

Adams County, OH

County · OH · Ohio

SELLER'S MARKET

\$142K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

545

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



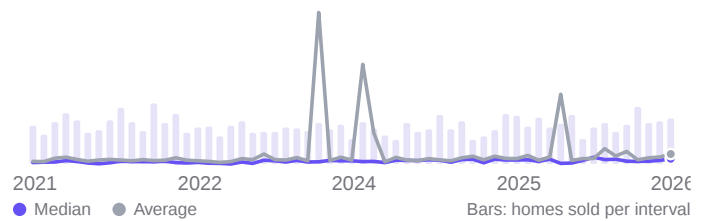
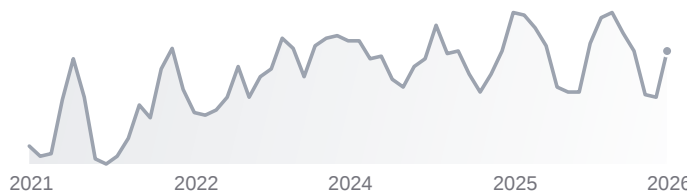
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$170K · Average \$269K

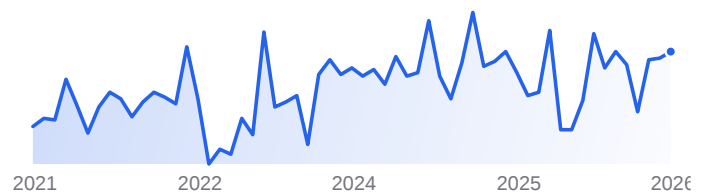
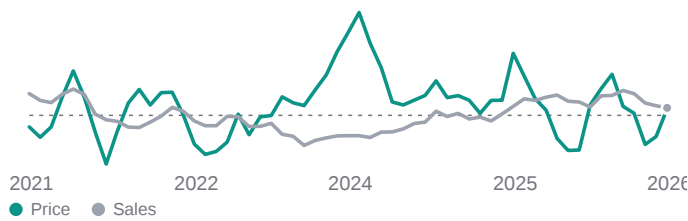


Growth (year over year)

Price +4.7% · Sales +5.4%

Price per square foot

\$124/ft²



Sale premium vs estimated value

+2.5%

Annual turnover (share of homes sold)

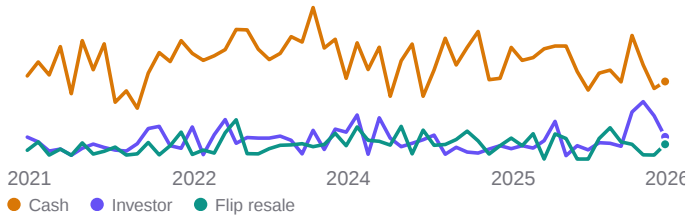
4.4%



BUYERS & OUTCOMES

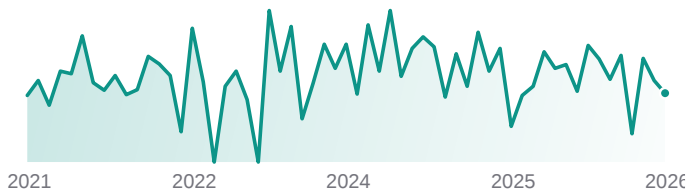
Buyer mix

Cash 41% · Investor 12% · Flip resale 7.8%



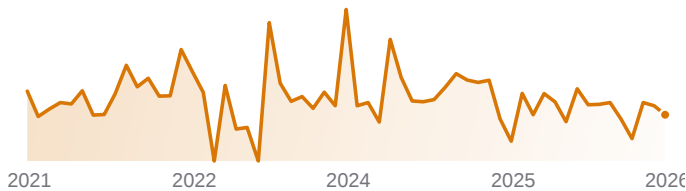
Sellers who sold at a gain

73%

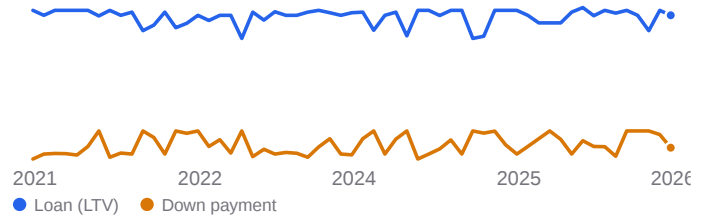


Median annualized return at resale

+7.0%

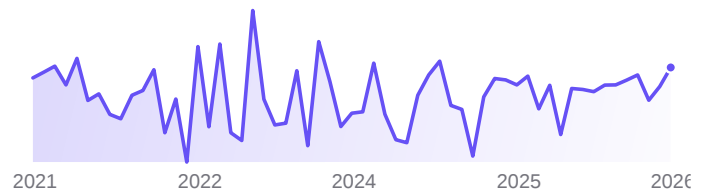


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.2%



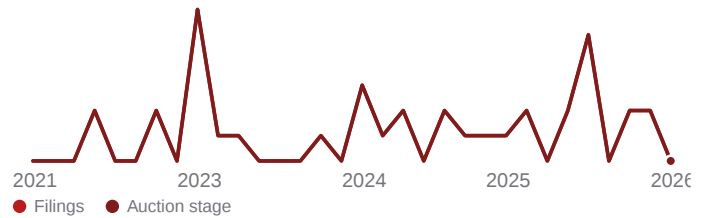
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,350
Median value (AVM)	\$146K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1974
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	5.5%
Owner occupied	57%
Company owned	11%
Median loan-to-value	19%
Typical ownership tenure	21.7 yrs

COMMUNITY

Population	27,815
Density	48 / mi²
Median household income	\$50K
Average household income	\$67K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	178
Earthquake index (US avg 100)	53
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	20.7%
Unemployment	1.6%
Average temp	54°F
Annual precip	44 in
Sunshine	51%

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.