

Clinton County, OH

County · OH · Ohio

SELLER'S MARKET

\$253K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

648

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

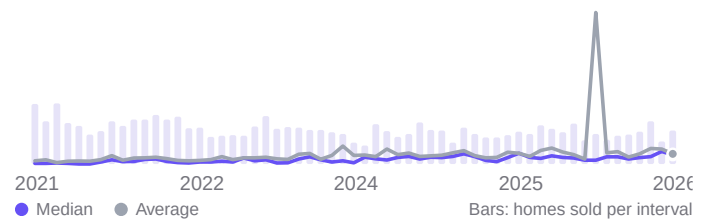
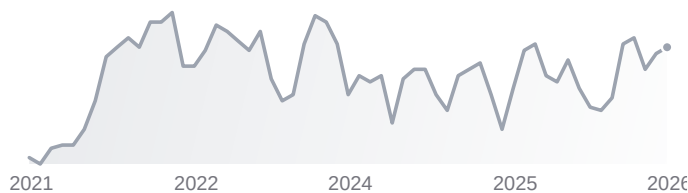
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$245K · Average \$259K

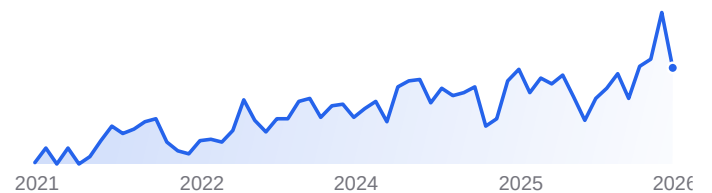
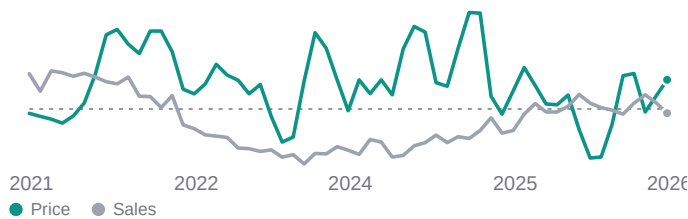


Growth (year over year)

Price +10.3% · Sales -1.5%

Price per square foot

\$171/ft²



Sale premium vs estimated value

+13.9%

Annual turnover (share of homes sold)

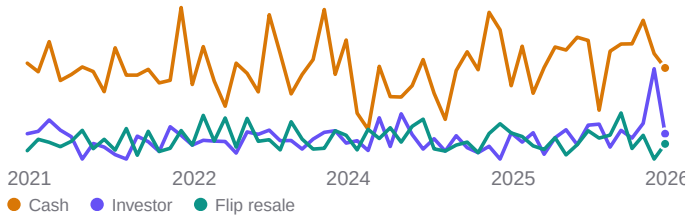
3.7%



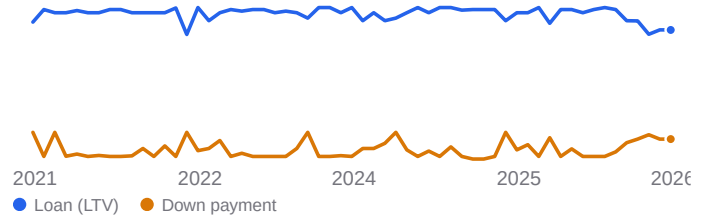
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 8.6% · Flip resale 5.2%



Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



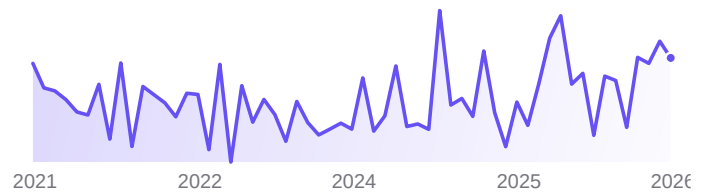
Sellers who sold at a gain

97%



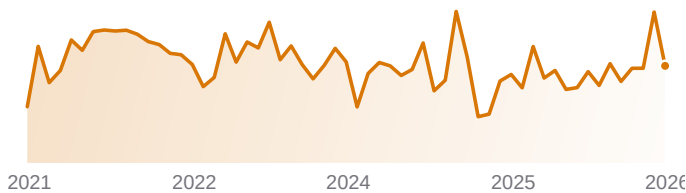
Typical hold before selling

4.8 yrs



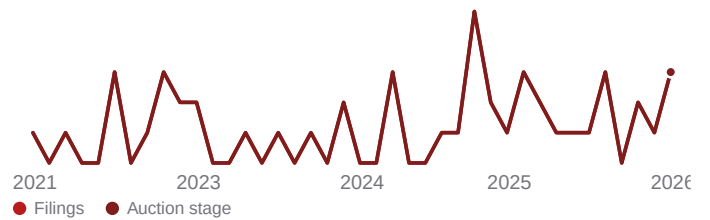
Median annualized return at resale

+9.3%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	17,560
Median value (AVM)	\$225K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1975
Single family	68%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.4%
Owner occupied	76%
Company owned	14%
Median loan-to-value	35%

Typical ownership tenure

20.3 yrs

COMMUNITY

Population	42,226
Density	103 / mi²
Median household income	\$68K
Average household income	\$85K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	188
Earthquake index (US avg 100)	44
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	14.8%
Unemployment	1.3%
Average temp	52°F
Annual precip	41 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.