

# Mineral Ridge

Community · OH · Ohio > Trumbull County

STRONG SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+79.1%

1-YR CHANGE

56

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

Balanced

Seller's market

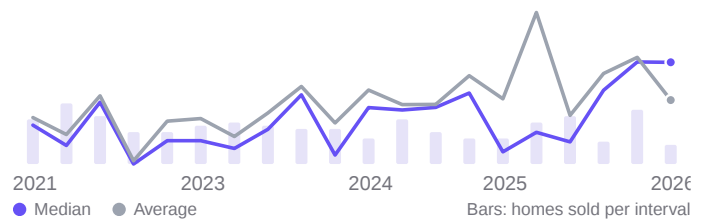
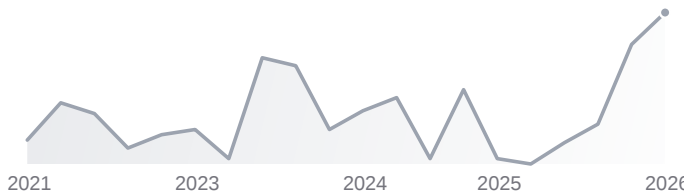
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

84 / 100

Sale prices

Median \$260K · Average \$202K

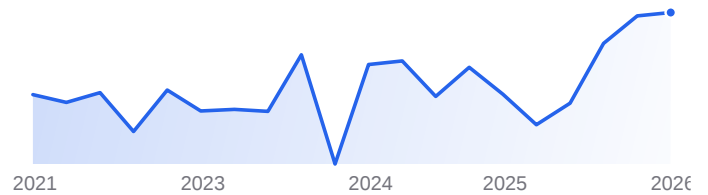
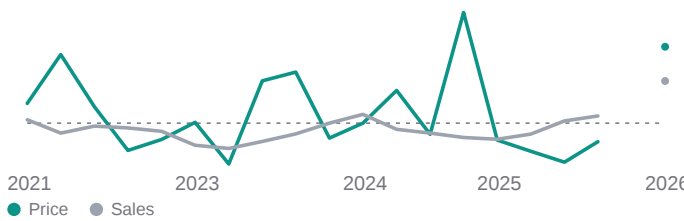


Growth (year over year)

Price +79.1% · Sales +43.6%

Price per square foot

\$156/ft²

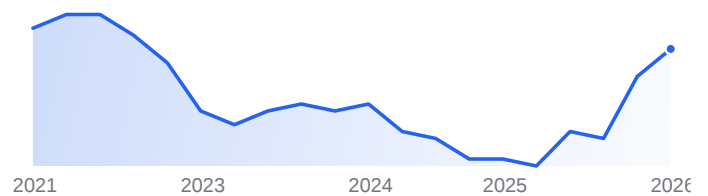
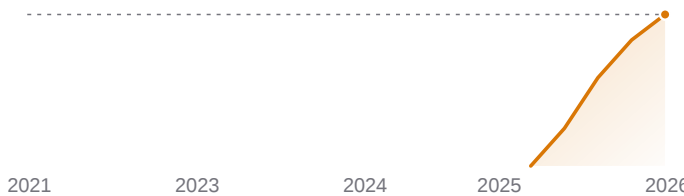


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

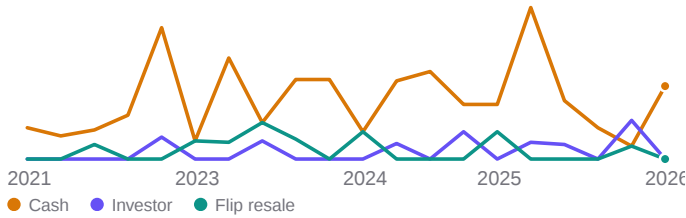
3.5%



## BUYERS & OUTCOMES

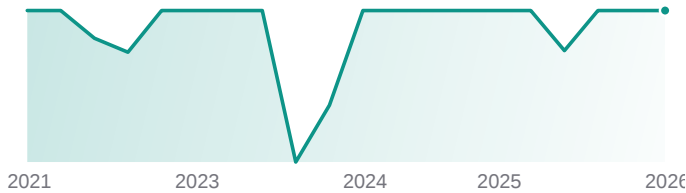
### Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



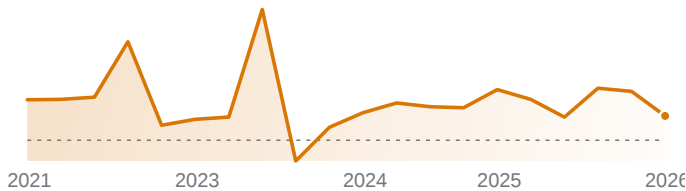
### Sellers who sold at a gain

100%

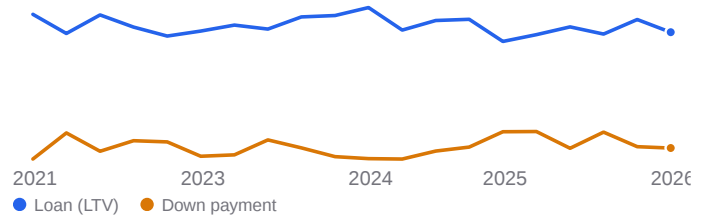


### Median annualized return at resale

+5.0%

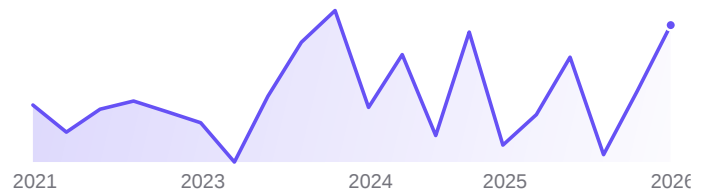


### Financing (share of purchase price) Loan (LTV) 81% · Down payment 10%



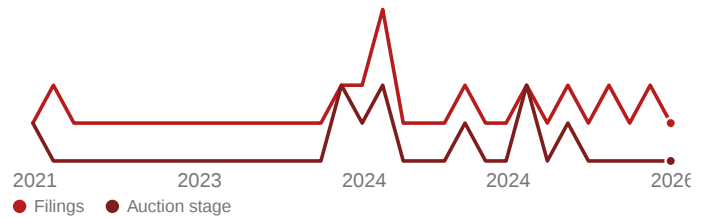
### Typical hold before selling

11.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,622     |
| Median value (AVM) | \$214K    |
| Median size        | 1,620 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1975      |
| Single family      | 92%       |
| Condos             | 2.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 63%  |
| Underwater (LTV 125% or more) | 1.7% |
| Owner occupied                | 86%  |
| Company owned                 | 6.4% |
| Median loan-to-value          | 39%  |

Typical ownership tenure

**11.4 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>3,930</b>                  |
| Density                          | <b>1,103 / mi<sup>2</sup></b> |
| Median household income          | <b>\$61K</b>                  |
| Average household income         | <b>\$79K</b>                  |
| Crime index (US avg 100)         | <b>59</b>                     |
| Air pollution index (US avg 100) | <b>107</b>                    |
| Earthquake index (US avg 100)    | <b>32</b>                     |
| Homes occupied                   | <b>94%</b>                    |
| Bachelor's or higher             | <b>22%</b>                    |
| Poverty rate                     | <b>12.0%</b>                  |
| Unemployment                     | <b>1.3%</b>                   |
| Average temp                     | <b>50°F</b>                   |
| Annual precip                    | <b>38 in</b>                  |
| Sunshine                         | <b>50%</b>                    |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.