

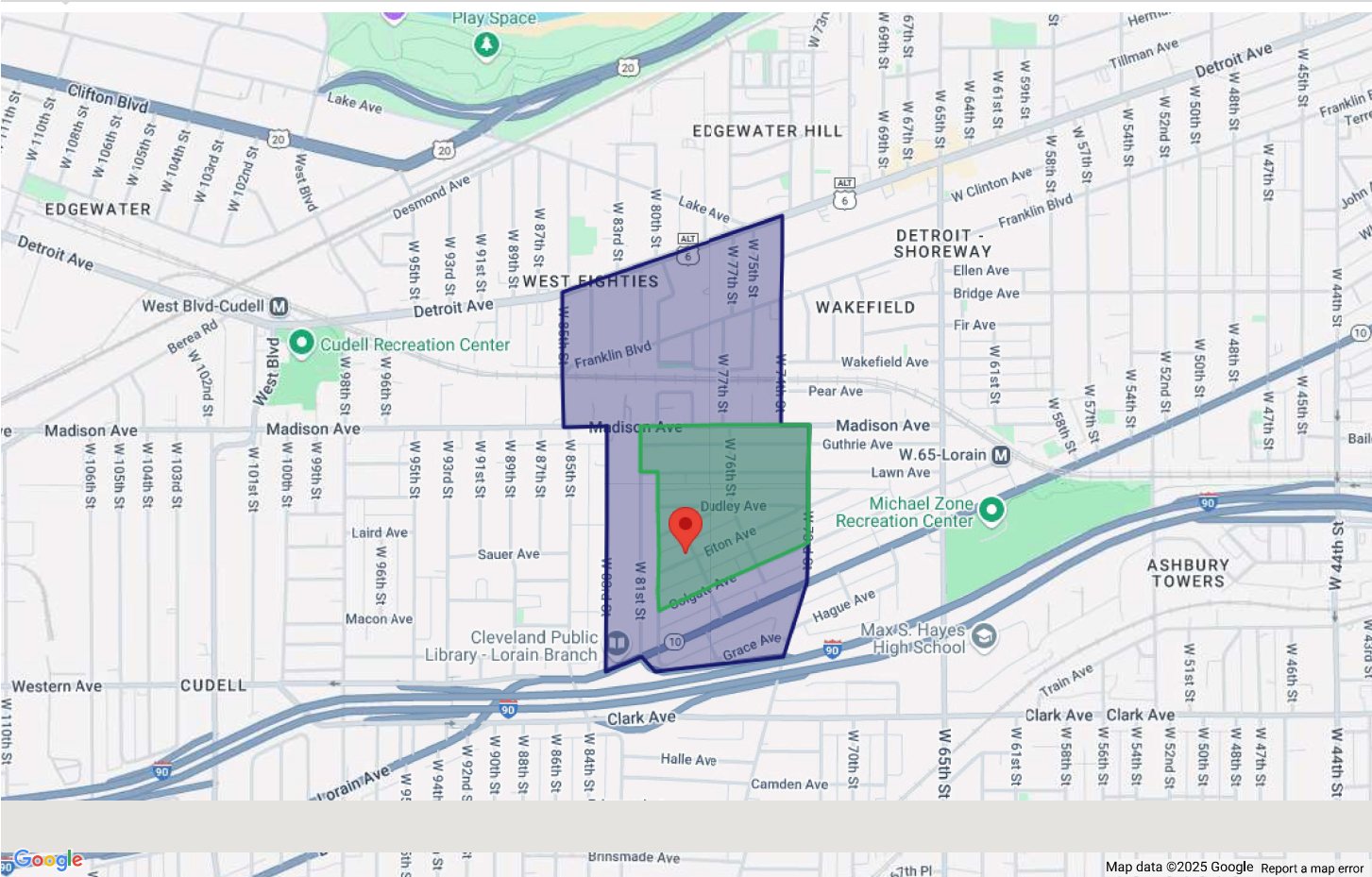


# Comprehensive Neighborhood Report

7804 Elton Ave, Cleveland, OH 44102

March 27, 2025

NEIGHBORHOOD MAP



■ Neighborhood Boundary    ■ Micro-neighborhood Boundary



# Neighborhood Trends and Forecasts

7804 Elton Ave, Cleveland, OH 44102

328 Vital Statistics | 16 Condition Alerts

March 27, 2025

7804 Elton Ave, Cleveland, OH 44102 | March 27, 2025

RISING STAR INDEX

Appreciation Potential (3 years)

RISING STAR



Forecast to **appreciate** 30% or more over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

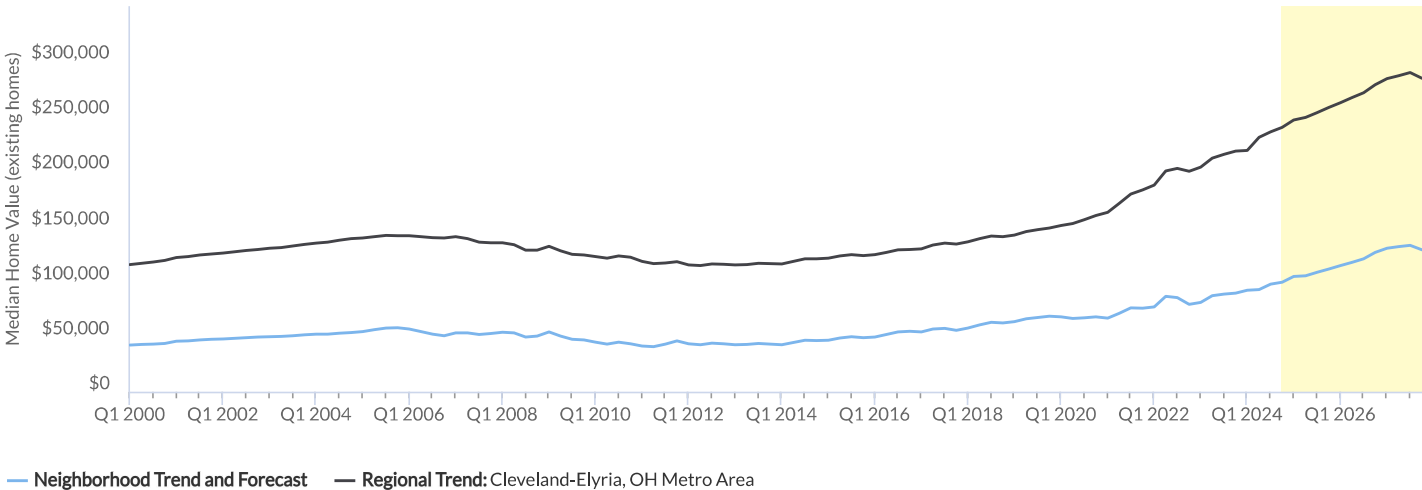
LOW



Ranked in the **bottom 35%** of all neighborhoods in the nation for investment security

1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
<b>3 Year Forecast:</b> 2024 Q4 - 2027 Q4	32.01%	9.70%		
<b>Latest Quarter:</b> 2024 Q2 - 2024 Q3 Among the <b>highest</b> appreciation rate in the U.S.	5.19%	22.46%		
<b>Last 12 Months:</b> 2023 Q3 - 2024 Q3 Among the <b>highest</b> appreciation rate in the U.S.	10.33%	10.33%		
<b>Last 2 Years:</b> 2022 Q3 - 2024 Q3	14.22%	6.87%		
<b>Last 5 Years:</b> 2019 Q3 - 2024 Q3	44.67%	7.67%		
<b>Last 10 Years:</b> 2014 Q3 - 2024 Q3	109.24%	7.66%		
<b>Since 2000:</b> 2000 Q1 - 2024 Q3	122.22%	3.38%		

\* 10 is highest

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KEY PRICE DRIVERS AT THIS LOCATION

Pros

*Likely to drive home values upward over the next few years or indicators of upward trends already underway.*

- + Income Trend
- + Educated Population Trend
- + Neighborhood Look & Feel
- + Real Estate Values Nearby
- + Regional Housing Market Outlook
- + Access to High Paying Jobs

Cons

*Impediments to home value appreciation over the next few years or indicators of negative trends already underway.*

- Crime
- Vacancies
- School Performance

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

STRONG ADVANTAGE

1

2

3

4

5

At least **20% less expensive** per sq ft than other neighborhoods nearby.

1=Strong Disadvantage

2=Disadvantage

3=Similar Price

4=Advantage

5=Strong Advantage

\$62

neighborhood price per sq ft

\$78

average nearby home price per sqft

Access to High-Paying Jobs

EXCELLENT

1

2

3

4

5

On average in the **top 20%** for job accessibility.

1=Limited

2=Below Average

3=Average

4=Very Good

5=Excellent

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	4134
10 minutes	75035
15 minutes	165031
20 minutes	245354
30 minutes	383820
45 minutes	561327
60 minutes	690895

\*Annual salary of \$75,000 or more

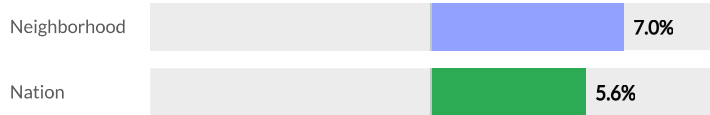
SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend



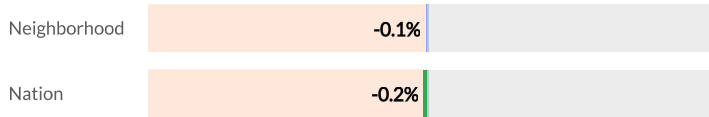
⚠️ This neighborhood's home ownership rate increased at one of the **highest** rates in the nation over the last 5 years.

Avg. Annual Rent Price Trend



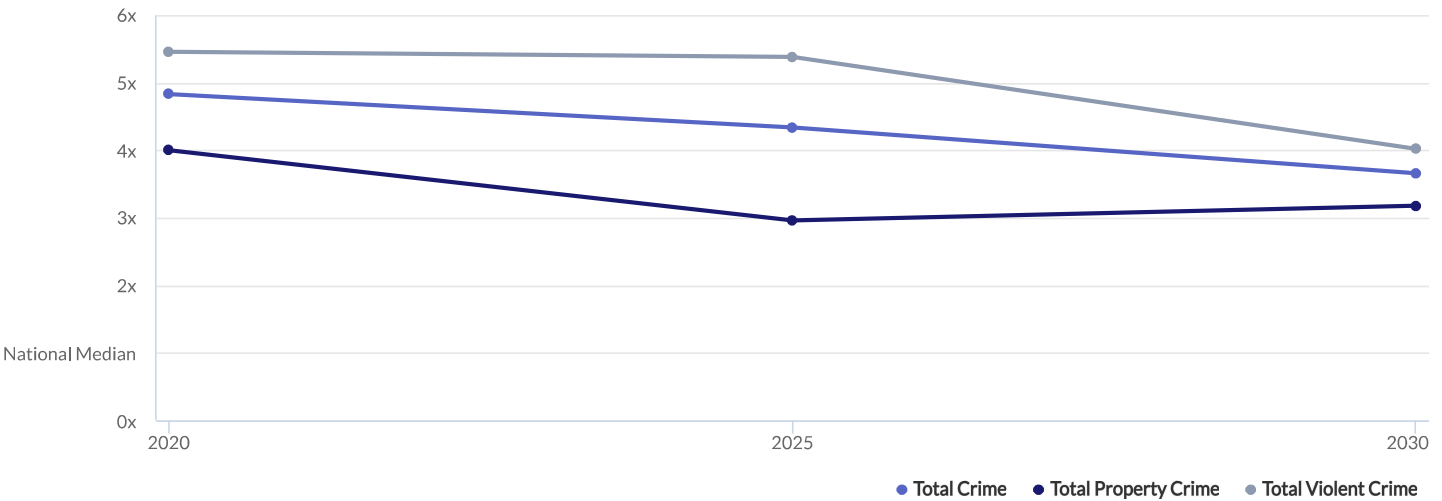
Avg. Annual Vacancy Trends

Based on the percentage of properties that are vacant year round.



SCOUT VISION® CRIME TRENDS AND FORECAST

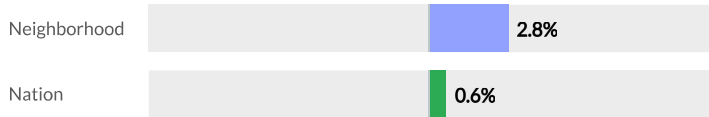
⚠️ The Property Crime Index in this neighborhood dropped more than 25% over the last 5 years. This is among the greatest rates of decline in the nation over this period.



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

Avg. Annual Change in College Graduates

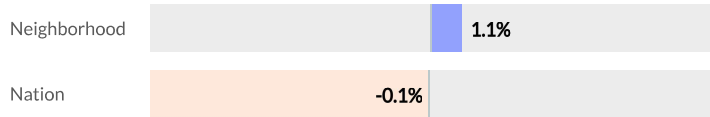
College graduates are defined as adults 25 and older with at least a 4-year college degree.



⚠ Increased among the **highest** rates in the U.S.

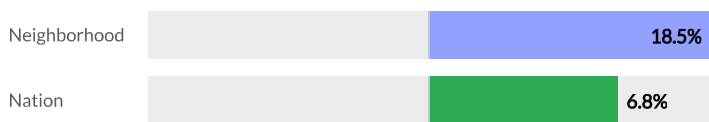
Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.



SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income



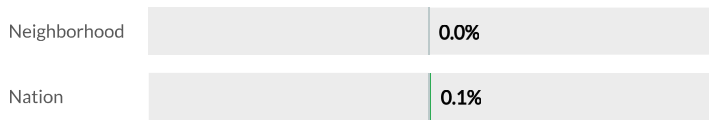
⚠ Increased among the **highest** rates in the U.S.

Avg. Annual Change in Household Income



⚠ Increased among the **highest** rates in the U.S.

Avg. Annual Change in Unemployment Rate





SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	6,848	7,343	7.23% ↑
1 Mile	24,594	26,907	9.40% ↑
3 Miles	142,770	151,696	6.25% ↑
5 Miles	307,544	299,451	-2.63% ↓
10 Miles	830,373	812,788	-2.12% ↓
15 Miles	1,303,273	1,296,249	-0.54% ↓
25 Miles	1,947,845	1,960,974	0.67% ↑
50 Miles	3,400,100	3,403,269	0.09% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Cleveland-Elyria, OH Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)

HIGH



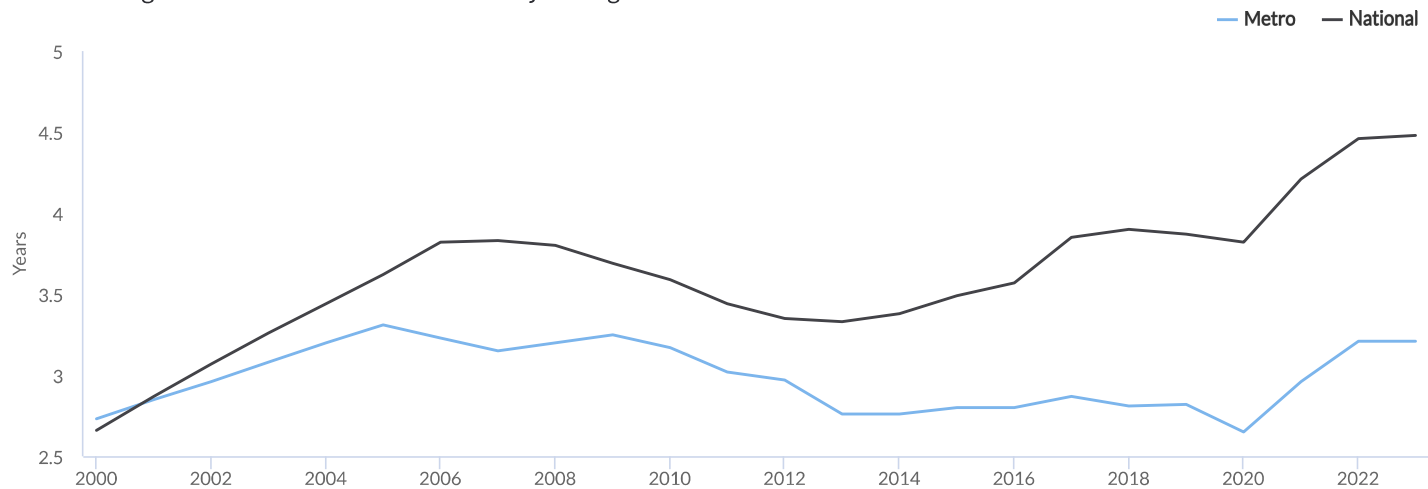
Forecast to **appreciate** between 20% and 30% over the next 3 years

1=Very Low    2=Low    3=Moderate    4=High    5=Very High

HOUSING AFFORDABILITY TRENDS

Cleveland-Elyria, OH Metro Area

Years of average household income needed to buy average home



2.65 Region's Historical Low	3.31 Region's Historical High	3.21 Current <div><div></div><div>The number of years of income needed to buy a home in this region is at or very close to its historical maximum. Housing may be becoming less affordable to the average household.</div></div>
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REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	-4.30%	<div>2</div>	-1.84%	<div>2</div>
	Among the <b>lowest</b> in the nation over the last 2 years.		Population growth in this region has been among the <b>lowest</b> in the nation over the last year.	
Job Growth	4.23%	<div>4</div>	1.58%	<div>6</div>
Income Trend	9.46%	<div>4</div>	3.94%	<div>4</div>
Unemployment Trend	-1.46%	<div>10</div>	0.32%	<div>7</div>
	The decrease in unemployment in this region has been among the greatest in the nation over the last 2 years.			
Stock Performance of Region's Industries	33.97%	<div>4</div>	21.90%	<div>3</div>
Housing Added	0.40%	<div>1</div>	0.22%	<div>1</div>
	The rate of new housing construction in this region has been among the <b>lowest</b> in the nation over the last 2 years.		The rate of new housing construction in this region has been among the <b>lowest</b> in the nation over the last year.	
Vacancy Trend	0.47%	<div>2</div>	0.00%	<div>6</div>
	The increase in vacancy rates in this region has been among the <b>highest</b> in the nation over the last 2 years.			

\* 10 is highest

DISCLAIMER

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