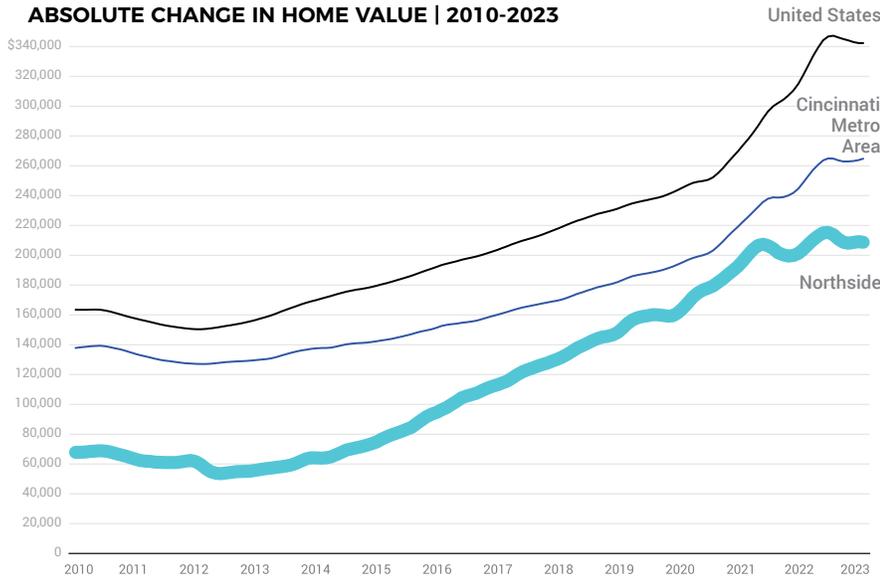
## HOUSING UNITS

2010	4,484
2020	4,685

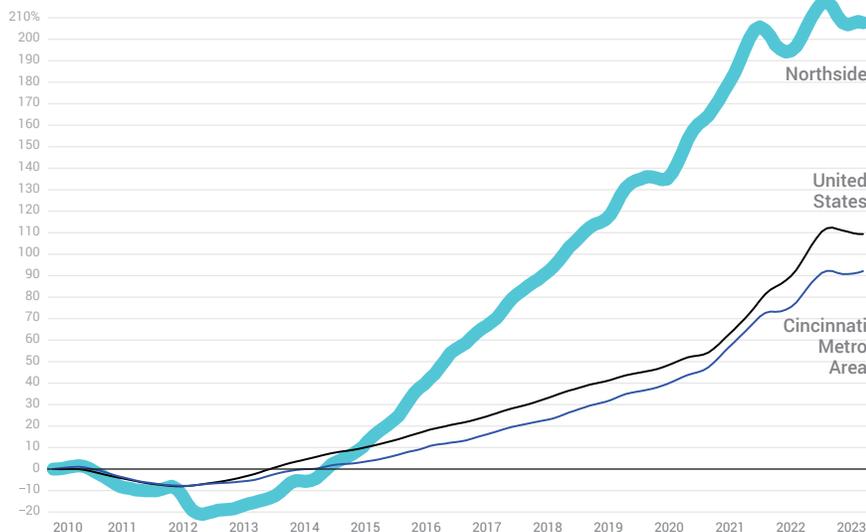
## OCCUPANCY RATE

2010	79.6%
2020	89.1%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

- 15<sup>TH</sup>** TOTAL POPULATION
- 10<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 20<sup>TH</sup>** POPULATION DENSITY
- 11<sup>TH</sup>** TOTAL HOUSING UNITS
- 9<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 19<sup>TH</sup>** OCCUPANCY RATE
- 8<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 22<sup>ND</sup>** ZILLOW HOME VALUE INDEX
- 15<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# OAKLEY

HOUSING UNIT CHANGE 2010-2020: +692 UNITS | +10.2%



From 2010 to 2020, Oakley saw a 12.8% population increase, with an absolute increase of 1,332 residents.

The population density increased by 518 to 4,576 people per square mile – making it the 21st most densely populated neighborhood in Cincinnati. Housing in Oakley increased by 692 units, or 10.2% – lagging population growth slightly despite being the fifth largest percentage increase in housing units in the city. The occupancy rate increased 2.2 percentage points from 90.2% to 92.4%, indicating that the housing supply became more constrained. The typical home in Oakley increased in value by \$158,037 from 2010 to 2023, representing an increase of 89.5% – 0.97 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	10,429
2020	11,761

Net Change **+1,332**

## HOUSING UNITS

2010	6,764
2020	7,456

## OCCUPANCY RATE

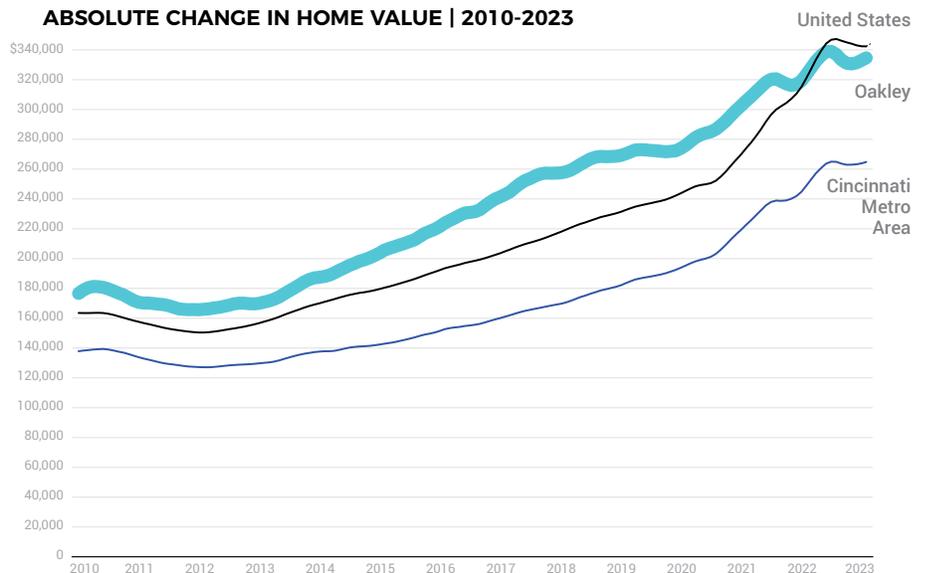
2010	90.2%
2020	92.4%



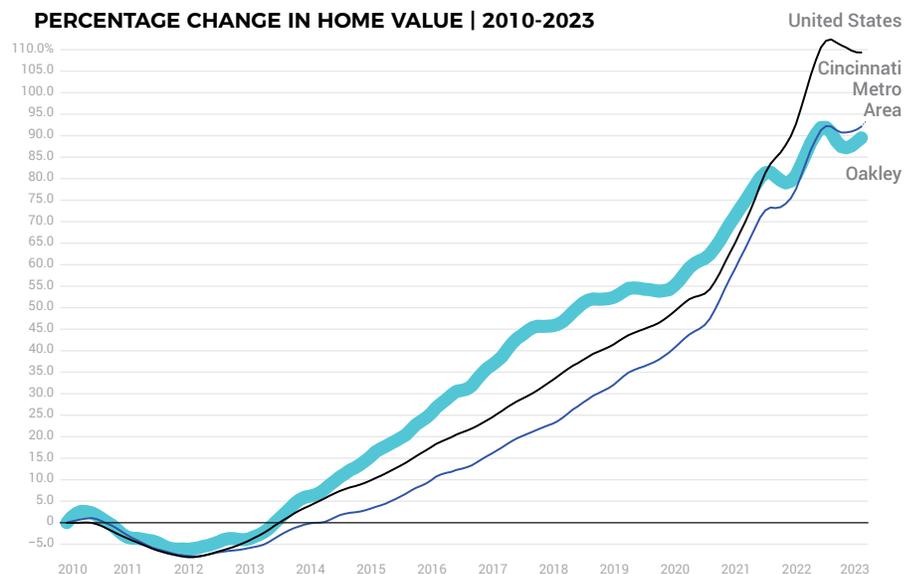
## NEIGHBORHOOD RANKING

- 8<sup>TH</sup>** TOTAL POPULATION
- 7<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 21<sup>ST</sup>** POPULATION DENSITY
- 5<sup>TH</sup>** TOTAL HOUSING UNITS
- 5<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 8<sup>TH</sup>** OCCUPANCY RATE
- 32<sup>ND</sup>** CHANGE IN OCCUPANCY RATE
- 9<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 35<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# OVER-THE-RHINE

HOUSING UNIT CHANGE 2010-2020: -453 UNITS | -10.5%



From 2010 to 2020, Over-The-Rhine saw a 7.3% population decrease, with an absolute decrease of 442 residents.

The population density decreased by 1,021 to 12,989 people per square mile - making it the most densely populated neighborhood in Cincinnati. Housing in Over-The-Rhine decreased by 453 units, or 10.5%. The occupancy rate increased 23.9 percentage points from 54.2% to 78.1% - the largest increase in the city - indicating a housing market that became significantly more constrained. However, the neighborhood still has one of the lowest occupancy rates in the city. The typical home in Over-The-Rhine increased in value by \$181,889 from 2010 to 2023, representing an increase of 141.2% - 1.53 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	6,064
2020	5,622

Net Change **-442**

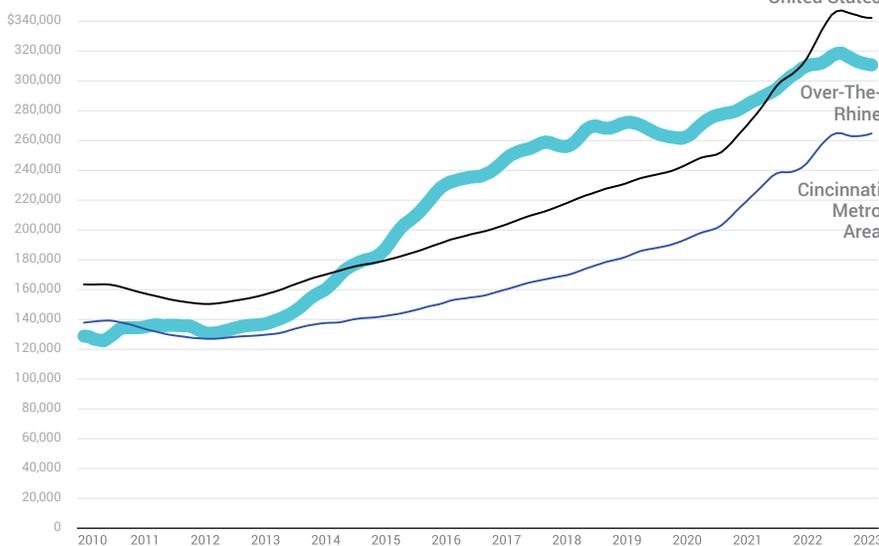
## HOUSING UNITS

2010	4,298
2020	3,845

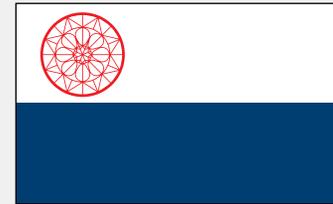
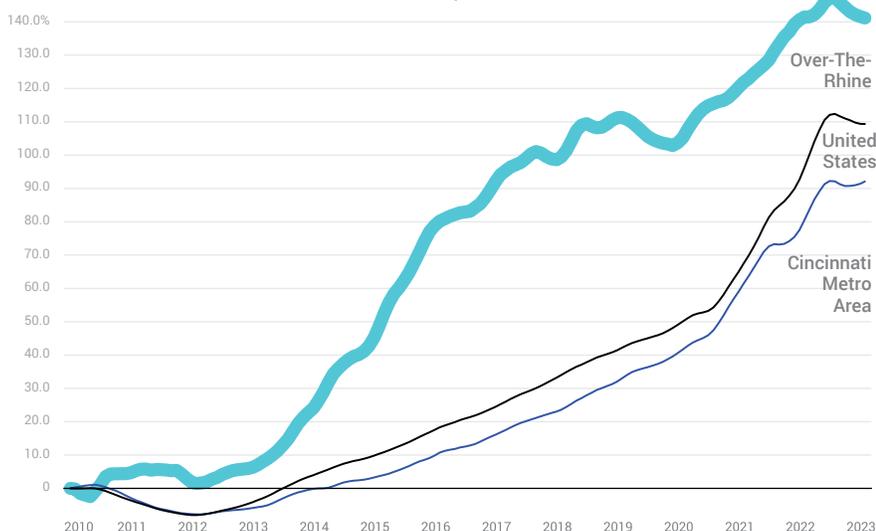
## OCCUPANCY RATE

2010	54.2%
2020	78.1%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

**22<sup>ND</sup>** TOTAL POPULATION

**38<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**1<sup>ST</sup>** POPULATION DENSITY

**18<sup>TH</sup>** TOTAL HOUSING UNITS

**42<sup>ND</sup>** PERCENTAGE HOUSING UNIT CHANGE

**47<sup>TH</sup>** OCCUPANCY RATE

**1<sup>ST</sup>** CHANGE IN OCCUPANCY RATE

**10<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**22<sup>ND</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# PADDOCK HILLS

HOUSING UNIT CHANGE 2010-2020: 0 UNITS | 0%



From 2010 to 2020, Paddock Hills saw a 9% population increase, with an absolute increase of 86 residents.

The population density increased by 218 to 2,657 people per square mile – making it the 36th most densely populated neighborhood in Cincinnati. Housing in Paddock Hills stayed the same, with 550 units. The occupancy rate increased 0.7 percentage points from 87.1% to 87.8%, indicating that the housing supply became slightly more constrained. The typical home in Paddock Hills increased in value by \$96,365 from 2010 to 2023, representing an increase of 62.8% – 0.68 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	960
2020	1,046

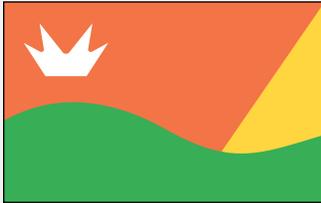
Net Change **+86**

## HOUSING UNITS

2010	550
2020	550

## OCCUPANCY RATE

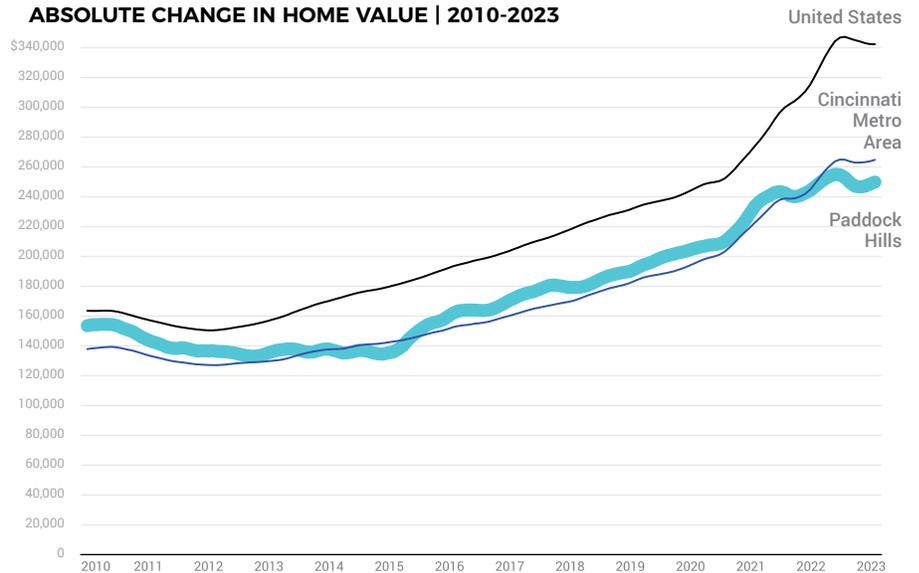
2010	87.1%
2020	87.8%



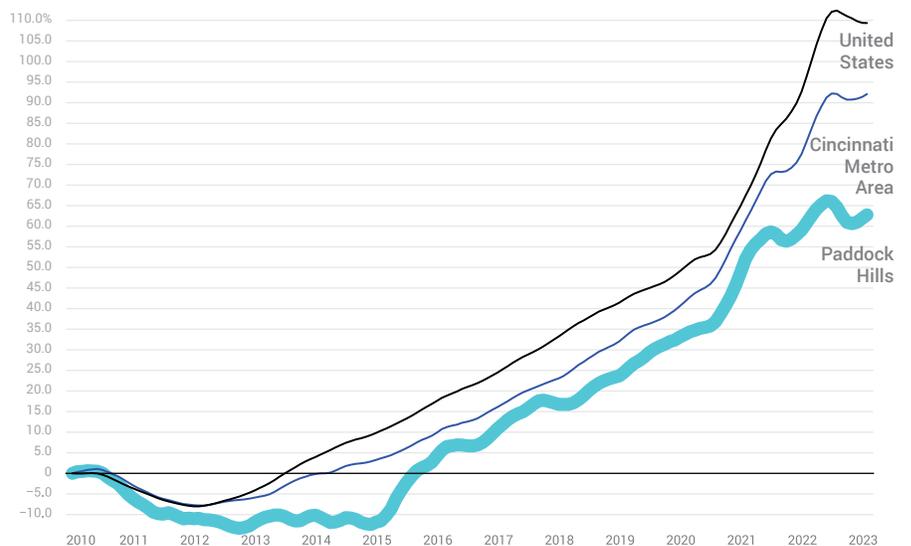
## NEIGHBORHOOD RANKING

- 45<sup>TH</sup>** TOTAL POPULATION
- 9<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 36<sup>TH</sup>** POPULATION DENSITY
- 44<sup>TH</sup>** TOTAL HOUSING UNITS
- 19<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 25<sup>TH</sup>** OCCUPANCY RATE
- 41<sup>ST</sup>** CHANGE IN OCCUPANCY RATE
- 14<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 43<sup>RD</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# PENDLETON

HOUSING UNIT CHANGE 2010-2020: +15 UNITS | +2.3%



From 2010 to 2020, Pendleton saw a 20.9% population increase, with an absolute increase of 188 residents.

The population density increased by 1,253 to 7,253 people per square mile – making it the 5th most densely populated neighborhood in Cincinnati. Housing in Pendleton increased by 15 units, or 2.3% – meaning that Pendleton added 12.5 new residents for each new housing unit. The occupancy rate increased 20.4 percentage points from 64.2% to 84.6% – the second largest increase in occupancy rate in the city behind Over-The-Rhine – indicating that the housing supply became significantly more constrained. The typical home in Pendleton increased in value by \$240,323 from 2010 to 2023, representing an increase of 194.59% – 2.11 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	900
2020	1,088

Net Change **+188**

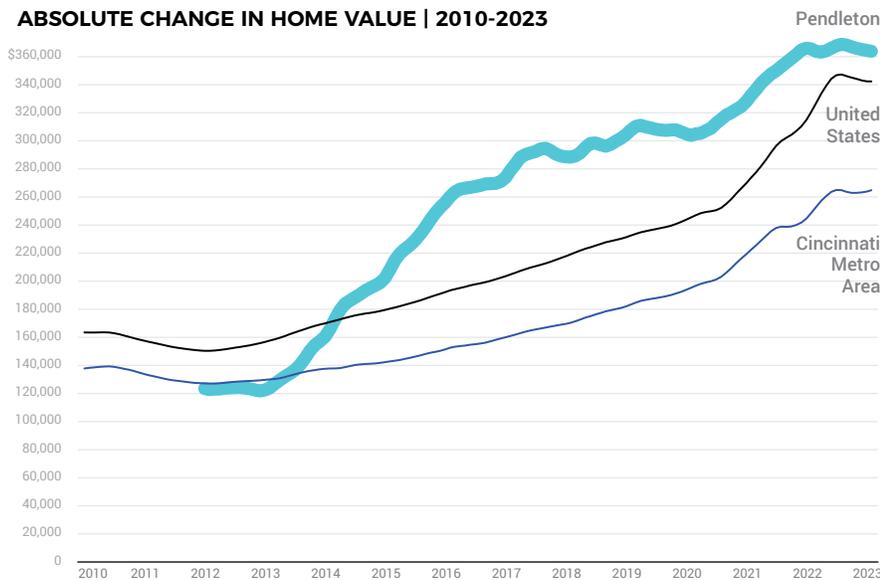
## HOUSING UNITS

2010	653
2020	668

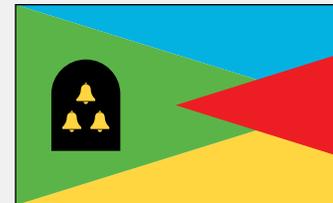
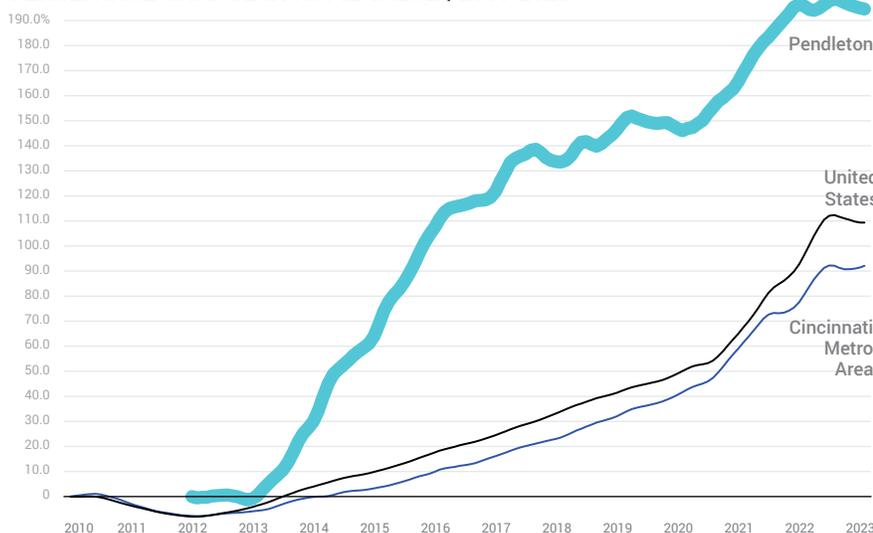
## OCCUPANCY RATE

2010	64.2%
2020	84.6%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

**43<sup>RD</sup>** TOTAL POPULATION

**2<sup>ND</sup>** PERCENTAGE POPULATION CHANGE

**5<sup>TH</sup>** POPULATION DENSITY

**42<sup>ND</sup>** TOTAL HOUSING UNITS

**10<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**25<sup>TH</sup>** OCCUPANCY RATE

**2<sup>ND</sup>** CHANGE IN OCCUPANCY RATE

**8<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**16<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# PLEASANT RIDGE

HOUSING UNIT CHANGE 2010-2020: +24 UNITS | +0.5%



From 2010 to 2020, Pleasant Ridge saw a 4.5% population increase, with an absolute increase of 365 residents.

The population density increased by 216 to 5,007 people per square mile – making it the 15th most densely populated neighborhood in Cincinnati. Housing in Pleasant Ridge increased by 24 units, or 0.5% – lagging behind population growth. The neighborhood only added around one new housing unit for every 15.2 new residents. The occupancy rate increased 2.7 percentage points from 90.6% to 93.3%, indicating that the housing supply became more constrained. The typical home in Pleasant Ridge increased in value by \$129,958 from 2010 to 2023, representing an increase of 94.13% – 1.02 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	8,107
2020	8,472

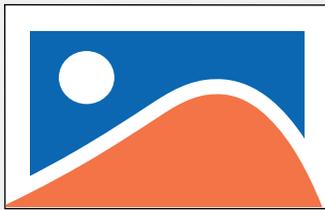
Net Change **+365**

## HOUSING UNITS

2010	4,385
2020	4,409

## OCCUPANCY RATE

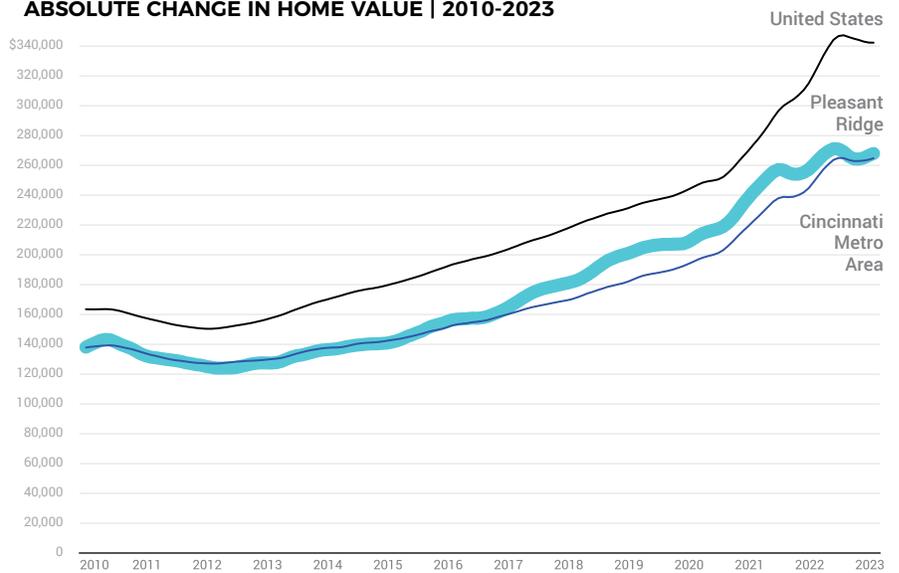
2010	90.6%
2020	93.3%



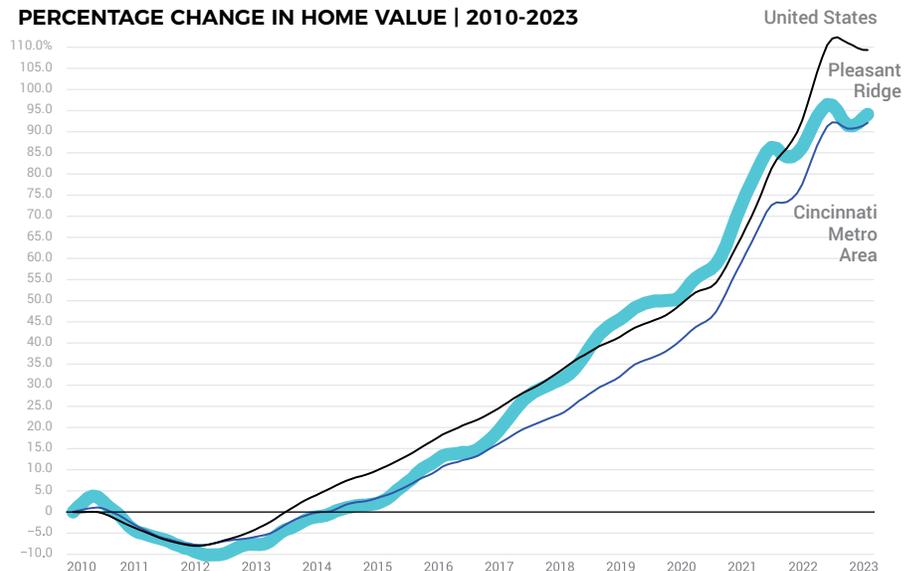
## NEIGHBORHOOD RANKING

- 13<sup>TH</sup>** TOTAL POPULATION
- 19<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 15<sup>TH</sup>** POPULATION DENSITY
- 13<sup>TH</sup>** TOTAL HOUSING UNITS
- 15<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 5<sup>TH</sup>** OCCUPANCY RATE
- 29<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 13<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 32<sup>ND</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# RIVERSIDE

HOUSING UNIT CHANGE 2010-2020: -108 UNITS | -9.3%



From 2010 to 2020, Riverside saw an 11.9% population decrease, with an absolute decrease of 279 residents.

The population density decreased by 150 to 1,110 people per square mile – making it the 44th most densely populated neighborhood in Cincinnati. Housing in Riverside decreased by 108 units, or 9.3%. The occupancy rate increased 1.3 percentage points from 84.9% to 86.2%, indicating that the housing supply became slightly more constrained. The typical home in Riverside increased in value by \$102,149 from 2010 to 2023, representing an increase of 106.6% – 1.16 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	2,340
2020	2,061

Net Change **-279**

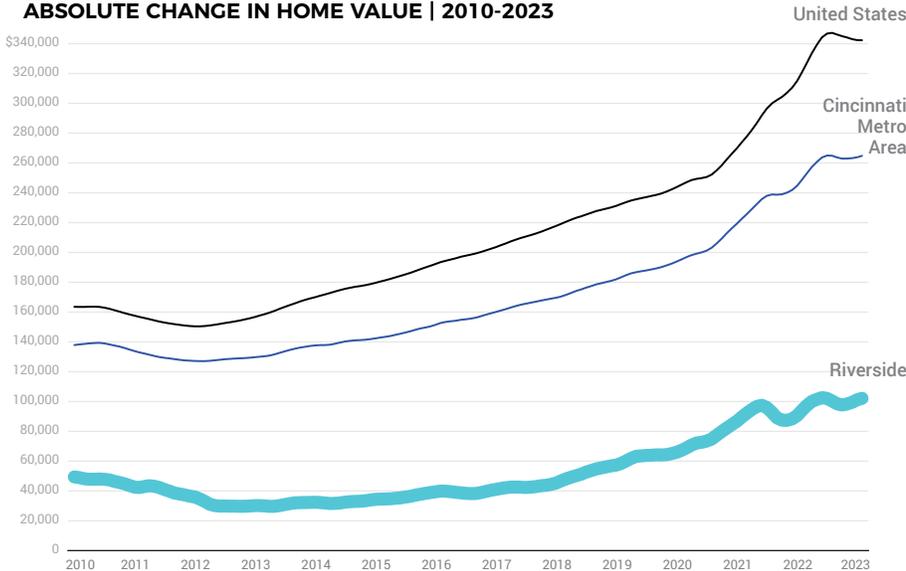
## HOUSING UNITS

2010	1,165
2020	1,057

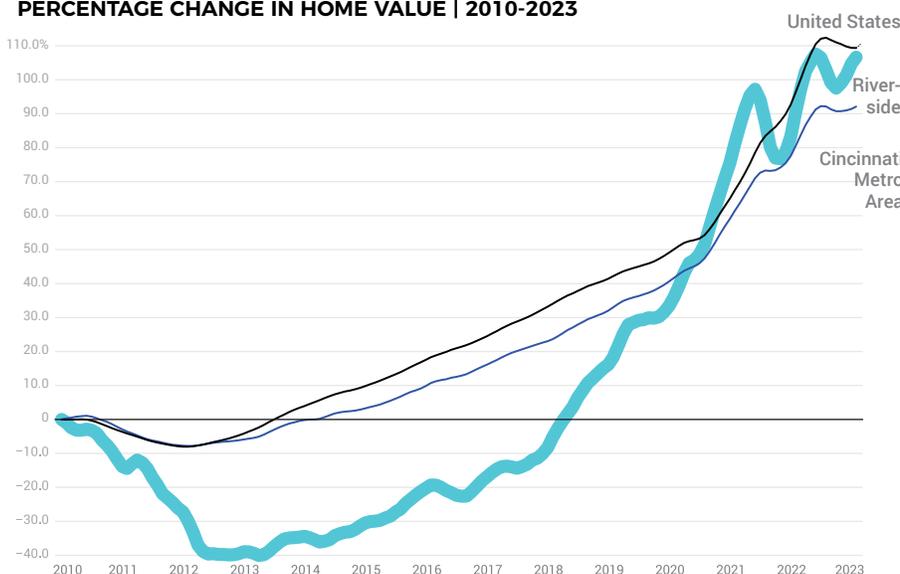
## OCCUPANCY RATE

2010	84.9%
2020	86.2%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

**34<sup>TH</sup>** TOTAL POPULATION

**43<sup>RD</sup>** PERCENTAGE POPULATION CHANGE

**44<sup>TH</sup>** POPULATION DENSITY

**35<sup>TH</sup>** TOTAL HOUSING UNITS

**41<sup>ST</sup>** PERCENTAGE HOUSING UNIT CHANGE

**28<sup>TH</sup>** OCCUPANCY RATE

**39<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**40<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**29<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# ROSELAWN

HOUSING UNIT CHANGE 2010-2020: +17 UNITS | +0.5%



From 2010 to 2020, Roselawn saw a 3.8% population increase, with an absolute increase of 247 residents.

The population density increased by 152 to 4,103 people per square mile – making it the 26th most densely populated neighborhood in Cincinnati. Housing in Roselawn increased by 17 units, or 0.5% – lagging population growth. The occupancy rate increased 4.1 percentage points from 87.2% to 91.3%, indicating that the housing supply became more constrained. The typical home in Roselawn increased in value by \$159,942 from 2010 to 2023, representing an increase of 114% – 1.24 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	6,440
2020	6,687

Net Change **+247**

## HOUSING UNITS

2010	3,474
2020	3,491

## OCCUPANCY RATE

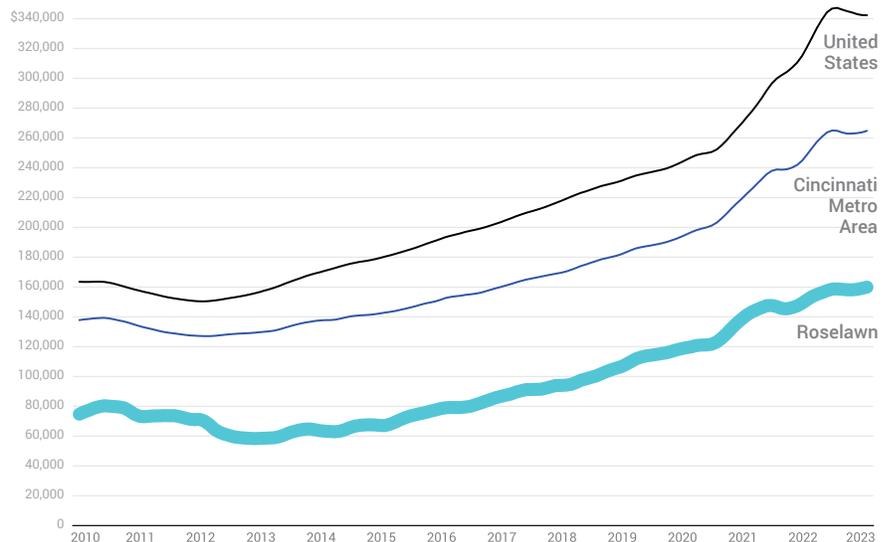
2010	87.2%
2020	91.3%



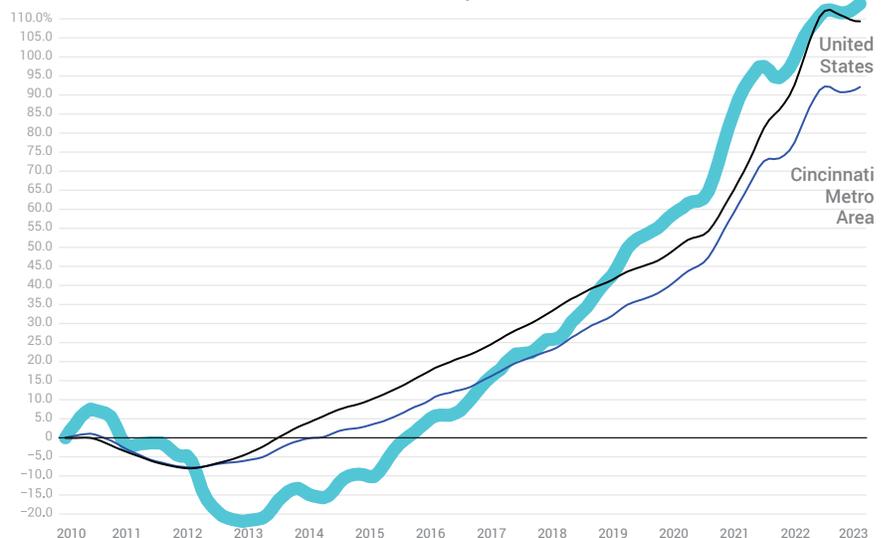
## NEIGHBORHOOD RANKING

- 18<sup>TH</sup>** TOTAL POPULATION
- 20<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 26<sup>TH</sup>** POPULATION DENSITY
- 21<sup>ST</sup>** TOTAL HOUSING UNITS
- 16<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 12<sup>TH</sup>** OCCUPANCY RATE
- 26<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 28<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 27<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# SAYLER PARK

HOUSING UNIT CHANGE 2010-2020: +25 UNITS | +1.9%



From 2010 to 2020, Saylor Park saw a 2.2% population increase, with an absolute increase of 60 residents.

The population density increased by 52 to 2,450 people per square mile – making it the 38th most densely populated neighborhood in Cincinnati. Housing in Saylor Park increased by 25 units, or 1.9%. The occupancy rate increased 6.3 percentage points from 87.2% to 93.5%, giving Saylor Park the fourth highest occupancy rate of any city neighborhood. The typical home in Saylor Park increased in value by \$72,518 from 2010 to 2023, representing an increase of 79.6% – 0.86 times the percentage increase in the Cincinnati metropolitan area.

### POPULATION

2010	2,765
2020	2,825

Net Change **+60**

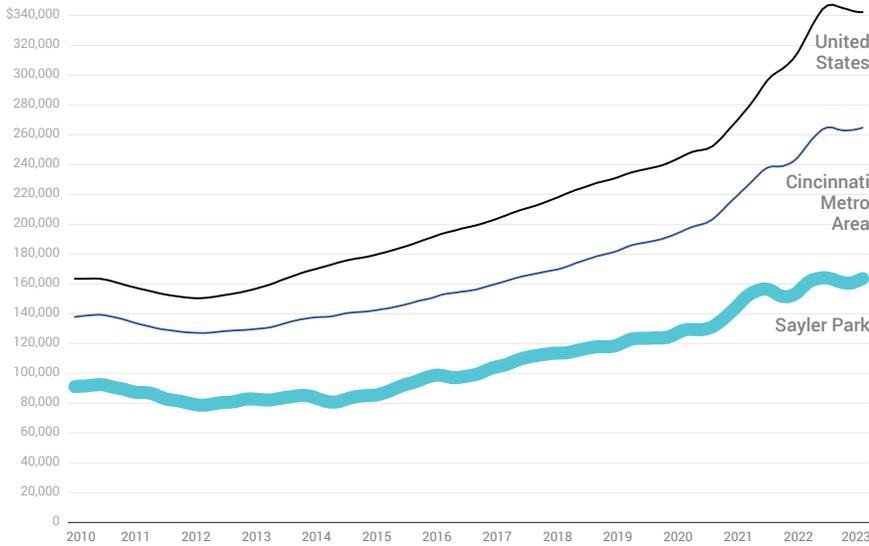
### HOUSING UNITS

2010	1,287
2020	1,312

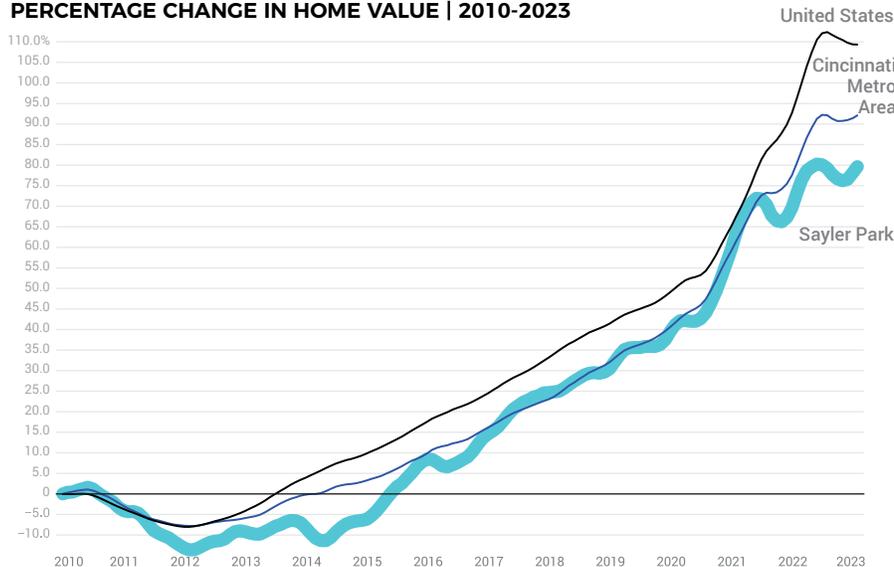
### OCCUPANCY RATE

2010	87.2%
2020	93.5%

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



### NEIGHBORHOOD RANKING

**30<sup>TH</sup>** TOTAL POPULATION

**24<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**38<sup>TH</sup>** POPULATION DENSITY

**31<sup>ST</sup>** TOTAL HOUSING UNITS

**11<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**4<sup>TH</sup>** OCCUPANCY RATE

**13<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**27<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**39<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# SEDAMSVILLE

HOUSING UNIT CHANGE 2010-2020: -93 UNITS | -26.9%



From 2010 to 2020, Sedamsville saw a 33.5% population decrease, with an absolute decrease of 228 residents.

This is the largest percentage population decrease of any Cincinnati neighborhood over this period. The population density decreased by 153 to 303 people per square mile – making it the 48th most densely populated neighborhood in the city. Housing in Sedamsville decreased by 93 units, or 26.9%, which is the largest percentage decrease in housing of any Cincinnati neighborhood over this period. The occupancy rate increased 0.2 percentage points from 64.2% to 64.4%, and the typical home in Sedamsville increased in value by \$50,840 from 2010 to 2023, representing an increase of 220.6% – 2.4 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

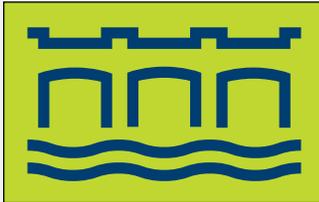
2010	680
2020	452
<b>Net Change</b>	<b>-228</b>

## HOUSING UNITS

2010	346
2020	253

## OCCUPANCY RATE

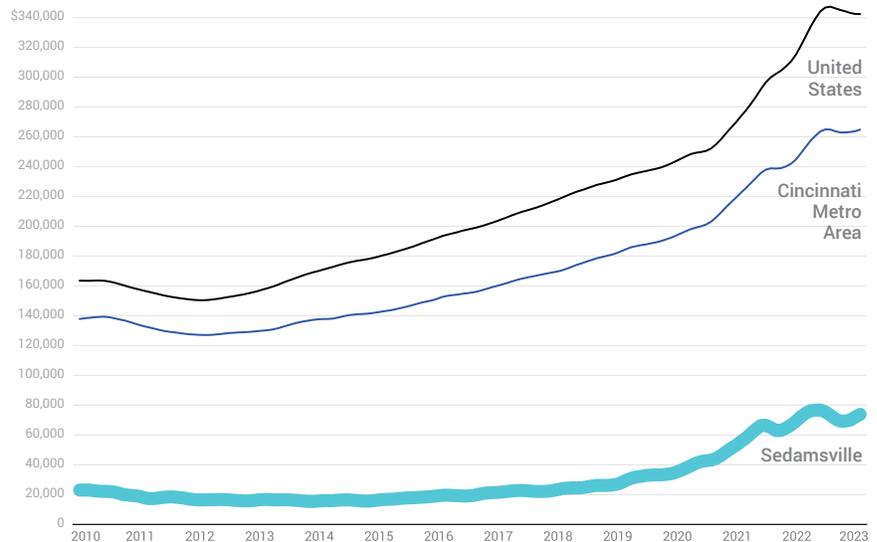
2010	64.2%
2020	64.4%



## NEIGHBORHOOD RANKING

- 48<sup>TH</sup>** TOTAL POPULATION
- 50<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 48<sup>TH</sup>** POPULATION DENSITY
- 48<sup>TH</sup>** TOTAL HOUSING UNITS
- 50<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 50<sup>TH</sup>** OCCUPANCY RATE
- 44<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 45<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 13<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# SOUTH CUMMINSVILLE

HOUSING UNIT CHANGE 2010-2020: -56 UNITS | -13.3%



From 2010 to 2020, South Cumminsville saw a 12.4% population decrease, with an absolute decrease of 99 residents.

The population density decreased by 235 to 1,664 people per square mile – making it the 42nd most densely populated neighborhood in Cincinnati. Housing in South Cumminsville decreased by 56 units, or 13.3%. The occupancy rate increased 5.9 percentage points from 73.9% to 79.8%, indicating that the housing supply became more constrained. The typical home in South Cumminsville increased in value by \$66,547 from 2010 to 2023, representing an increase of 554.5% – about six times the percentage increase in the Cincinnati metropolitan area and the third largest percentage increase in typical home value among city neighborhoods over this period.

## POPULATION

2010	801
2020	702

Net Change **-99**

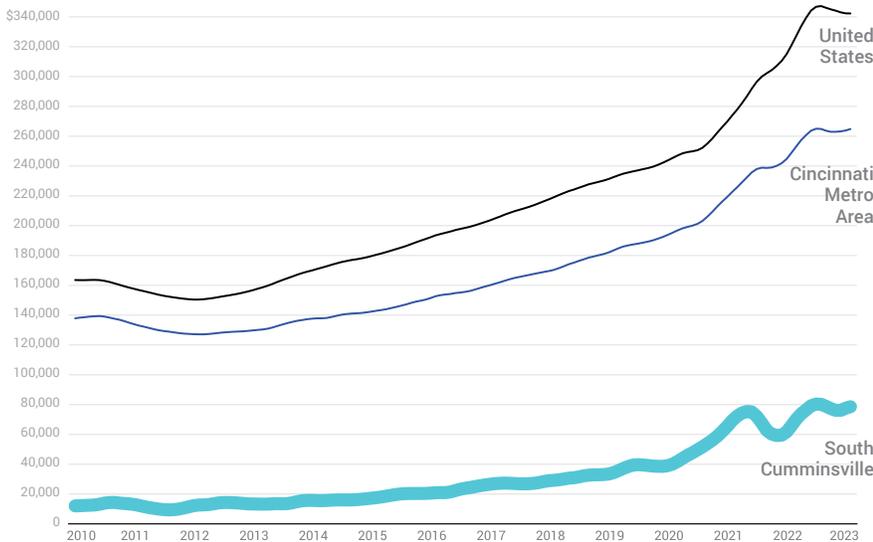
## HOUSING UNITS

2010	422
2020	366

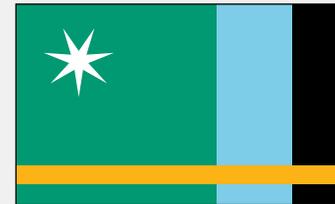
## OCCUPANCY RATE

2010	73.9%
2020	79.8%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

**47<sup>TH</sup>** TOTAL POPULATION

**46<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**42<sup>ND</sup>** POPULATION DENSITY

**47<sup>TH</sup>** TOTAL HOUSING UNITS

**44<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**44<sup>TH</sup>** OCCUPANCY RATE

**15<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**42<sup>RD</sup>** ZILLOW HOME VALUE INDEX

**3<sup>RD</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# SOUTH FAIRMOUNT

HOUSING UNIT CHANGE 2010-2020: -248 UNITS | -18.5%



From 2010 to 2020, South Fairmount saw a 7.9% population decrease, with an absolute decrease of 187 residents.

The population density decreased by 348 to 4,058 people per square mile – making it the 27th most densely populated neighborhood in Cincinnati. Housing in South Fairmount decreased by 248 units, or 18.5%. The occupancy rate increased 11.5 percentage points from 69.6% to 81.1%, indicating that the housing supply became significantly more constrained. Housing value data are not available before 2013, but the typical home in South Fairmount increased by \$65,134 in value from 2013 to 2023, representing an increase of 590.7% – 6.4 times the percentage increase in the Cincinnati metropolitan area and the second largest percentage increase in typical home value among city neighborhoods over this period.

## POPULATION

2010	2,368
2020	2,181

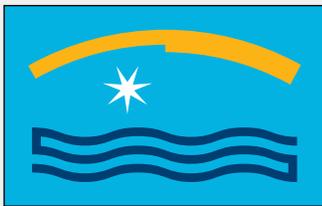
Net Change **-187**

## HOUSING UNITS

2010	1,344
2020	1,096

## OCCUPANCY RATE

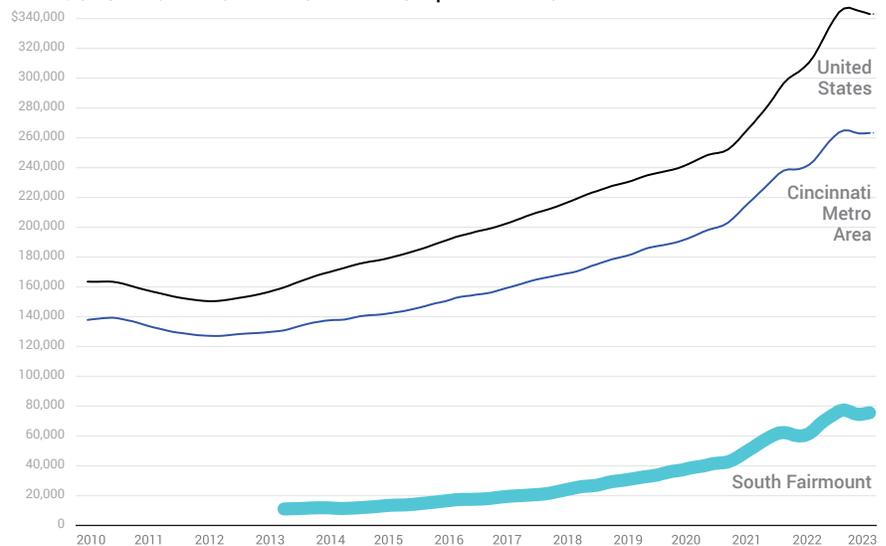
2010	69.6%
2020	81.1%



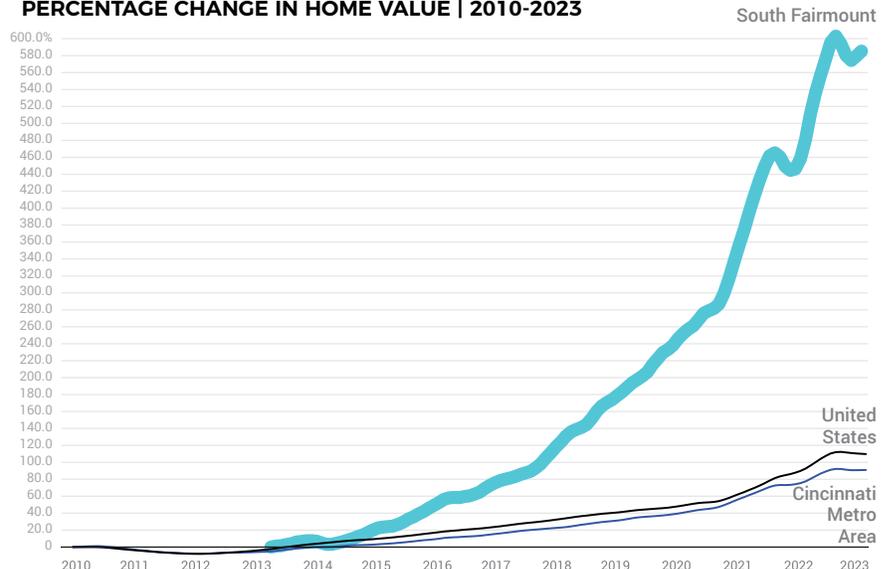
## NEIGHBORHOOD RANKING

- 33<sup>RD</sup>** TOTAL POPULATION
- 39<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 27<sup>TH</sup>** POPULATION DENSITY
- 34<sup>TH</sup>** TOTAL HOUSING UNITS
- 47<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 41<sup>ST</sup>** OCCUPANCY RATE
- 5<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 44<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 2<sup>ND</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# SPRING GROVE VILLAGE

HOUSING UNIT CHANGE 2010-2020: +60 UNITS | +6.5%



From 2010 to 2020, Spring Grove Village saw a 2.4% population decrease, with an absolute decrease of 48 residents.

The population density decreased by 25 to 999 people per square mile - making it the 45th most densely populated neighborhood in Cincinnati. Housing in Spring Grove Village increased by 60 units, or 6.5%. The occupancy rate increased 4.7 percentage points from 84.2% to 88.9%, indicating that the housing supply became more constrained. The typical home in Spring Grove Village increased in value by \$94,922 from 2010 to 2023, representing an increase of 214.7% - 2.3 times the percentage increase in the Cincinnati metropolitan area.

### POPULATION

2010	1,964
2020	1,916

Net Change **-48**

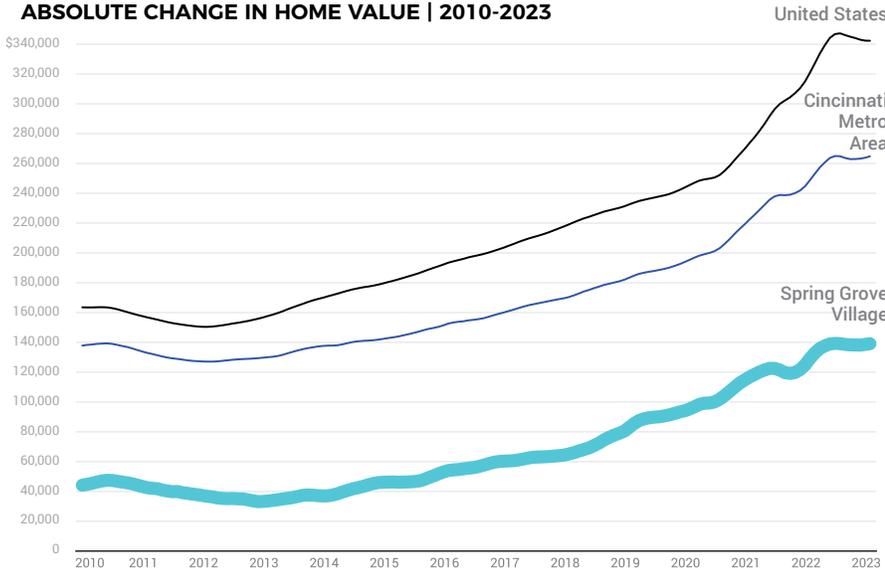
### HOUSING UNITS

2010	924
2020	984

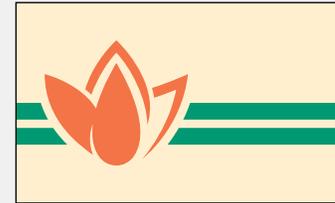
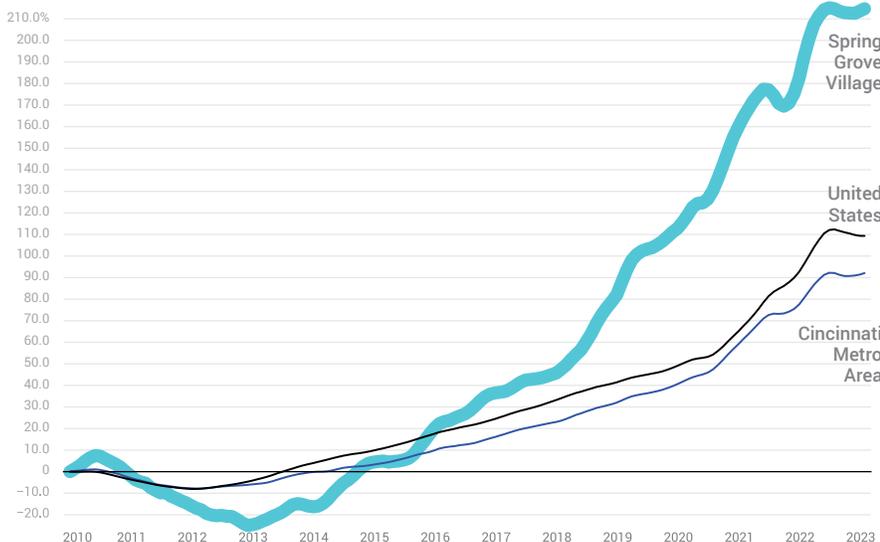
### OCCUPANCY RATE

2010	84.2%
2020	88.9%

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



### NEIGHBORHOOD RANKING

**37<sup>TH</sup>** TOTAL POPULATION

**35<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**45<sup>TH</sup>** POPULATION DENSITY

**36<sup>TH</sup>** TOTAL HOUSING UNITS

**7<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**21<sup>ST</sup>** OCCUPANCY RATE

**23<sup>RD</sup>** CHANGE IN OCCUPANCY RATE

**35<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**14<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# VILLAGES OF ROLL HILL

HOUSING UNIT CHANGE 2010-2020: -229 UNITS | -23.5%



From 2010 to 2020, Villages of Roll Hill saw the smallest population increase of all the City of Cincinnati neighborhoods, adding just two residents.

### POPULATION

2010	1,916
2020	1,918
<b>Net Change</b>	<b>+2</b>

The population density increased by 5 to 4,703 people per square mile – making it the 18th most densely populated neighborhood in Cincinnati. Housing in Villages of Roll Hill decreased by 229 units, or 23.5%. The occupancy rate increased 19.2 percentage points from 76% to 95.2%, the highest occupancy rate of any Cincinnati neighborhood – indicating that the housing supply became significantly more constrained. Due to a lack of for-sale housing, there is no Zillow Home Value Index data available for Villages of Roll Hill.



### NEIGHBORHOOD RANKING

- 36<sup>TH</sup>** TOTAL POPULATION
- 30<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 18<sup>TH</sup>** POPULATION DENSITY
- 40<sup>TH</sup>** TOTAL HOUSING UNITS
- 48<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 1<sup>ST</sup>** OCCUPANCY RATE
- 3<sup>RD</sup>** CHANGE IN OCCUPANCY RATE
- N/A** ZILLOW HOME VALUE INDEX
- N/A** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

### HOUSING UNITS



### OCCUPANCY RATE



# WALNUT HILLS

HOUSING UNIT CHANGE 2010-2020: -222 UNITS | -5%



From 2010 to 2020, Walnut Hills saw a 2.3% population decrease, with an absolute decrease of 151 residents.

The population density decreased by 103 to 4,319 people per square mile – making it the 23rd most densely populated neighborhood in Cincinnati. Housing in Walnut Hills decreased by 222 units, or 5%. The occupancy rate increased 7.1 percentage points from 75.1% to 82.2%, indicating that the housing supply became more constrained. The typical home in Walnut Hills increased in value by \$106,569 from 2010 to 2023, representing an increase of 99% – slightly higher than the percentage increase in the Cincinnati metropolitan area.

### POPULATION

2010	6,495
2020	6,344

Net Change **-151**

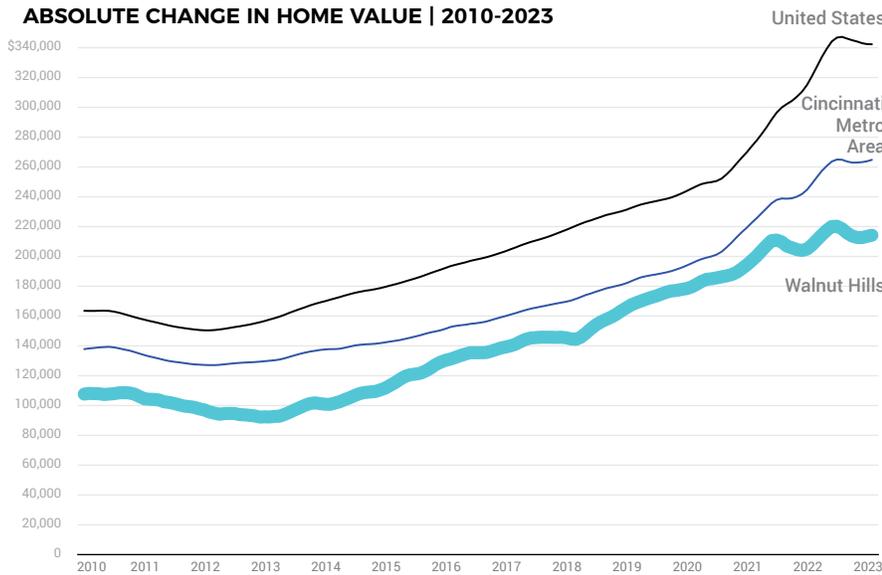
### HOUSING UNITS

2010	4,445
2020	4,223

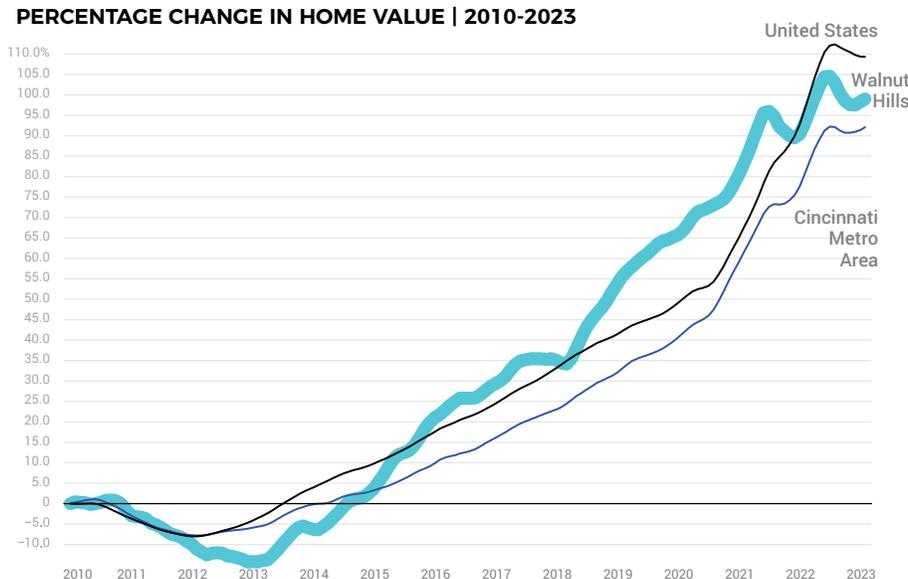
### OCCUPANCY RATE

2010	75.1%
2020	82.2%

### ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



### PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



### NEIGHBORHOOD RANKING

**19<sup>TH</sup>** TOTAL POPULATION

**34<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**23<sup>RD</sup>** POPULATION DENSITY

**14<sup>TH</sup>** TOTAL HOUSING UNITS

**34<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE

**39<sup>TH</sup>** OCCUPANCY RATE

**12<sup>TH</sup>** CHANGE IN OCCUPANCY RATE

**19<sup>TH</sup>** ZILLOW HOME VALUE INDEX

**30<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# WEST END

HOUSING UNIT CHANGE 2010-2020: -153 UNITS | -3.7%



From 2010 to 2020, West End saw a 3% population increase, with an absolute increase of 197 residents.

The population density increased by 238 to 8,240 people per square mile – making it the 4th most densely populated neighborhood in Cincinnati. Housing in West End decreased by 153 units, or 3.7%. The occupancy rate increased 3.5 percentage points from 81.3% to 84.8%, indicating that the housing supply became more constrained. The typical home in West End increased in value by \$192,714 from 2010 to 2023, representing an increase of 246.5% – 2.7 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	6,627
2020	6,824

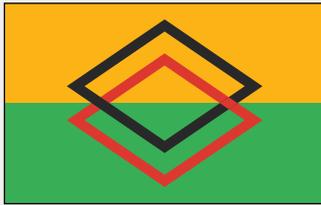
Net Change **+197**

## HOUSING UNITS

2010	4,094
2020	3,941

## OCCUPANCY RATE

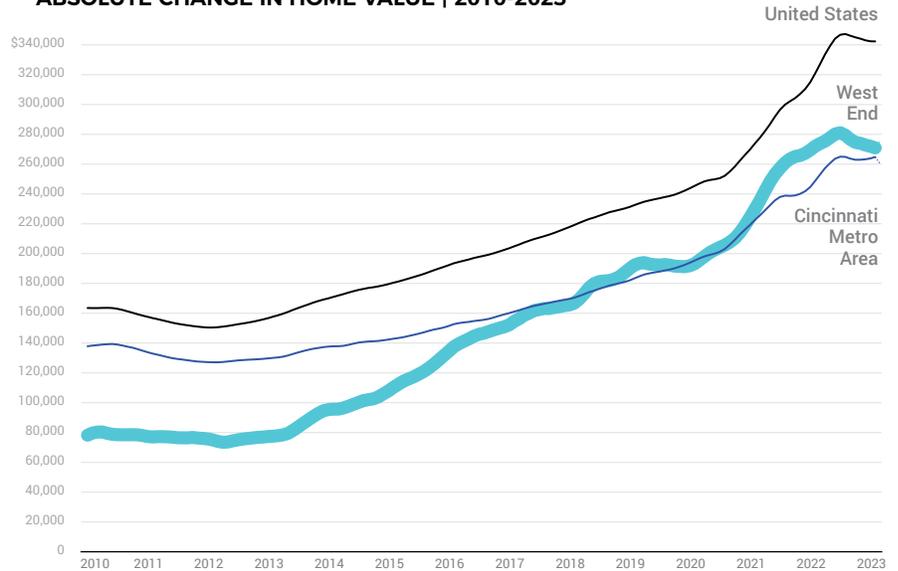
2010	81.3%
2020	84.8%



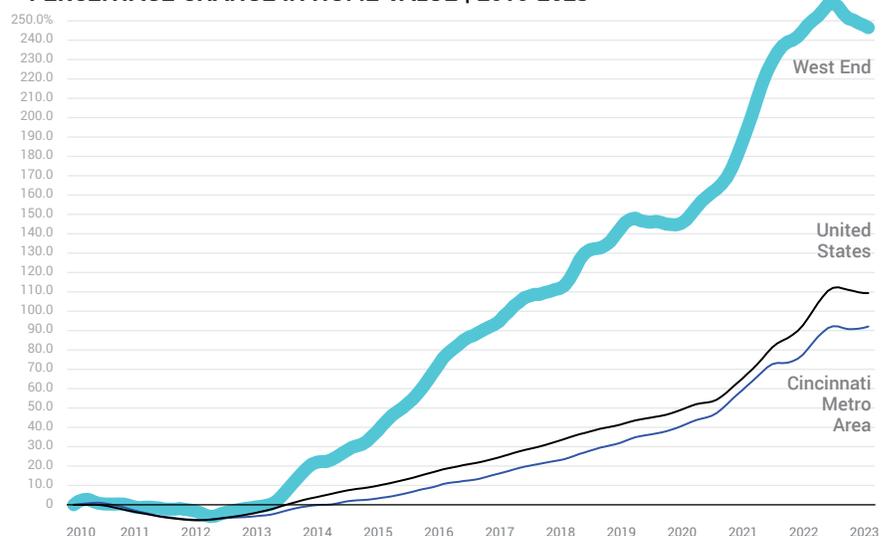
## NEIGHBORHOOD RANKING

- 17<sup>TH</sup>** TOTAL POPULATION
- 23<sup>RD</sup>** PERCENTAGE POPULATION CHANGE
- 4<sup>TH</sup>** POPULATION DENSITY
- 17<sup>TH</sup>** TOTAL HOUSING UNITS
- 32<sup>ND</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 31<sup>ST</sup>** OCCUPANCY RATE
- 27<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 12<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 12<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# WEST PRICE HILL

HOUSING UNIT CHANGE 2010-2020: -265 UNITS | -3.2%



From 2010 to 2020, West Price Hill saw a 2.2% population increase, with an absolute increase of 372 residents.

The population density increased by 137 to 6,465 people per square mile – making it the 8th most densely populated neighborhood in Cincinnati. Housing in West Price Hill decreased by 265 units, or 3.2%. The occupancy rate increased 4.4 percentage points from 83.7% to 88.1%, indicating that the housing supply became more constrained. The typical home in West Price Hill increased in value by \$76,384 from 2010 to 2023, representing an increase of 120.7%v – 1.3 times the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	17,164
2020	17,536

Net Change **+372**

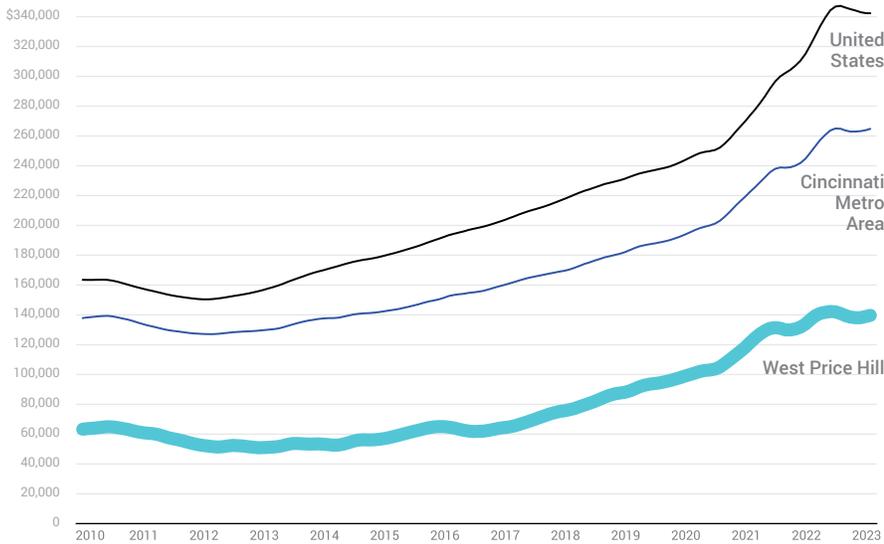
## HOUSING UNITS

2010	8,160
2020	7,895

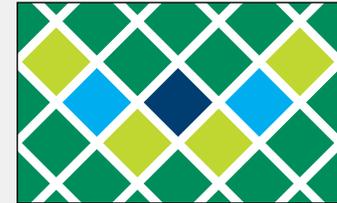
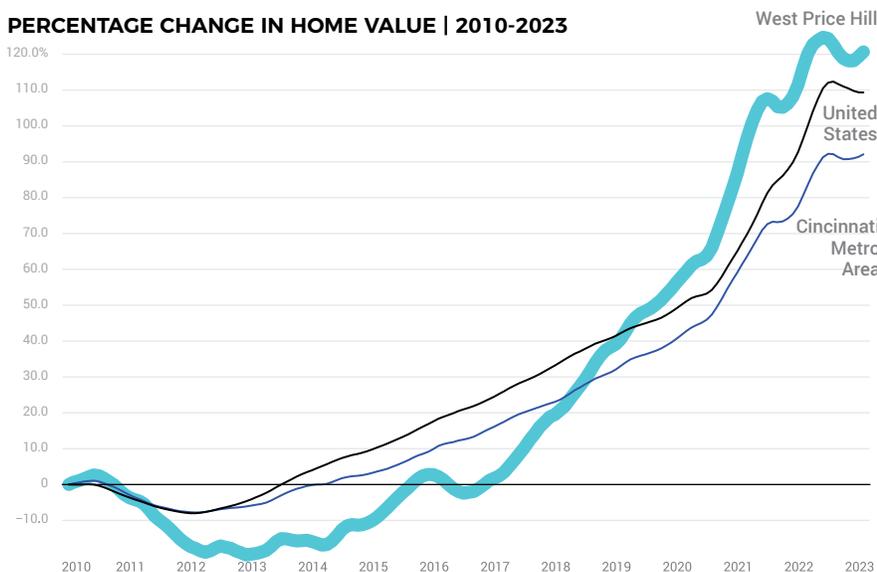
## OCCUPANCY RATE

2010	83.7%
2020	88.1%

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



## NEIGHBORHOOD RANKING

- 3<sup>RD</sup>** TOTAL POPULATION
- 25<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 8<sup>TH</sup>** POPULATION DENSITY
- 2<sup>ND</sup>** TOTAL HOUSING UNITS
- 30<sup>TH</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 24<sup>TH</sup>** OCCUPANCY RATE
- 24<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 34<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 24<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

# WESTWOOD

HOUSING UNIT CHANGE 2010-2020: -196 UNITS | -1.2%



As of the 2020 census, Westwood had the highest total population of the Cincinnati neighborhoods at just over 32,000 residents – nearly 12,000 more than any other neighborhood.

From 2010 to 2020, Westwood saw a 7.1% population increase, with an absolute increase of 2,131 residents. The population density increased by 365 to 5,501 people per square mile – making it the 12th most densely populated neighborhood in Cincinnati. Housing in Westwood decreased by 196 units, or 1.2%. The occupancy rate increased 5.6 percentage points from 84.7% to 90.3%, indicating that the housing supply became more constrained. The typical home in Westwood increased in value by \$72,873 from 2010 to 2023, representing an increase of 86.5% – slightly less than the percentage increase in the Cincinnati metropolitan area.

## POPULATION

2010	29,949
2020	32,080
<b>Net Change</b>	<b>+2,131</b>

## HOUSING UNITS

2010	15,890
2020	15,694

## OCCUPANCY RATE

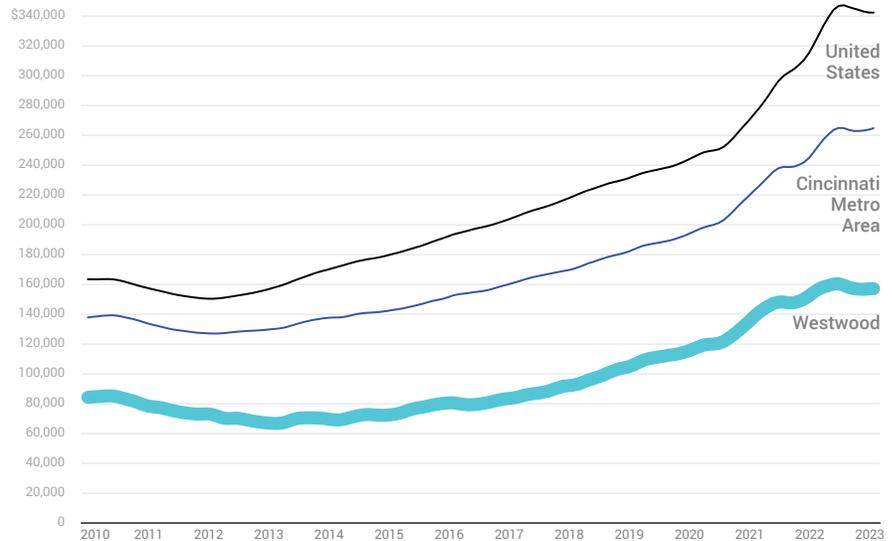
2010	84.7%
2020	90.3%



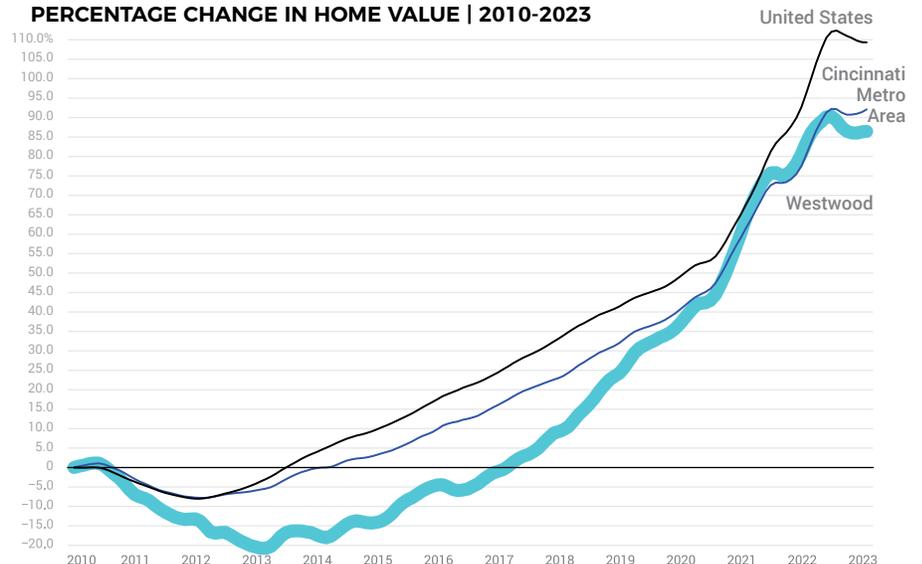
## NEIGHBORHOOD RANKING

- 1<sup>ST</sup>** TOTAL POPULATION
- 14<sup>TH</sup>** PERCENTAGE POPULATION CHANGE
- 12<sup>TH</sup>** POPULATION DENSITY
- 1<sup>ST</sup>** TOTAL HOUSING UNITS
- 23<sup>RD</sup>** PERCENTAGE HOUSING UNIT CHANGE
- 14<sup>TH</sup>** OCCUPANCY RATE
- 18<sup>TH</sup>** CHANGE IN OCCUPANCY RATE
- 29<sup>TH</sup>** ZILLOW HOME VALUE INDEX
- 36<sup>TH</sup>** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX

## ABSOLUTE CHANGE IN HOME VALUE | 2010-2023



## PERCENTAGE CHANGE IN HOME VALUE | 2010-2023



# WINTON HILLS

HOUSING UNIT CHANGE 2010-2020: +292 UNITS | +13.9%



From 2010 to 2020, Winton Hills saw an 18.7% population increase, with an absolute increase of 896 residents.

The population density increased by 428 to 2,713 people per square mile – making it the 35th most densely populated neighborhood in Cincinnati. Housing in Winton Hills increased by 292 units, or 13.9% – lagging behind population growth. The occupancy rate increased 2.2 percentage points from 92.5% to 94.7% – the second highest occupancy rate among Cincinnati neighborhoods – indicating that the housing supply became more constrained. Unfortunately, due to a lack of for-sale housing, there is no Zillow Home Value Index data available for Winton Hills.

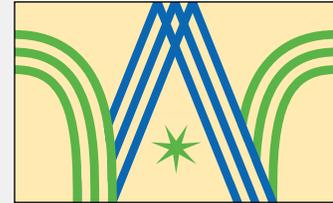
## POPULATION

2010	4,788
2020	5,684
<b>Net Change</b>	<b>+896</b>

## HOUSING UNITS



## OCCUPANCY RATE



## NEIGHBORHOOD RANKING

**21<sup>ST</sup>** TOTAL POPULATION

**5<sup>TH</sup>** PERCENTAGE POPULATION CHANGE

**35<sup>TH</sup>** POPULATION DENSITY

**26<sup>TH</sup>** TOTAL HOUSING UNITS

**2<sup>ND</sup>** PERCENTAGE HOUSING UNIT CHANGE

**2<sup>ND</sup>** OCCUPANCY RATE

**33<sup>RD</sup>** CHANGE IN OCCUPANCY RATE

**N/A** ZILLOW HOME VALUE INDEX

**N/A** PERCENTAGE CHANGE IN ZILLOW HOME VALUE INDEX



# IN CLOSING

After viewing all the data included in this report, you might be asking yourself: How should I interpret this information?

There are several important takeaways from the data presented here. Perhaps the biggest is the reality that the neighborhoods that added more housing units saw far more reasonable increases in typical home values than neighborhoods that lost units or built very few units. This clear connection between unit growth and housing cost growth is important to understand as the community discusses policies that affect the supply of housing.

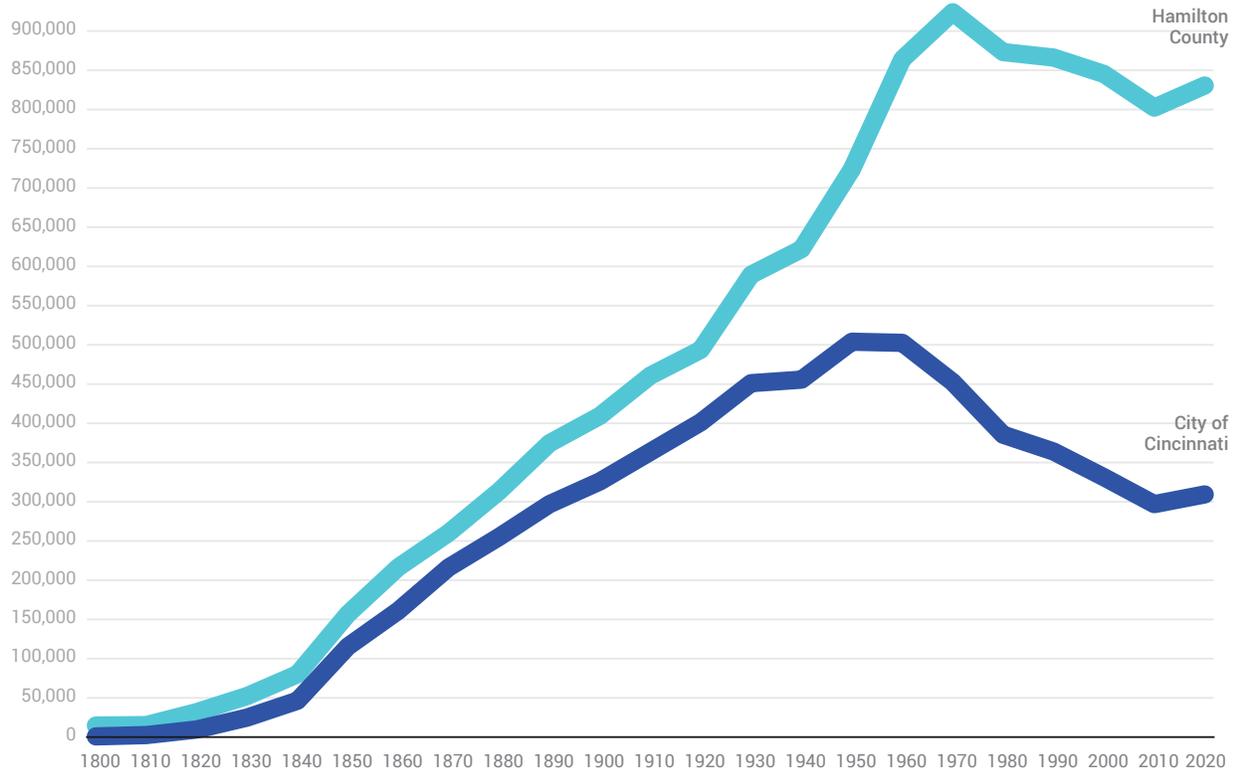
It is also important to note how few neighborhoods added housing units – just 18 of the 52. Because this analysis tracks the net change in units, sometimes our perception of construction and renovation happening around us can mask the reality that a clear majority of neighborhoods lost housing in the 2010s, and often those that did gain units gained a relatively small amount. The same is true when you zoom out to the City level. Our population is growing, but our housing unit counts are shrinking.

All of this makes clear that the City's growth, while real, is not inevitable. The data show the reversal of a decades-long trend of declining population for the City, which grew from its inception in the 1800s to a city of 504,000 residents by the 1950s before seeing rapid declines over

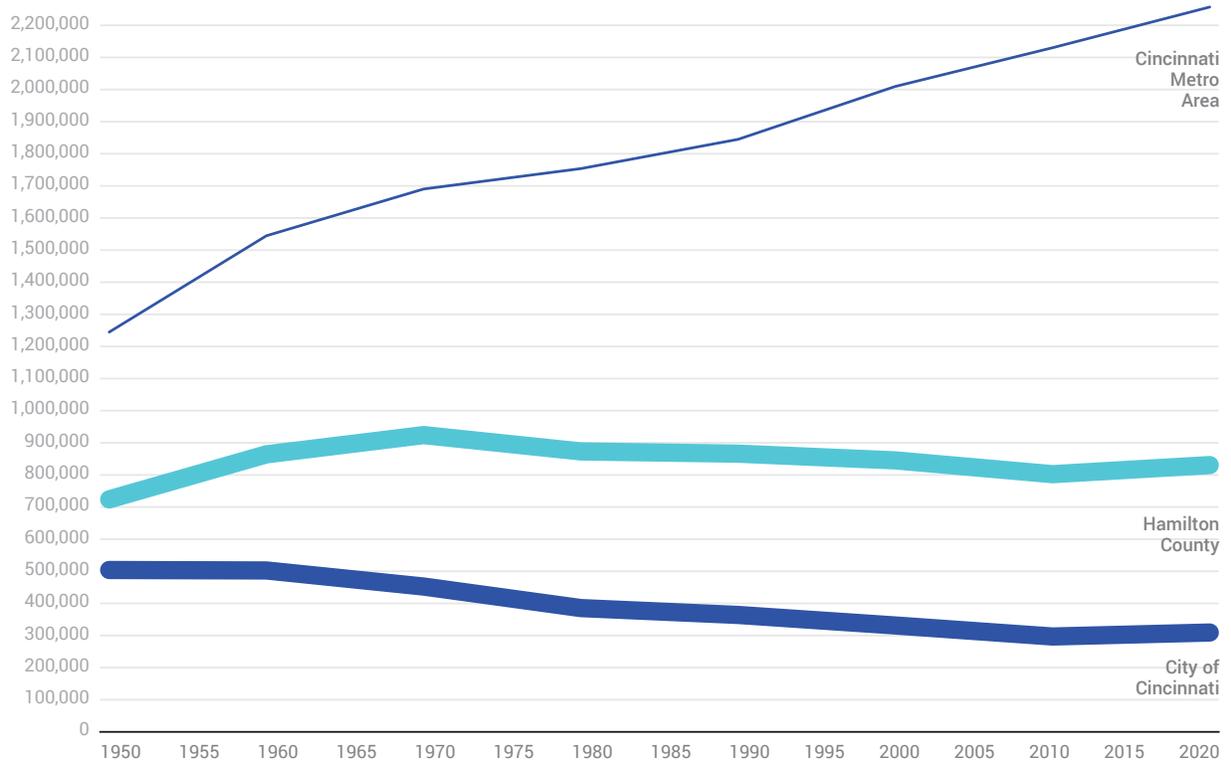
the next few decades. But the data also show that the growth is modest and at a slower rate than peer cities that the Chamber tracks in its "State of the Region" report. The question for us is whether we will lock in that reversal of fortune or witness a small break in an otherwise downward trend.

Finally, while this report focuses specifically on the City of Cincinnati, the Chamber's overall focus is on the entire Cincinnati Region. The Cincinnati metropolitan statistical area (MSA) has continued to grow steadily from 1.2 million in 1950 to 2.3 million in 2020. As housing has become hard to attain near our urban core, that growth has taken place primarily in the outer counties of the region. But as land becomes more expensive and commute times continue to grow, our region will be faced with the decision on how and where to focus new growth. What we know is true around the country is that healthy and growing regions have strong central cities and urban cores. This report goes deep on our central city to make clear the changes that are happening and their impacts on our ability to meet the growth goals imperative to our regional economy.

## POPULATION GROWTH | 1800-2020



## POPULATION GROWTH | 1950-2020



## APPENDICES

# HOUSING UNIT CHANGE BY NEIGHBORHOOD

2010-2020 | Ranked by Percent Change in Total Housing Units

RANK	NEIGHBORHOOD	2010 TOTAL HOUSING UNITS	2020 TOTAL HOUSING UNITS	Absolute Change in Total Housing Units	Percent Change in Total Housing Units
01	DOWNTOWN	3,050	4,147	1,097	36.0%
02	WINTON HILLS	2,100	2,392	292	13.9%
03	CALIFORNIA	217	242	25	11.5%
04	CORRYVILLE	2,137	2,362	225	10.5%
05	OAKLEY	6,764	7,456	692	10.2%
06	CUF	7,001	7,517	516	7.4%
07	SPRING GROVE VILLAGE	924	984	60	6.5%
08	COLUMBIA TUSCULUM	751	795	44	5.9%
09	NORTHSIDE	4,484	4,685	201	4.5%
10	PENDLETON	653	668	15	2.3%
11	SAYLER PARK	1,287	1,312	25	1.9%
12	COLLEGE HILL	7,121	7,206	85	1.2%
13	MT. LOOKOUT	2,268	2,294	26	1.1%
14	BOND HILL	3,546	3,581	35	1.0%
15	PLEASANT RIDGE	4,385	4,409	24	0.5%
16	ROSELAWN	3,474	3,491	17	0.5%
17	MADISONVILLE	5,316	5,340	24	0.5%
18	MT. WASHINGTON	6,413	6,436	23	0.4%
19	PADDOCK HILLS	550	550	0	0.0%
20	HYDE PARK	7,498	7,486	-12	-0.2%
21	EAST END	866	861	-5	-0.6%
22	EAST WALNUT HILLS	2,734	2,715	-19	-0.7%
23	WESTWOOD	15,890	15,694	-196	-1.2%
24	MT. ADAMS	1,161	1,146	-15	-1.3%
25	KENNEDY HEIGHTS	2,581	2,534	-47	-1.8%

## HOUSING UNIT CHANGE BY NEIGHBORHOOD

RANK	NEIGHBORHOOD	2010 TOTAL HOUSING UNITS	2020 TOTAL HOUSING UNITS	Absolute Change in Total Housing Units	Percent Change in Total Housing Units
26	LINWOOD	402	393	-9	-2.2%
27	NORTH AVONDALE	1,786	1,742	-44	-2.5%
28	EAST WESTWOOD	1,475	1,438	-37	-2.5%
29	MT. AUBURN	3,033	2,945	-88	-2.9%
30	WEST PRICE HILL	8,106	7,895	-265	-3.2%
31	CLIFTON	4,831	4,653	-178	-3.7%
32	WEST END	4,094	3,941	-153	-3.7%
33	LOWER PRICE HILL-QUEENSGATE	453	434	-19	-4.2%
34	WALNUT HILLS	4,445	4,223	-222	-5.0%
35	HARTWELL	2,804	2,592	-212	-7.6%
36	ENGLISH WOODS	262	242	-20	-7.6%
37	MT. AIRY	4,489	4,141	-348	-7.8%
38	EVANSTON	4,047	3,713	-334	-8.3%
39	EAST PRICE HILL	7,690	7,037	-653	-8.5%
40	CARTHAGE	1,298	1,187	-111	-8.6%
41	RIVERSIDE	1,165	1,057	-108	-9.3%
42	OVER-THE-RHINE	4,298	3,845	-453	-10.5%
43	CAMP WASHINGTON	704	620	-84	-11.9%
44	SOUTH CUMMINSVILLE	422	366	-56	-13.3%
45	AVONDALE	7,498	6,410	-1,088	-14.5%
46	NORTH FAIRMOUNT	895	737	-158	-17.7%
47	SOUTH FAIRMOUNT	1,344	1,096	-248	-18.5%
48	VILLAGES OF ROLL HILL	973	744	-229	-23.5%
49	MILLVALE	1,074	817	-257	-23.9%
50	SEDAMSVILLE	346	253	-93	-26.9%

## APPENDICES

# HOME VALUE CHANGE BY NEIGHBORHOOD

2010-2023 | Ranked by Percent Change in Home Value

RANK	NEIGHBORHOOD	2010 HOME VALUE	2020 HOME VALUE	Absolute Change in Home Value	Percent Change in Home Value
01	EVANSTON	\$20,798.86	\$156,309.17	\$135,510	651.5%
02	SOUTH FAIRMOUNT**	\$11,025.97	\$76,160.37	\$65,134	590.7%
03	SOUTH CUMMINSVILLE	\$12,001.10	\$78,548.17	\$66,547	554.5%
04	AVONDALE	\$12,001.10	\$124,866.26	\$103,614	487.5%
05	LOWER PRICE HILL-QUEENSGATE	\$14,869.44	\$82,901.37	\$68,032	457.5%
06	NORTH FAIRMOUNT*	\$12,766.15	\$64,521.81	\$51,756	405.4%
07	CAMP WASHINGTON*	\$26,686.41	\$121,836.68	\$95,150	356.5%
08	CALIFORNIA	\$36,614.45	\$148,479.97	\$111,866	305.5%
09	MT. AUBURN	\$59,456.89	\$225,850.39	\$166,393	279.9%
10	LINWOOD	\$61,434.23	\$230,431.09	\$168,999	275.1%
11	EAST WESTWOOD	\$21,010.93	\$77,705.69	\$56,695	269.8%
12	WEST END	\$78,184.12	\$270,897.80	\$192,714	246.4%
13	SEDAMSVILLE	\$23,047.96	\$73,888.25	\$50,840	220.5%
14	SPRING GROVE VILLAGE	\$44,209.22	\$139,130.83	\$94,922	214.7%
15	NORTHSIDE	\$67,845.61	\$208,738.04	\$140,892	207.7%
16	PENDLETON***	\$123,501.27	\$363,824.12	\$240,323	194.5%
17	CORRYVILLE	\$73,311.98	\$210,739.91	\$137,428	187.5%
18	EAST PRICE HILL	\$38,715.93	\$110,060.17	\$71,344	184.3%
19	CUF	\$82,760.41	\$213,436.76	\$130,676	157.9%
20	BOND HILL	\$57,117.54	\$142,385.54	\$85,268	149.3%
21	MADISONVILLE	\$78,797.11	\$195,797.24	\$117,000	148.5%
22	OVER-THE-RHINE	\$128,858.94	\$310,747.92	\$181,889	141.2%
23	CARTHAGE	\$44,063.42	\$105,373.75	\$61,310	139.1%
24	WEST PRICE HILL	\$63,302.98	\$139,687.01	\$76,384	120.6%
25	KENNEDY HEIGHTS	\$89,945.32	\$193,435.03	\$103,490	115.1%

## HOME VALUE CHANGE BY NEIGHBORHOOD

RANK	NEIGHBORHOOD	2010 HOME VALUE	2020 HOME VALUE	Absolute Change in Home Value	Percent Change in Home Value
26	HARTWELL	\$67,428.62	\$144,494.61	\$77,066	114.3%
27	ROSELAWN	\$74,749.68	\$159,941.68	\$85,192	113.9%
28	MT. AIRY	\$89,326.83	\$189,364.71	\$100,038	112.0%
29	RIVERSIDE	\$49,432.88	\$102,149.23	\$52,716	106.6%
30	WALNUT HILLS	\$107,648.01	\$214,216.74	\$106,569	99.0%
31	COLLEGE HILL	\$90,131.27	\$176,861.13	\$86,730	96.2%
32	PLEASANT RIDGE	\$138,054.85	\$268,012.48	\$129,958	94.1%
33	EAST END	\$212,762.91	\$412,084.23	\$199,321	93.7%
34	EAST WALNUT HILLS	\$155,039.82	\$299,868.52	\$144,829	93.4%
35	OAKLEY	\$176,595.30	\$334,632.66	\$158,037	89.5%
36	WESTWOOD	\$84,289.80	\$157,162.64	\$72,873	86.4%
37	COLUMBIA-TUSCULUM	\$222,927.00	\$410,732.08	\$187,805	84.2%
38	NORTH AVONDALE	\$135,301.43	\$244,152.57	\$108,851	80.5%
39	SAYLER PARK	\$91,070.13	\$163,588.24	\$72,518	79.6%
40	HYDE PARK	\$276,284.33	\$464,728.01	\$188,444	68.2%
41	MT. WASHINGTON	\$139,627.64	\$230,225.42	\$90,598	64.9%
42	MT. ADAMS	\$299,566.68	\$488,442.75	\$188,876	63.0%
43	PADDOCK HILLS	\$153,504.50	\$249,869.56	\$96,365	62.7%
44	CLIFTON	\$248,925.20	\$382,575.73	\$133,651	53.7%
45	MT. LOOKOUT	\$378,821.15	\$581,434.66	\$202,614	53.5%
46	DOWNTOWN	\$285,392.14	\$366,432.81	\$81,041	28.4%

\* Data for home value is available for North Fairmount, Lower Price Hill-Queensgate, and Camp Washington starting in 2016. The 2010 starting value for these neighborhoods reflects 2016 starting values.

\*\* Data for home value is available for Pendleton starting in 2012. The 2010 starting value for this neighborhood reflects 2012 starting values.

\*\*\* Data for home value is available for South Fairmount starting in 2013. The 2010 starting value for this neighborhood reflects 2013 starting values.

## APPENDICES

# POPULATION CHANGE BY NEIGHBORHOOD

2010-2020 | Ranked by Percent Change in Population

RANK	NEIGHBORHOOD	2010 TOTAL POPULATION	2020 TOTAL POPULATION	Absolute Change in Population	Percent Change in Population
01	CORRYVILLE	3,327	4,373	1,046	31.4%
02	PENDLETON	900	1,088	188	20.9%
03	DOWNTOWN	4,850	5,835	985	20.3%
04	CUF	16,989	20,385	3,396	20.0%
05	WINTON HILLS	4,788	5,684	896	18.7%
06	COLUMBIA TUSCULUM	1,304	1,523	219	16.8%
07	OAKLEY	10,429	11,761	1,332	12.8%
08	HARTWELL	4,640	5,162	522	11.3%
09	PADDOCK HILLS	960	1,046	86	9.0%
10	NORTHSIDE	7,467	8,096	629	8.4%
11	MADISONVILLE	9,203	9,964	761	8.3%
12	EAST WALNUT HILLS	3,794	4,103	309	8.1%
13	MT. LOOKOUT	4,814	5,183	369	7.7%
14	WESTWOOD	29,949	32,080	2,131	7.1%
15	NORTH AVONDALE	3,231	3,443	212	6.6%
16	MT. ADAMS	1,481	1,578	97	6.5%
17	HYDE PARK	13,356	14,183	827	6.2%
18	COLLEGE HILL	14,174	15,035	861	6.1%
19	PLEASANT RIDGE	8,107	8,472	365	4.5%
20	ROSELAWN	6,440	6,687	247	3.8%
21	MT. AUBURN	4,904	5,070	166	3.4%
22	MT. WASHINGTON	11,670	12,026	356	3.1%
23	WEST END	6,627	6,824	197	3.0%
24	SAYLER PARK	2,765	2,825	60	2.2%
25	WEST PRICE HILL	17,164	17,536	372	2.2%

## POPULATION CHANGE BY NEIGHBORHOOD

RANK	NEIGHBORHOOD	2010 TOTAL POPULATION	2020 TOTAL POPULATION	Absolute Change in Population	Percent Change in Population
26	CARTHAGE	2,733	2,781	48	1.8%
27	CLIFTON	8,304	8,408	104	1.3%
28	EAST WESTWOOD	2,445	2,458	13	0.5%
29	BOND HILL	6,972	7,002	30	0.4%
30	VILLAGES OF ROLL HILL	1,916	1,918	2	0.1%
31	EAST PRICE HILL	15,340	15,241	-99	-0.6%
32	MT. AIRY	8,779	8,666	-113	-1.3%
33	KENNEDY HEIGHTS	4,847	4,764	-83	-1.7%
34	WALNUT HILLS	6,495	6,344	-151	-2.3%
35	SPRING GROVE VILLAGE	1,964	1,916	-48	-2.4%
36	EAST END	1,518	1,476	-42	-2.8%
37	EVANSTON	9,158	8,838	-320	-3.5%
38	OVER-THE-RHINE	6,064	5,622	-442	-7.3%
39	SOUTH FAIRMOUNT	2,368	2,181	-187	-7.9%
40	CAMP WASHINGTON	1,343	1,234	-109	-8.1%
41	AVONDALE	12,466	11,345	-1,121	-9.0%
42	ENGLISH WOODS	405	361	-44	-10.9%
43	RIVERSIDE	2,340	2,061	-279	-11.9%
44	LOWER PRICE HILL-QUEENSGATE	1,217	1,070	-147	-12.1%
45	NORTH FAIRMOUNT	1,812	1,590	-222	-12.3%
46	SOUTH CUMMINSVILLE	801	702	-99	-12.4%
47	CALIFORNIA	469	389	-80	-17.1%
48	MILLVALE	2,399	1,965	-434	-18.1%
49	LINWOOD	875	705	-170	-19.4%
50	SEDAMSVILLE	680	452	-228	-33.5%

## APPENDICES

# POPULATION DENSITY BY NEIGHBORHOOD

2010-2020 | Ranked by 2020 Population Density

RANK	NEIGHBORHOOD	2010 POPULATION DENSITY	2020 POPULATION DENSITY	Absolute Change in Population Density	Percent Change in Population Density
01	OVER-THE-RHINE	14,010.7	12,989.5	-1,021.2	-7.3%
02	CUF	10,649.3	12,778.1	2,128.7	20.0%
03	CORRYVILLE	6,413.5	8,429.9	2,016.4	31.4%
04	WEST END	8,002.4	8,240.3	237.9	3.0%
05	PENDLETON	6,000.0	7,253.3	1,253.3	20.9%
06	MT. AUBURN	7,005.7	7,242.9	237.1	3.4%
07	MT. ADAMS	6,235.8	6,644.2	408.4	6.5%
08	WEST PRICE HILL	6,327.7	6,464.9	137.1	2.2%
09	EVANSTON	6,667.9	6,434.9	-233.0	-3.5%
10	DOWNTOWN	4,974.4	5,984.6	1,010.3	20.3%
11	EAST WALNUT HILLS	5,336.6	5,771.3	434.6	8.1%
12	WESTWOOD	5,135.9	5,501.4	365.4	7.1%
13	AVONDALE	5,719.2	5,204.9	-514.3	-9.0%
14	EAST PRICE HILL	5,105.4	5,072.4	-32.9	-0.6%
15	PLEASANT RIDGE	4,790.8	5,006.5	215.7	4.5%
16	HYDE PARK	4,595.6	4,880.2	284.6	6.2%
17	KENNEDY HEIGHTS	4,831.9	4,749.2	-82.7	-1.7%
18	VILLAGES OF ROLL HILL	4,698.2	4,703.1	4.9	0.1%
19	NORTH AVONDALE	4,381.0	4,668.5	287.5	6.6%
20	NORTHSIDE	4,225.4	4,581.3	355.9	8.4%
21	OAKLEY	4,057.5	4,575.7	518.2	12.8%
22	MILLVALE	5,406.2	4,428.2	-978.0	-18.1%
23	WALNUT HILLS	4,422.1	4,319.3	-102.8	-2.3%
24	HARTWELL	3,787.8	4,213.9	426.1	11.3%
25	MADISONVILLE	3,859.7	4,178.9	319.2	8.3%

## POPULATION DENSITY BY NEIGHBORHOOD

RANK	NEIGHBORHOOD	2010 POPULATION DENSITY	2020 POPULATION DENSITY	Absolute Change in Population Density	Percent Change in Population Density
26	ROSELAWN	3,951.7	4,103.2	151.6	3.8%
27	SOUTH FAIRMOUNT	4,405.6	4,057.7	-347.9	-7.9%
28	BOND HILL	3,883.4	3,900.2	16.7	0.4%
29	COLLEGE HILL	3,637.3	3,858.2	220.9	6.1%
30	CLIFTON	3,740.0	3,786.9	46.8	1.3%
31	EAST WESTWOOD	3,673.2	3,692.8	19.5	0.5%
32	MT. LOOKOUT	3,374.5	3,633.2	258.7	7.7%
33	MT. WASHINGTON	3,506.5	3,613.4	107.0	3.1%
34	COLUMBIA TUSCULUM	2,454.6	2,866.8	412.2	16.8%
35	WINTON HILLS	2,285.1	2,712.7	427.6	18.7%
36	PADDOCK HILLS	2,438.1	2,656.5	218.4	9.0%
37	MT. AIRY	2,550.4	2,517.6	-32.8	-1.3%
38	SAYLER PARK	2,397.8	2,449.9	52.0	2.2%
39	CARTHAGE	2,216.9	2,255.8	38.9	1.8%
40	ENGLISH WOODS	2,142.1	1,909.4	-232.7	-10.9%
41	NORTH FAIRMOUNT	2,131.8	1,870.6	-261.2	-12.3%
42	SOUTH CUMMINSVILLE	1,898.7	1,664.0	-234.7	-12.4%
43	EAST END	1,253.6	1,218.9	-34.7	-2.8%
44	RIVERSIDE	1,260.6	1,110.3	-150.3	-11.9%
45	SPRING GROVE VILLAGE	1,023.6	998.6	-25.0	-2.4%
46	CAMP WASHINGTON	1,079.8	992.2	-87.6	-8.1%
47	LOWER PRICE HILL-QUEENSGATE	611.4	537.5	-73.8	-12.1%
48	SEDAMSVILLE	455.2	302.6	-152.6	-33.5%
49	CALIFORNIA	221.5	183.7	-37.8	-17.1%
50	LINWOOD	225.4	181.6	-43.8	-19.4%



# CENTER FOR RESEARCH & DATA

CINCINNATI USA REGIONAL CHAMBER

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## ACKNOWLEDGEMENTS

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## ABOUT THE CINCINNATI REGIONAL CHAMBER

The Cincinnati Regional Chamber is the premier business and civic organization dedicated to growing the vibrancy and economic prosperity of the Cincinnati region. To achieve its vision that Cincinnati is a growing, thriving region where everyone belongs, the Chamber seeks to grow our economy, grow our population, and grow our cultural vibrancy – with the foundation of a strong business community – to foster a welcoming environment for all. The Chamber’s membership offerings, signature leadership programs, government and regional advocacy efforts, community events such as BLINK and Oktoberfest as well as key partnerships with organizations like Cincinnati Experience, Cincinnati Compass, Cincinnati Minority Business Accelerator, and the Workforce Innovation Center lead the way in making that vision a reality. For more information, visit [cincinnati-chamber.com](http://cincinnati-chamber.com).

## ABOUT THE CENTER FOR RESEARCH AND DATA

The Cincinnati Chamber’s Center for Research & Data is an initiative to deliver data-driven analysis regarding vital regional indicators and outcomes. The Center helps regional leaders, community partners, and policymakers make informed decisions around priorities like talent attraction, inclusive economic growth, and community-wide goals. We provide actionable insights to support the mission and vision of the Chamber.





PRESENTED BY:



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