

Meigs County, OH

County · OH · Ohio

BALANCED MARKET

\$114K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

277

SALES (12 MO)

\$83K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



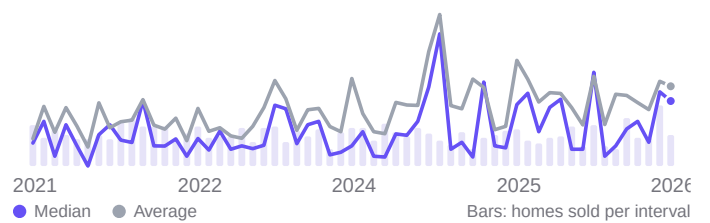
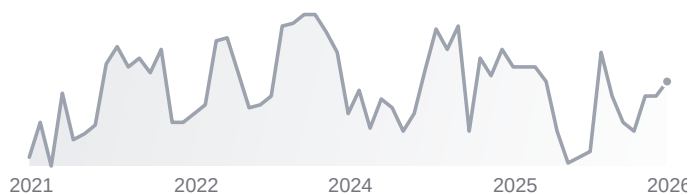
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$129K · Average \$150K

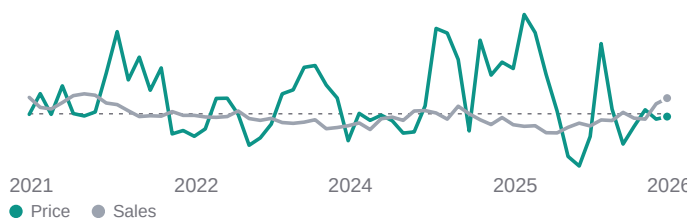


Growth (year over year)

Price -2.3% · Sales +12.6%

Price per square foot

\$118/ft²

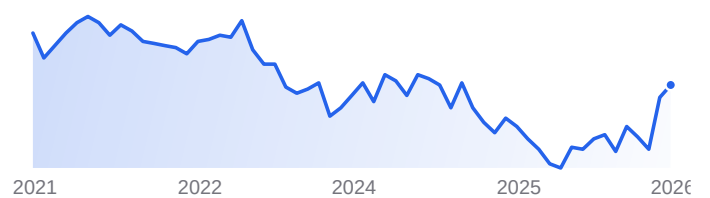


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

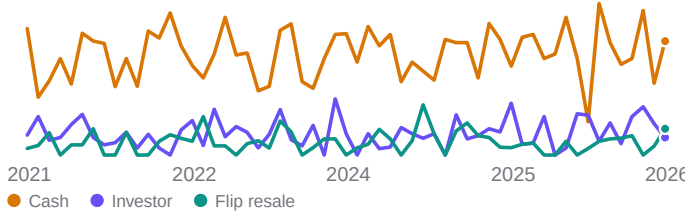
2.4%



BUYERS & OUTCOMES

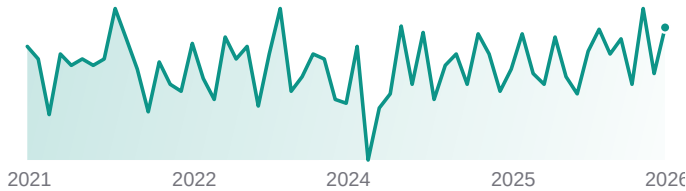
Buyer mix

Cash 59% · Investor 9.1% · Flip resale 14%



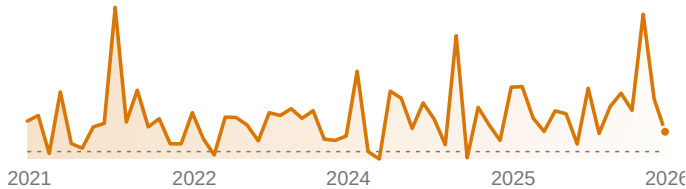
Sellers who sold at a gain

92%

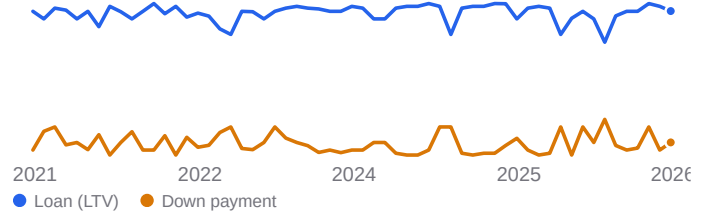


Median annualized return at resale

+3.2%

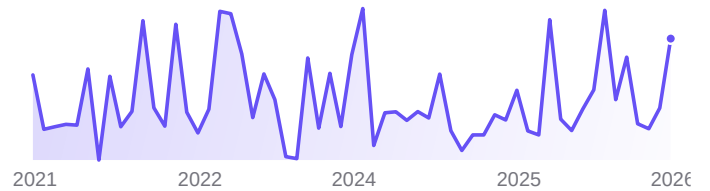


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



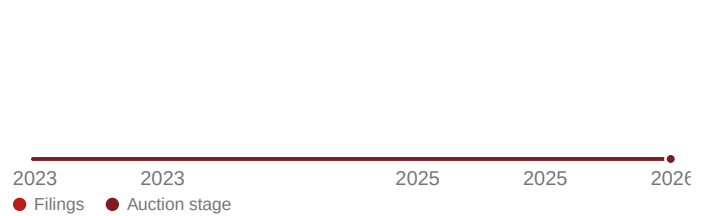
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,358
Median value (AVM)	\$83K
Median size	1,250 ft²
Median bedrooms	3
Median year built	1984
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	5.4%
Owner occupied	69%
Company owned	5.3%
Median loan-to-value	0%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	21,582
Density	50 / mi²
Median household income	\$48K
Average household income	\$66K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	140
Earthquake index (US avg 100)	37
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	18.5%
Unemployment	1.5%
Average temp	53°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.