

Madison County, OH

County · OH · Ohio

BUYER'S MARKET

\$312K

MEDIAN SALE PRICE

-5.5%

1-YR CHANGE

668

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



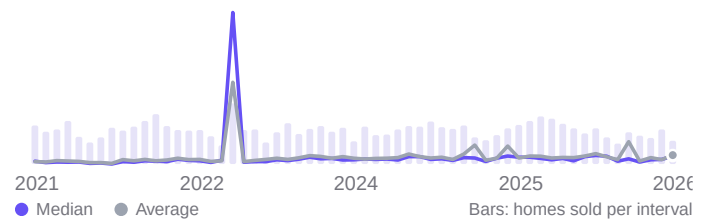
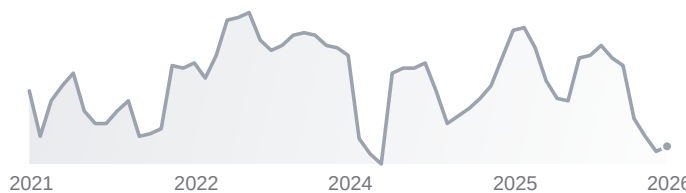
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$365K · Average \$385K

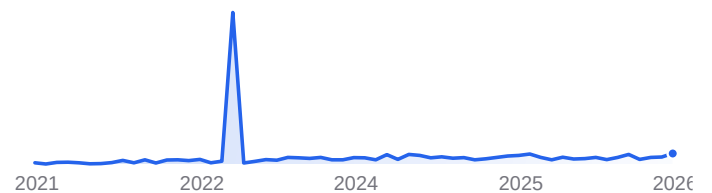
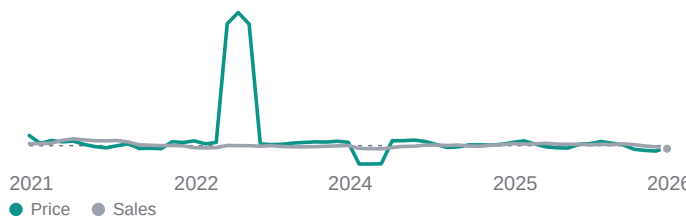


Growth (year over year)

Price -5.5% · Sales -13.0%

Price per square foot

\$208/ft²

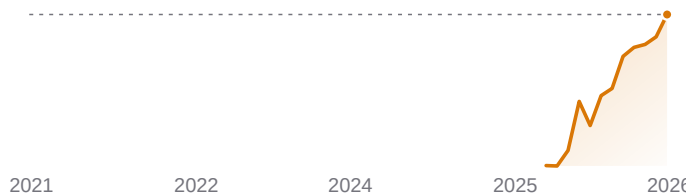


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

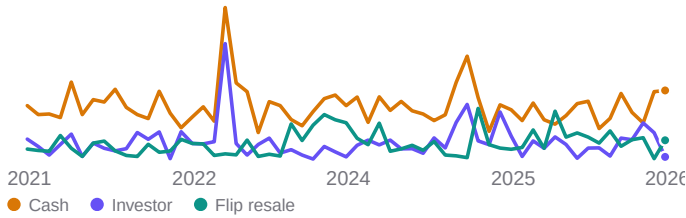
4.6%



BUYERS & OUTCOMES

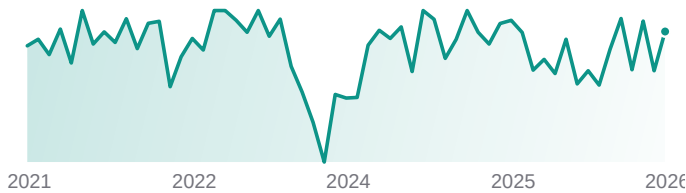
Buyer mix

Cash 32% · Investor 2.4% · Flip resale 9.8%



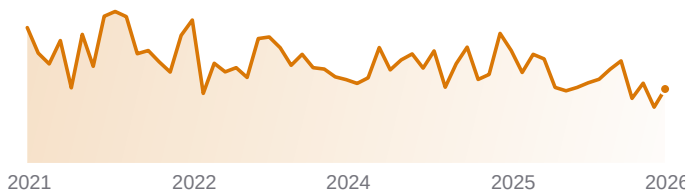
Sellers who sold at a gain

94%

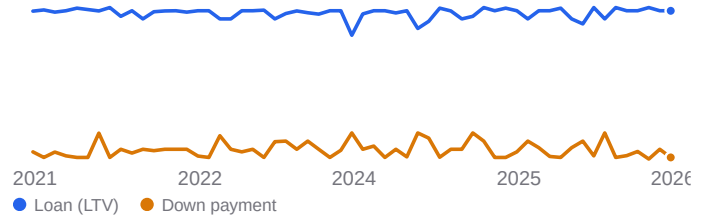


Median annualized return at resale

+5.4%

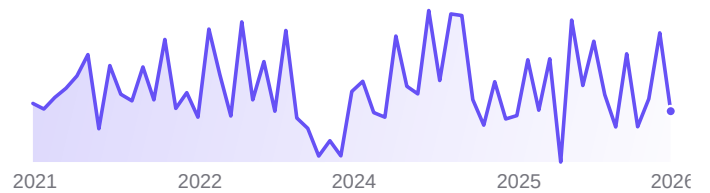


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



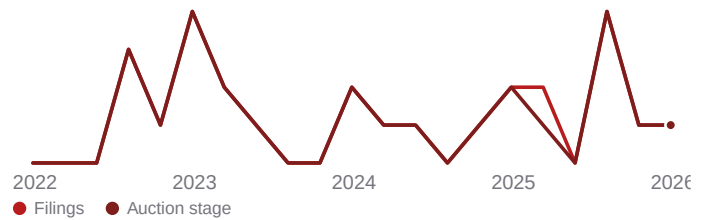
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,576
Median value (AVM)	\$300K
Median size	1,660 ft²
Median bedrooms	3
Median year built	1973
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.2%
Owner occupied	83%
Company owned	14%
Median loan-to-value	43%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	45,949
Density	99 / mi²
Median household income	\$79K
Average household income	\$94K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	185
Earthquake index (US avg 100)	42
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	9.1%
Unemployment	1.2%
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.