



AD Mortgage

NMLS# 958660



Ohio Down Payment Cheat Sheet

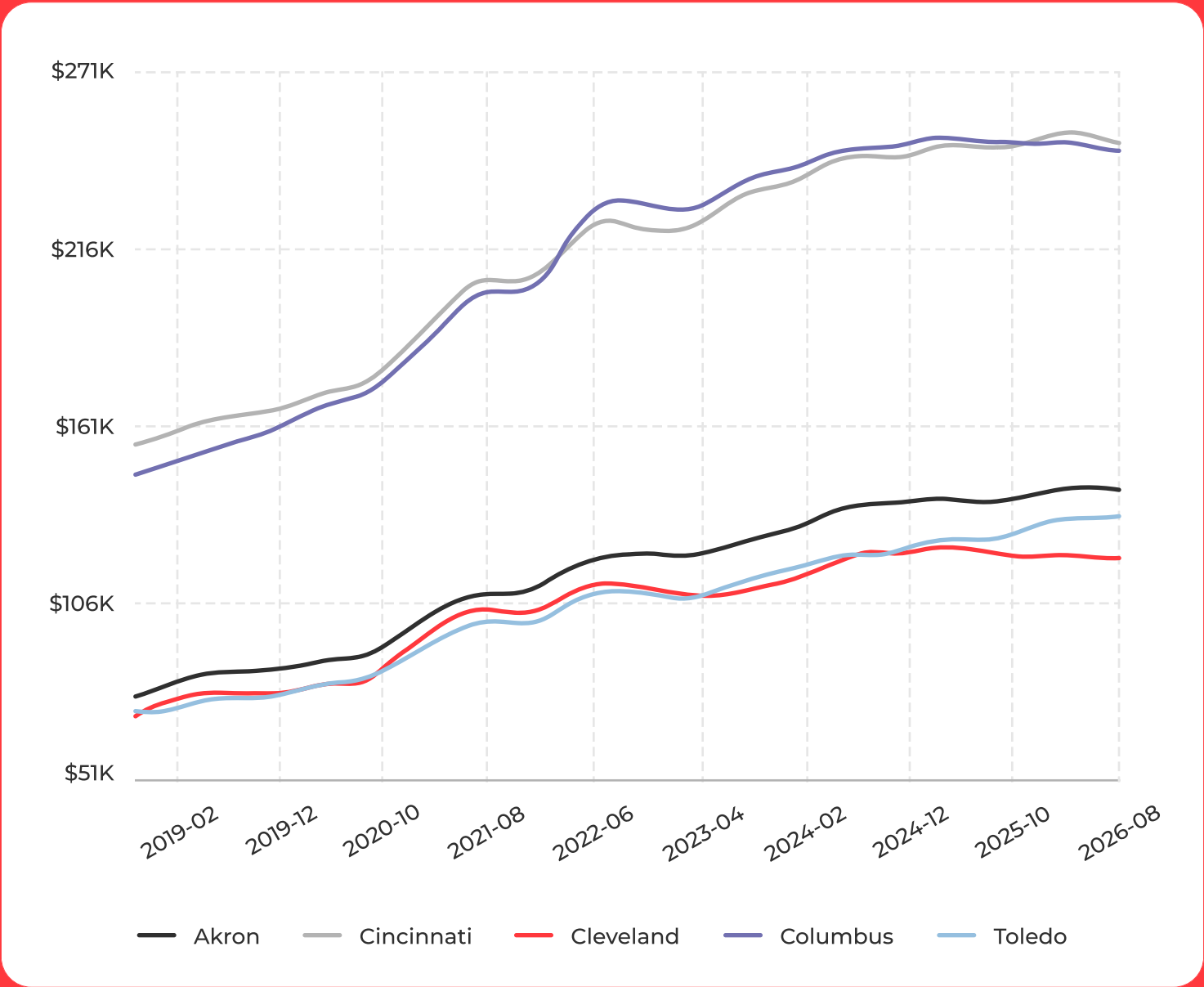
How Long Buyers May Need
to Save in Major Ohio Cities



Ohio Housing Market

Median Sales Price: **\$248,803**

Median Days on Market: **11 days**



Columbus



● House for sale

\$359,900

3 bed 3 bath 1,976 sq ft

5986 Wexford Park Dr,
Columbus, OH 43228



● House for sale

\$245,000

3 bed 3 bath 1,395 sq ft

6121 Bristol Ridge Dr,
Canal Winchester, OH 43110



● House for sale

\$2,695,000

4 bed 3 bath 4,649 sq ft

123 E Deshler Ave,
Columbus, OH 43206

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Columbus, OH	\$247,002	\$67,084	15%	4.60%	12.0	8%	6.9

Cleveland



● House for sale

\$220,000

4 bed 2 bath 2,630 sq ft

4824 W 58th St,
Cleveland, OH 44144



● House for sale

\$339,900

4 bed 2 bath -- sq ft

3952 W 162nd St,
Cleveland, OH 44111



● House for sale

\$134,900

3 bed 1 bath 1,176 sq ft

8509 Jeffries Ave,
Cleveland, OH 44105

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Cleveland, OH	\$120,419	\$43,383	15%	4.60%	9.1	8%	5.2

Cincinnati



● House for sale

\$359,900

3 bed 2 bath 1,976 sq ft

561 Milton Street,
Cincinnati, OH 45202



● House for sale

\$460,000

3 bed 3 bath 2,103 sq ft

3628 Solar Vista Pl,
Cincinnati, OH 45213



● House for sale

\$375,000

3 bed 3 bath 1,512 sq ft

6514 Tyne Ave,
Cincinnati, OH 45213

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Cincinnati, OH	\$249,297	\$56,910	15%	4.60%	14.3	8%	8.2

Toledo



● House for sale

\$399,900

5 bed 5 bath 4,313 sq ft

2006 Mount Vernon Ave,
Toledo, OH 43607



● House for sale

\$199,900

3 bed 2 bath 920 sq ft

5249 Clover Ln,
Toledo, OH 43623



● House for sale

\$159,900

3 bed 1 bath 1,000 sq ft

5458 Gay St,
Toledo, OH 43613

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Toledo, OH	\$133,536	\$50,562	15%	4.60%	8.6	8%	5.0

Akron



● House for sale

\$317,500

3 bed 4 bath 1,990 sq ft

594 Megglen Ave,
Akron, OH 44303



● House for sale

\$574,000

4 bed 4 bath 2,656 sq ft

251 Overwood Rd,
Akron, OH 44313



● House for sale

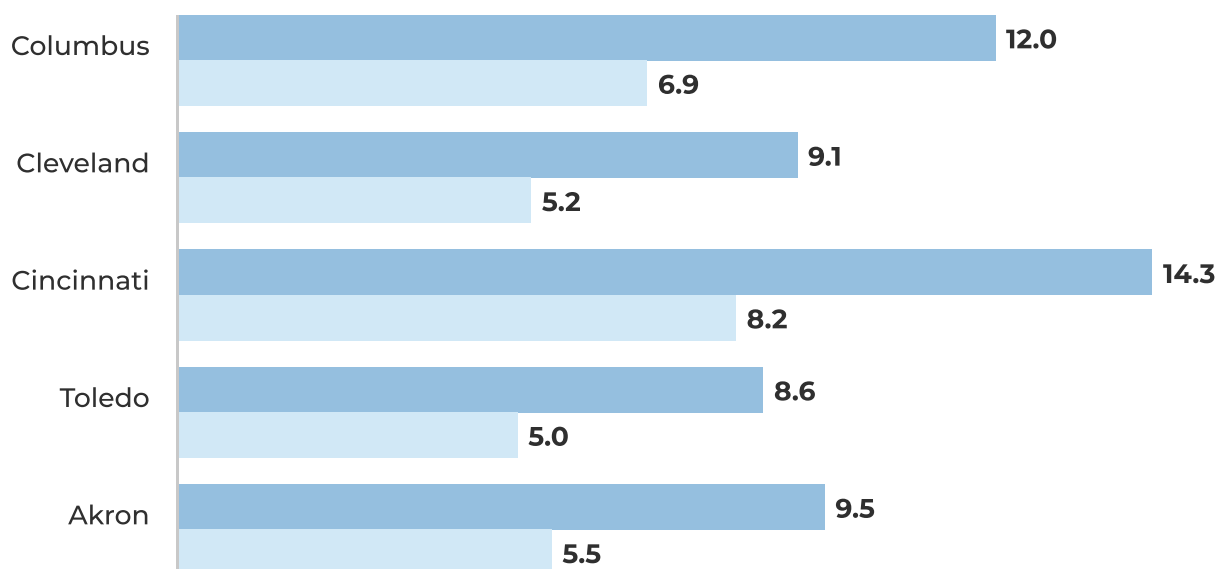
\$169,999

3 bed 2 bath -- sq ft

1405 Orlando Ave,
Akron, OH 44320

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Akron, OH	\$141,681	\$48,521	15%	4.60%	9.5	8%	5.5

Years to Save for a Down Payment



■ at 4.6% saving rate ■ at 8% saving rate

How to Save for a Down Payment Faster

- ✓ Set a clear target you need to save
- ✓ Keep down payment savings in a separate, high-yield account
- ✓ Consider borrowing from family or friends
- ✓ Lower bills and optimize expenses
- ✓ Pay off high-interest debts
- ✓ Explore state and multi-county down payment assistance programs, including:
 - **OHFA Down Payment Assistance:** 3% of the purchase price for conventional loans or 3.5% for government-backed FHA, VA, and USDA loans for eligible borrowers. The assistance is forgiven after seven years, buyers who sell within that period may need to repay it.
 - **OHFA Grants for Grads:** 3% for conventional loans or 3.5% for FHA, VA, and USDA loans for eligible recent graduates purchasing in Ohio through an OHFA loan program. The down payment assistance is forgiven after five years if the buyer remains an Ohio resident, selling the home and moving out of Ohio before then can trigger repayment.
- ✓ Explore local down payment assistance programs, including:
 - **Cuyahoga County DPA Program:** up to 10% of the purchase price, capped at \$20,900, as a deferred second mortgage for eligible first-time buyers purchasing in participating Cuyahoga County communities.
 - **Cincinnati American Dream DPA:** up to \$14,000 as a zero-interest deferred loan for eligible first-time, low- to moderate-income buyers purchasing in Cincinnati. Homebuyer education is required.
 - **Dayton DPA Program:** up to \$7,000 for eligible first-time buyers purchasing a home in Dayton.
 - **Toledo Home at Last Program:** up to \$12,500 in down payment and closing-cost assistance for eligible first-time buyers purchasing in Toledo, with up to \$20,000 available in designated target areas.

- **Akron Dreams DPA Program:** up to \$7,500 toward down payment and closing costs for eligible first-time buyers purchasing in Akron.
- **Franklin County DPA Program:** down payment and closing-cost assistance for income-eligible first-time buyers purchasing in Franklin County outside Columbus city limits.

Study Methodology

Typical home values represent Zillow Home Value Index (ZHVI) data as of May 31, 2026. All values reflect housing prices at the city level, based on municipal boundaries, not metropolitan statistical areas.

The selection of cities is based on population data from the U.S. Census Bureau (May 2025), focusing on the largest incorporated places in Wisconsin.

Median household income figures are based on the most recent data available from the U.S. Census Bureau's American Community Survey (ACS). Income data was retrieved using city- or town-level queries (e.g., "Kenosha city, Wisconsin") to ensure geographic consistency with home value estimates.

The median percent down payment (15%) is derived from the 2025 NAR Home Buyers and Sellers Generational Trends Report, which provides benchmark data on typical buyer behavior across the United States. This percentage reflects a simplified average between first-time and repeat buyers for the purposes of this model.

The personal saving rate is taken from the Bureau of Economic Analysis (BEA), based on the most recent national release for August 2025. In addition to calculations using the official national saving rate (4.6%), the analysis includes an alternative scenario applying a moderate household saving rate of 8%, reflecting real-world saving patterns.

Down payment assistance programs referenced are examples only and may not be available through AD Mortgage. AD Mortgage accepts only eligible down payment assistance programs that meet provider eligibility requirements, applicable program guidelines, investor requirements, and underwriting criteria.