

Henry County, OH

County · OH · Ohio

SELLER'S MARKET

\$197K

MEDIAN SALE PRICE

+19.8%

1-YR CHANGE

436

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

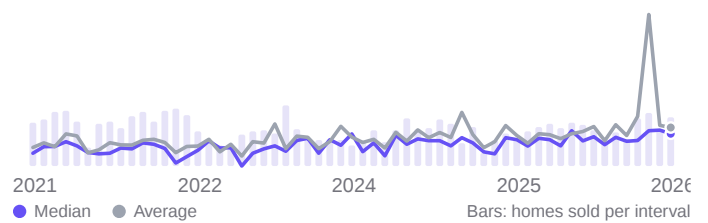
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$190K · Average \$211K

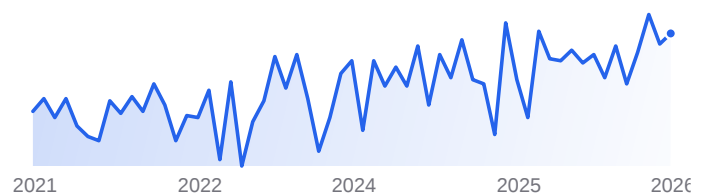
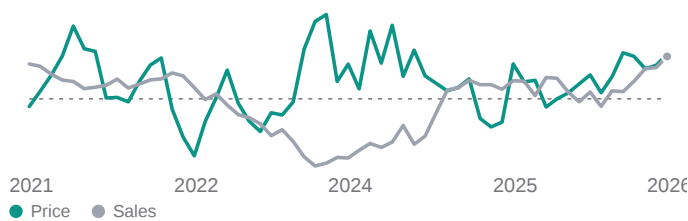


Growth (year over year)

Price +19.8% · Sales +18.8%

Price per square foot

\$132/ft²

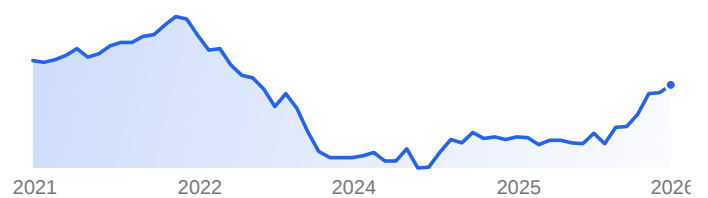
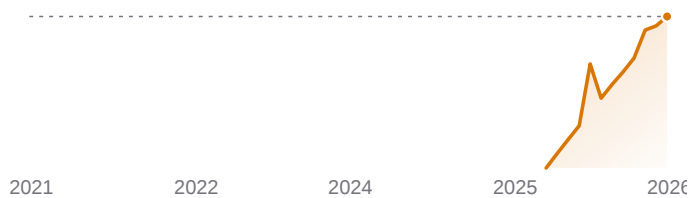


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

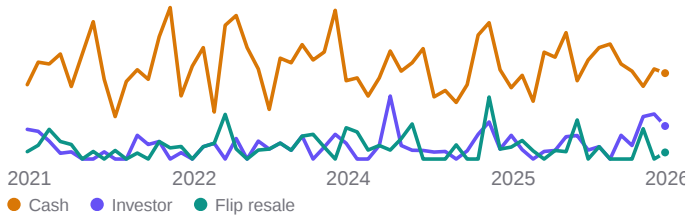
3.7%



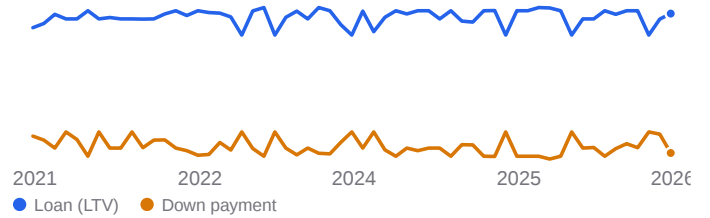
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 11% · Flip resale 2.2%

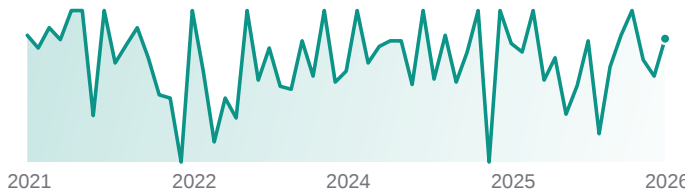


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.0%



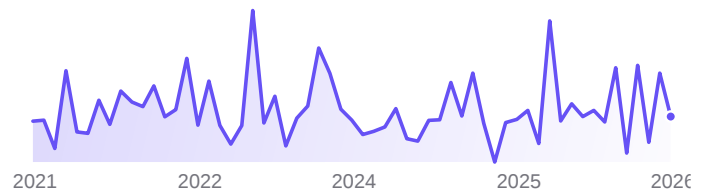
Sellers who sold at a gain

93%



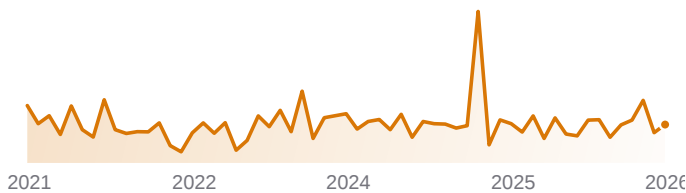
Typical hold before selling

5.2 yrs



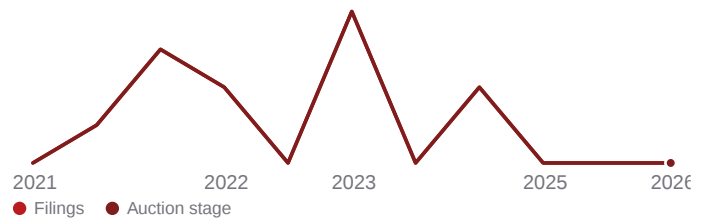
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,883
Median value (AVM)	\$188K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1959
Single family	81%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.1%
Owner occupied	80%
Company owned	15%
Median loan-to-value	43%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	27,645
Density	67 / mi²
Median household income	\$74K
Average household income	\$93K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	152
Earthquake index (US avg 100)	42
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	8.0%
Unemployment	1.6%
Average temp	50°F
Annual precip	35 in
Sunshine	52%

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.