Avondale has experienced changes in its housing market over the past several decades. These changes have been intensified by a population decline, which has produced several challenges for the community. Chief among these are a low home ownership rate and low housing values in Avondale, as compared to its surrounding neighborhoods. Economic downturns throughout 2000-2010 intensified the challenges of an already struggling housing market.

Despite its hardships, Avondale’s circumstances are changing, presenting new possibilities for community growth and a housing revival. The data that follow serve as a basis for this revival.

Equipped with this data, community stakeholders can strategize a carefully chosen, visible, and catalytic housing plan for current and future residents of the community.

### AVONDALE’S CHANGING LANDSCAPE

Both single-family and multi-family housing units tend to be of older construction, presenting additional challenges for potential home purchasers.

### HOW THE HOUSING BREAKS DOWN

The current housing stock presents challenges for the housing market in Avondale. Vacancies are high, and there is a relatively high number of duplexes and triplexes compared to the number of single-family detached homes, which tend to be more inviting to prospective homeowners.

Also relevant is what’s not available: Unlike many thriving urban areas, Avondale does not have many condominium flats or townhome products.

### AN AGING HOUSING STOCK

- More than half of all single-family detached houses were built before 1925
- More than half of all multi-family houses were built before 1915
Eighty-two percent of housing in Avondale consists of multifamily and rental units. Out of all rental units in Avondale, 66% are multifamily units. The abundance of rental properties built to house 3-4 families presents challenges to increasing home ownership in the area.

AVONDALE’S RENTAL MARKET

AVONDALE HOUSING SALES & VALUES

Purchase patterns indicate frequent resales and low home values, creating a less stable, less desirable market for prospective homeowners. There is a high number of bank sales, including auctions and distressed sales, relative to market sales. Also, there is a relatively low number of new housing units.

MOVING FORWARD: FACTORS THAT CAN LEAD TO A HOUSING REVIVAL

Despite the housing challenges in Avondale, there are key signals and factors that communicate promise that a housing revival is possible.

- Household gains have increased up to 1.5% annually since 2010.
- Job growth is on the rise, with over 62,000 employees working each day in the Uptown area, especially in healthcare and technical industries.
- Avondale assets include connectivity to employment centers, healthcare access and jobs, interstates, adjacent wealthier neighborhoods, the University of Cincinnati, and community leadership.

Through ongoing analyses and tactical redevelopment approaches, Avondale stakeholders can transform the neighborhood’s housing challenges into opportunities for creating sustainable neighborhood housing improvements.

The data for the Avondale Residential Market was researched and provided by Dinn Focused Marketing, Inc. Two-pager written and designed by Untold Content, LLC.