

Nashport

Community · OH · Ohio · Muskingum County

BUYER'S MARKET

\$297K

MEDIAN SALE PRICE

-15.2%

1-YR CHANGE

85

SALES (12 MO)

\$293K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



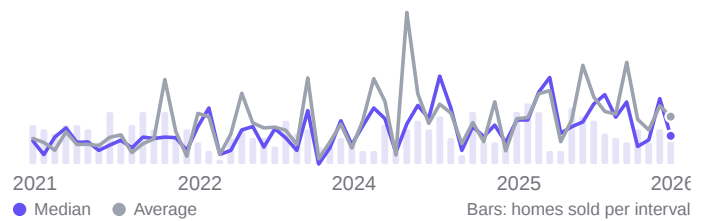
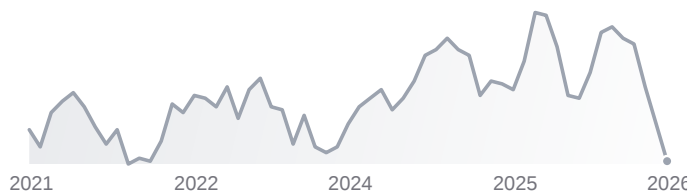
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$255K · Average \$327K

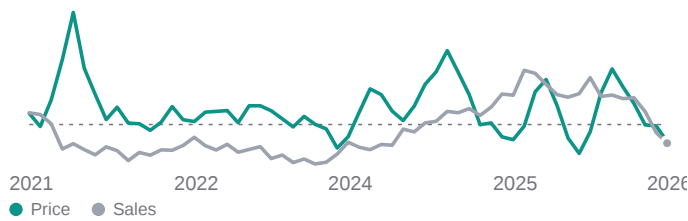


Growth (year over year)

Price -15.2% · Sales -16.7%

Price per square foot

\$207/ft²

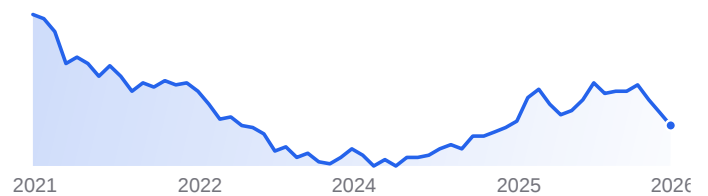


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

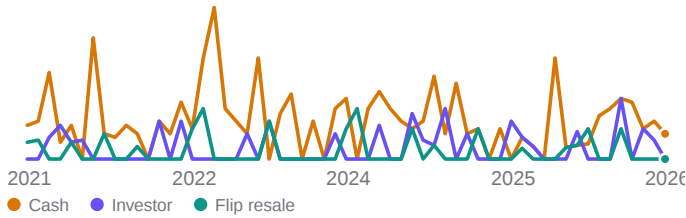
3.3%



BUYERS & OUTCOMES

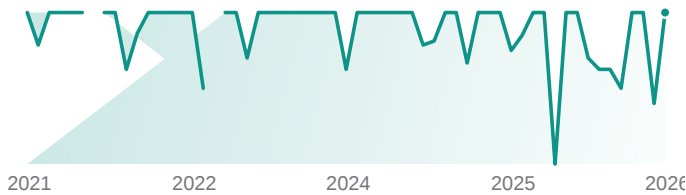
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



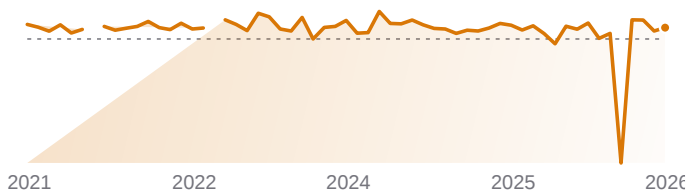
Sellers who sold at a gain

100%

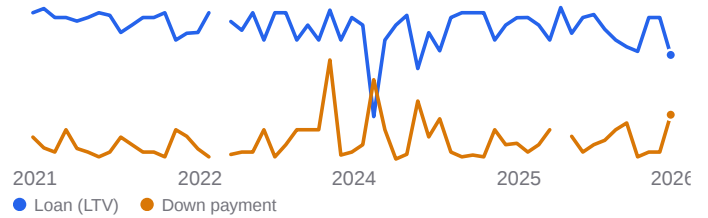


Median annualized return at resale

+7.6%

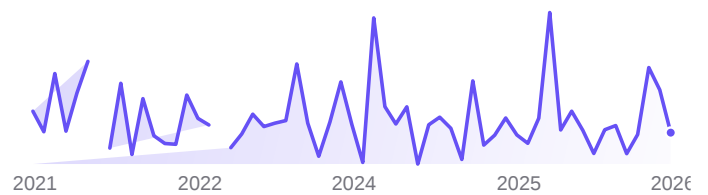


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



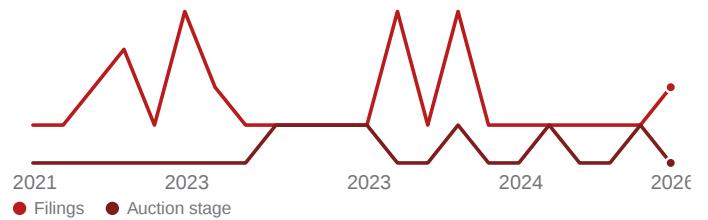
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,571
Median value (AVM)	\$293K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1984
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.7%
Owner occupied	80%
Company owned	11%
Median loan-to-value	42%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	464
Density	186 / mi²
Median household income	\$81K
Average household income	\$96K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	149
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	13.6%
Unemployment	1.3%
Average temp	51°F
Annual precip	40 in
Sunshine	49%

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