

Athens County, OH

County · OH · Ohio

SELLER'S MARKET

\$216K

MEDIAN SALE PRICE

+19.1%

1-YR CHANGE

632

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



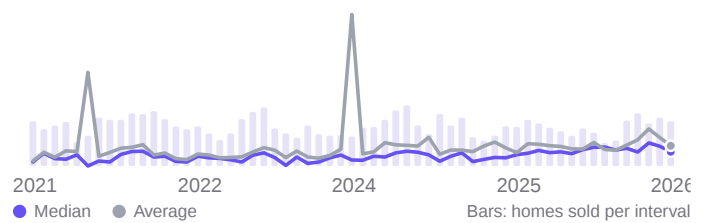
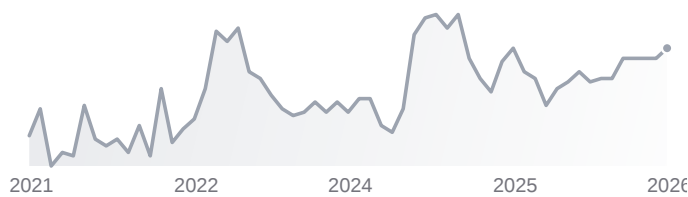
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$187K · Average \$223K

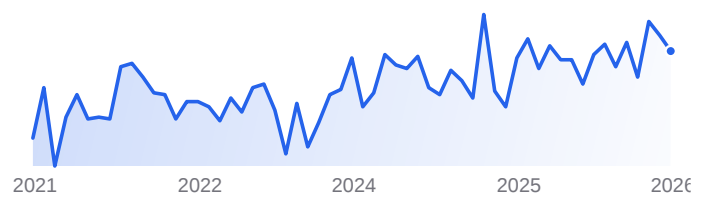


Growth (year over year)

Price +19.1% · Sales -1.9%

Price per square foot

\$137/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

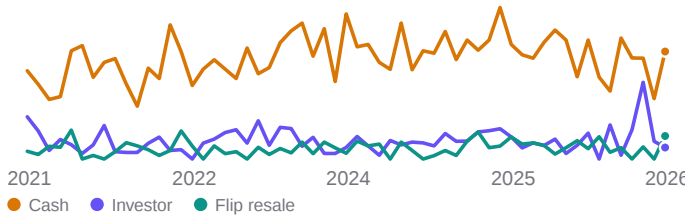
3.4%



BUYERS & OUTCOMES

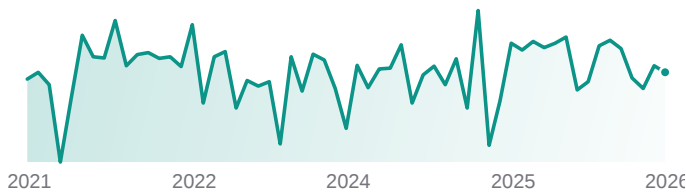
Buyer mix

Cash 45% · Investor 4.8% · Flip resale 9.7%



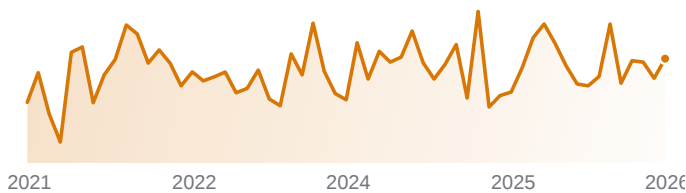
Sellers who sold at a gain

83%

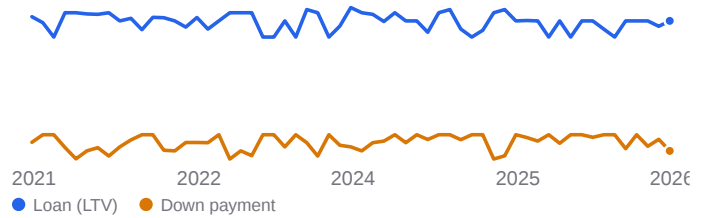


Median annualized return at resale

+6.3%

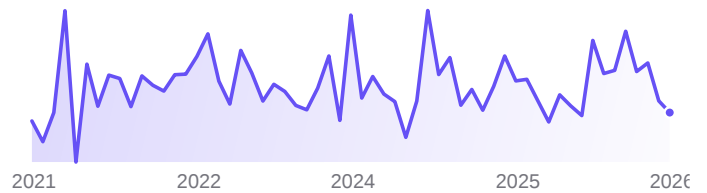


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



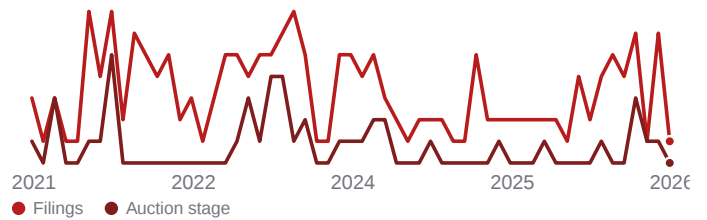
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	18,461
Median value (AVM)	\$169K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1973
Single family	74%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.7%
Owner occupied	66%
Company owned	13%
Median loan-to-value	13%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	63,791
Density	127 / mi²
Median household income	\$48K
Average household income	\$70K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	35
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	19.1%
Unemployment	1.4%
Average temp	52°F
Annual precip	40 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.