



EQUITY
PRIVATE CLIENT GROUP™

Q2, 2025

REAL ESTATE MARKET REPORT

Ohio

Ohio has a stronger seller's market compared to the national average.

Q2 Summary

- Foreclosure starts increased by 5% YoY. However, the number of new Real Estate Owned (REO) has dropped by 25%.
- Home prices in Ohio increased compared to the end of Q1.
- Gross rental yield is almost two percentage points higher in Ohio compared to national average.

Q2, 2025

National Real Estate Market Profile

Data through 6/30/2025 | Source: Altos

SLIGHT SELLER'S ADVANTAGE

Market Action Index* **37**  Seller's Advantage
Buyer's Advantage

Median List Price
\$464,990

Median Price of
New Listings
\$435,000

Inventory
831,110

Relisted
10%

Median Days
on Market
56

Average Days
on Market
102

Price Decreased
40%

Price Increased
2%

Per Square Foot
\$222

Median Rent
\$2,350

Q2, 2025

Ohio Real Estate Market Profile

Data through 6/30/2025 | Source: Altos

STRONG SELLER'S ADVANTAGE

Market Action Index* **49**  Seller's Advantage
Buyer's Advantage

Median List Price
\$304,802

Median Price of
New Listings
\$295,000

Inventory
15,318

Relisted
8%

Median Days
on Market
35

Average Days
on Market
72

Price Decreased
38%

Price Increased
1%

Per Square Foot
\$170

Median Rent
\$1,550

*The Altos Research Market Action Index presents a singular score to represent whether the market is in favor of the buyers or the sellers. A score of 30 indicates a balanced market, while a score above 30 represents there is more demand than supply, and a score below 30 indicates there is more supply than demand.

Market Trends and Analysis

HOME PRICES RISE IN OHIO

While new listings prices are on average \$9,802 lower than the median list price, the overall cost of homes in Ohio has increased over the second quarter, from \$279,900 at the end of Q1 2025 to \$304,802 at the end of Q2.

However, median list prices in Ohio were still 34% lower than the national median list price.

The relist rate is 8% compared to the national rate of 10%, and homes spend on average 30 days less on the market, possibly due to the more accessible listing prices.



Q2, 2025

Ohio Foreclosure Activity

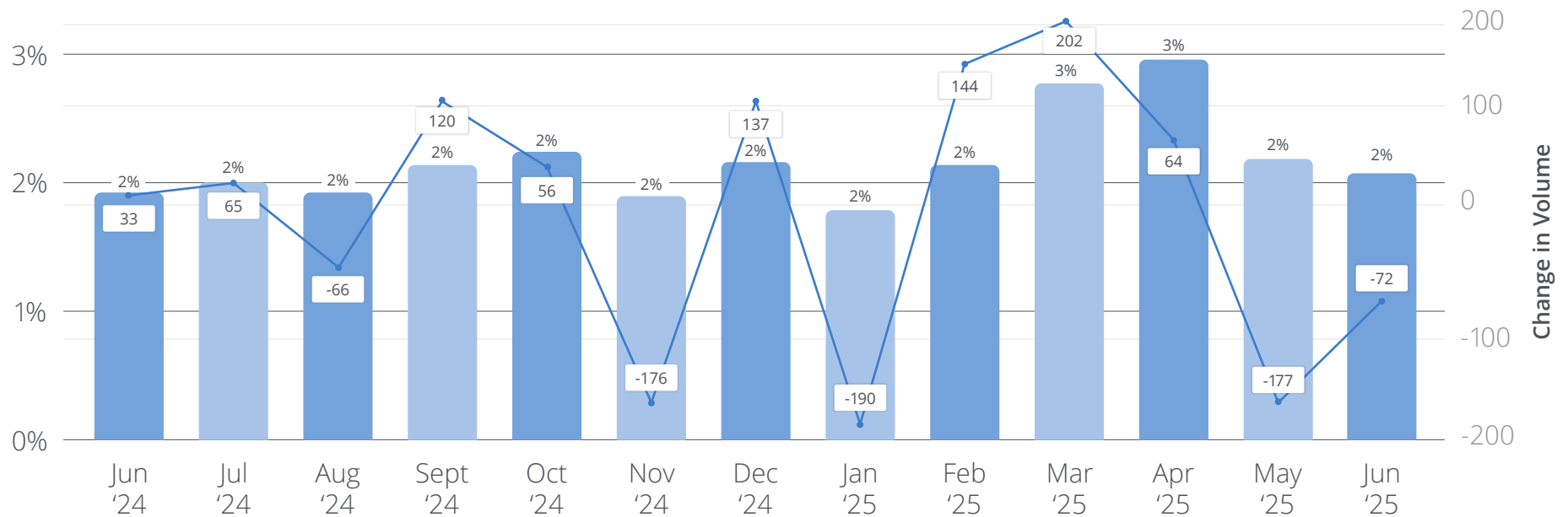
FORECLOSURES INCH UPWARD FOR THE YEAR

The number of foreclosure starts declined throughout Q2, reaching a low of 886 in June 2025, compared to 1,135 in April and 958 in May. However, the lowest number YTD was in January with 739, and there was still a YoY 5% increase of total foreclosure starts YTD. These trends mirror national trends, as well. Investors wanting to invest specifically in foreclosure properties may consider the Cleveland-Elyria or the Cincinnati areas, which contained 30% and 19% respectively of all foreclosure starts by the end of Q2.

NOD/LIS/NTS/NFS Volume % of Total - by Month

Source: ATTOM Data Solutions | Data updated monthly | Reports cover data through 06/2025

● Change in Volume (from Previous Period)



OHIO FORECLOSURE ACTIVITY - Q2, 2025

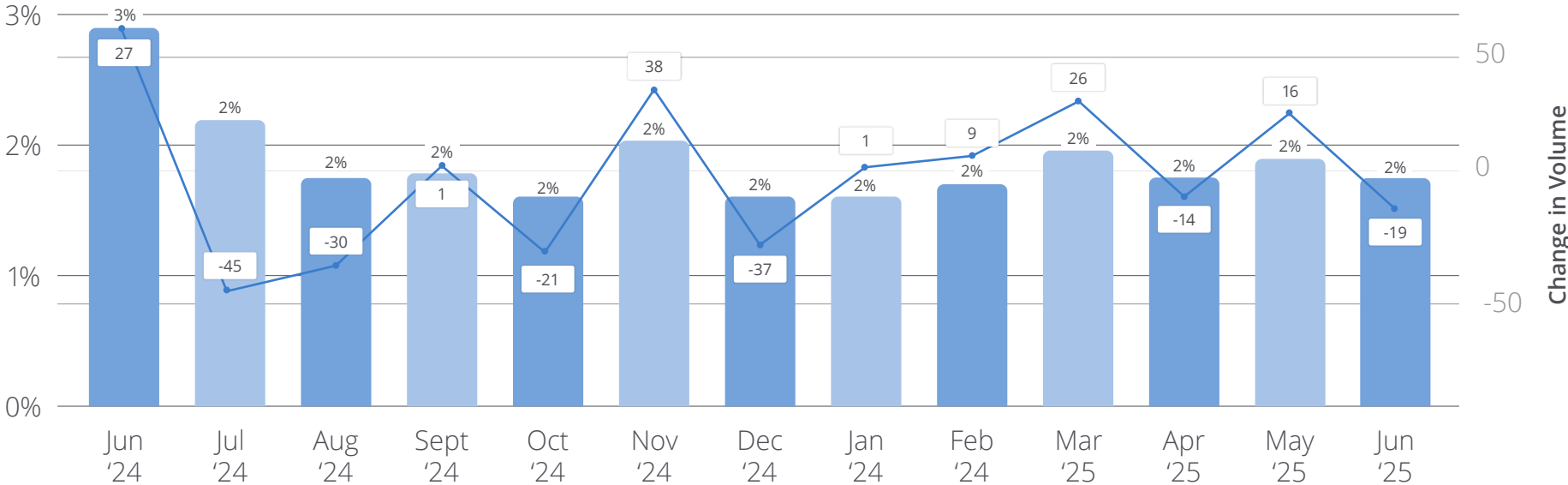
While the number of new REOs has fluctuated all quarter, there has been an overall 25% decrease YoY. Neither of these trends reflects national trends. This could indicate that, while investors may still be able to find opportunities in the foreclosure market, it may be more difficult to do so specifically with REO properties.

However, investors searching in the Cleveland-Elyria area may find more opportunities—that is where 28% of the state’s REOs were located by the end of Q2.

REO Volume % of Total - by Month

Source: ATTOM Data Solutions | Data updated monthly | Reports cover data through 06/2025

● Change in Volume (from Previous Period)



Ohio's Rental Market Outpaces National Average

For investors specifically looking to invest in single-family rentals, Ohio's gross rental yield was almost two-percentage points higher compared to the national yield, 8.42% vs. 6.64% respectively.

Ohio's YoY gross rental yield also increased by 1.9%, compared to the national rate, which decreased by 3.3%.

However, rent is also rising higher than wages, which could mean more and longer rental vacancies.



Source: ATTOM Data Solutions. Data updated annually. Report covers February 2024 to February 2025.

Get personalized data delivered to your inbox.

Equity Trust's Real Estate Investing Hub was built to provide resources for real estate investors to make the best decisions possible. That's why we offer free Real Estate Market Data reports (typically sold for thousands of dollars) and low-cost Foreclosure and Single-Family Rental reports, all of which inform this quarterly report.

With this data on your side, you can more confidently make investment decisions and increase your ROI potential.

EXPLORE REPORTS



SOURCES:

Altos Research – Real Estate Market Data
ATTOM Data Solutions – Foreclosure Data
ATTOM Data Solutions – Single-Family Rental Data



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