

Allen County, OH

County · OH · Ohio

BALANCED MARKET

\$185K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

1,693

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

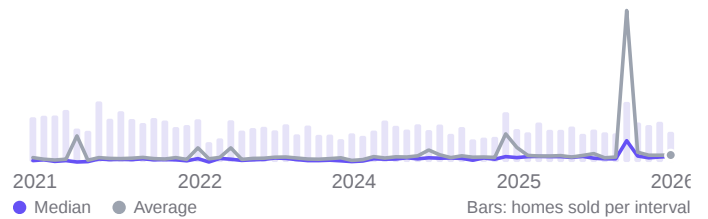
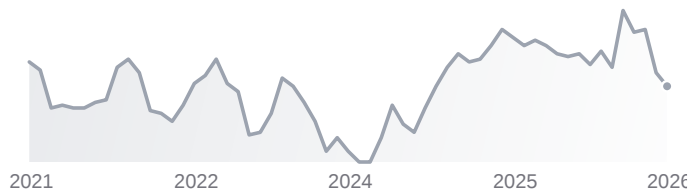
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$195K · Average \$214K

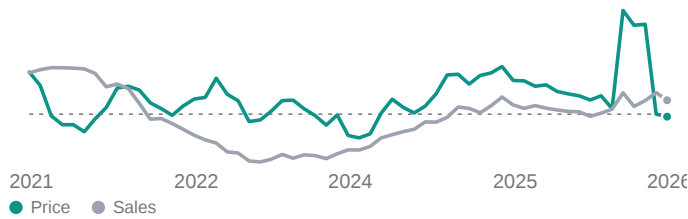


Growth (year over year)

Price -1.4% · Sales +8.0%

Price per square foot

\$123/ft²

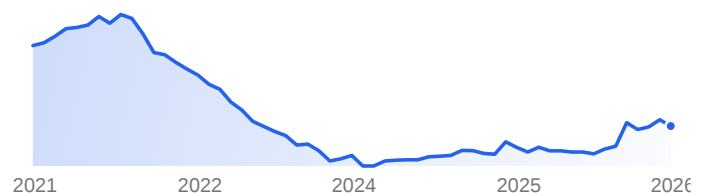
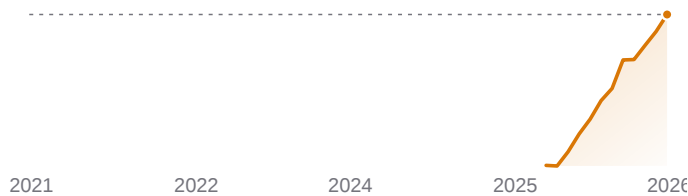


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

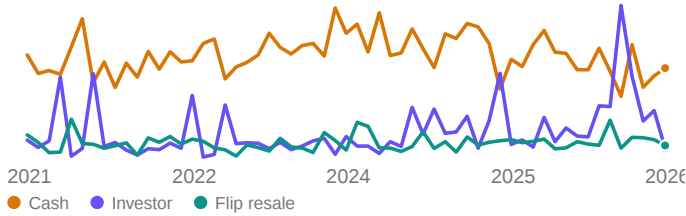
4.3%



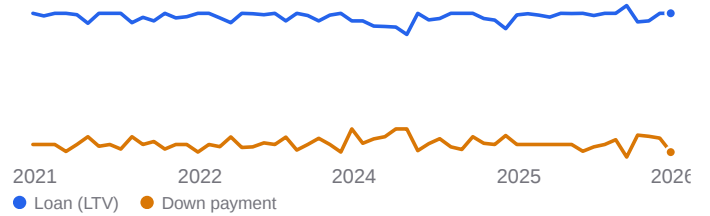
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 4.2% · Flip resale 5.0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



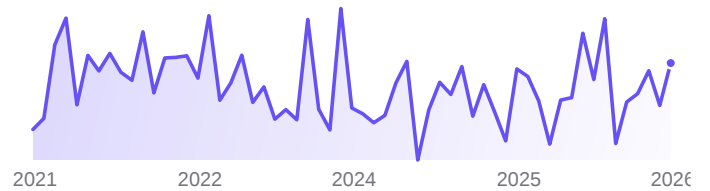
Sellers who sold at a gain

85%



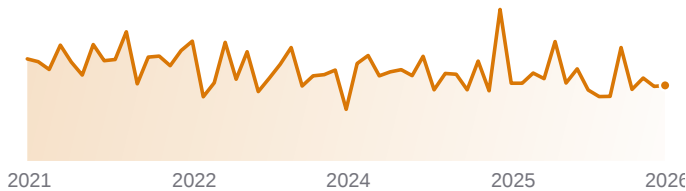
Typical hold before selling

6.1 yrs



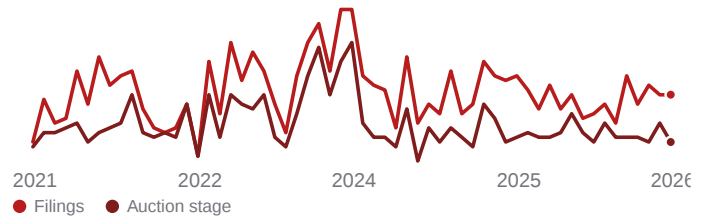
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 14 · Auction stage 4



HOUSING STOCK

Homes	39,779
Median value (AVM)	\$171K
Median size	1,554 ft²
Median bedrooms	3
Median year built	1960
Single family	83%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.8%
Owner occupied	83%
Company owned	15%
Median loan-to-value	43%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	101,190
Density	251 / mi²
Median household income	\$62K
Average household income	\$79K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	194
Earthquake index (US avg 100)	72
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	11.4%
Unemployment	1.2%
Average temp	50°F
Annual precip	37 in
Sunshine	50%

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.