

Delaware County, OH

County · OH · Ohio

BALANCED MARKET

\$498K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

3,163

SALES (12 MO)

\$523K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



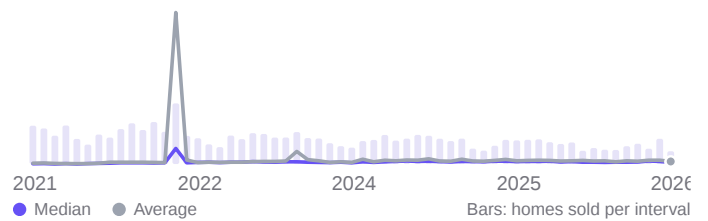
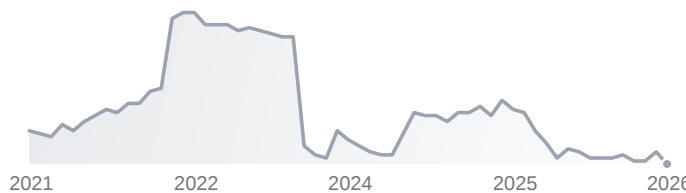
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$455K · Average \$512K

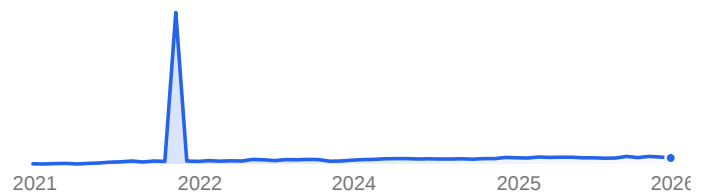
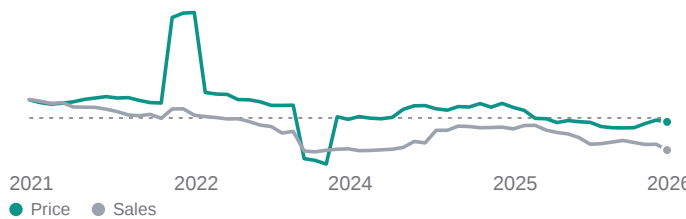


Growth (year over year)

Price -2.8% · Sales -22.7%

Price per square foot

\$225/ft²

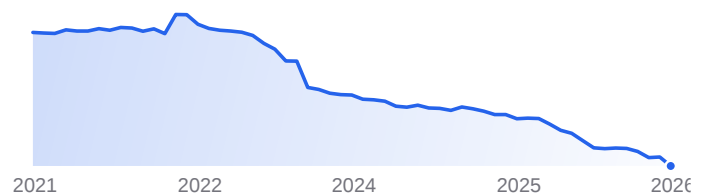
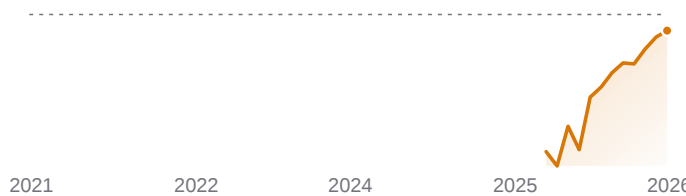


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

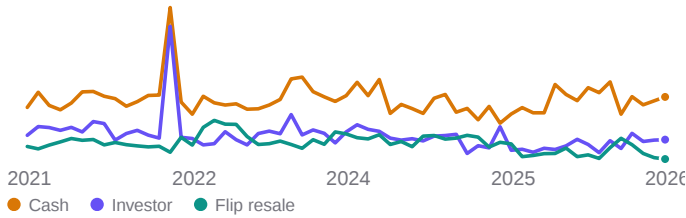
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 10% · Flip resale 2.1%



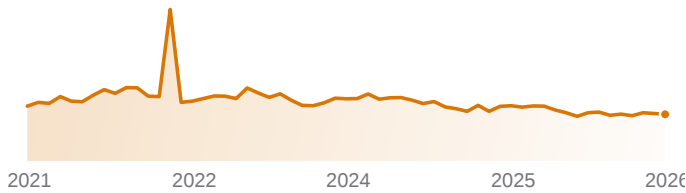
Sellers who sold at a gain

90%

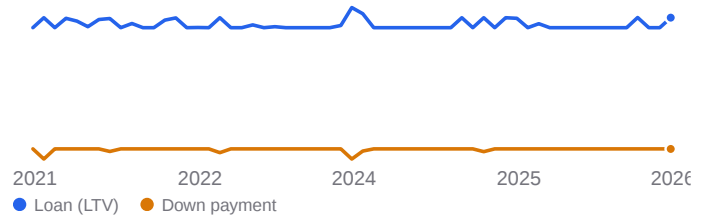


Median annualized return at resale

+5.3%

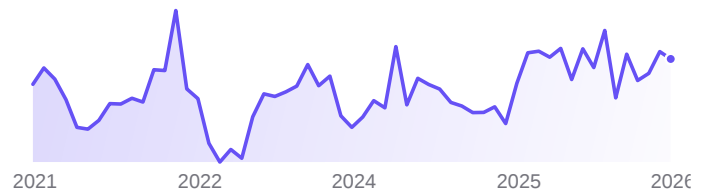


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



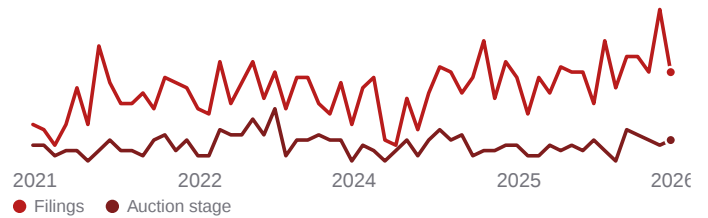
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 17 · Auction stage 4



HOUSING STOCK

Homes	81,370
Median value (AVM)	\$523K
Median size	2,276 ft²
Median bedrooms	3
Median year built	2001
Single family	83%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.9%
Owner occupied	94%
Company owned	18%
Median loan-to-value	50%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	239,907
Density	541 / mi²
Median household income	\$124K
Average household income	\$153K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	175
Earthquake index (US avg 100)	34
Homes occupied	95%
Bachelor's or higher	37%
Poverty rate	4.0%
Unemployment	1.3%
Average temp	51°F
Annual precip	39 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.