

Mercer County, OH

County · OH · Ohio

SELLER'S MARKET

\$270K

MEDIAN SALE PRICE

+23.0%

1-YR CHANGE

533

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

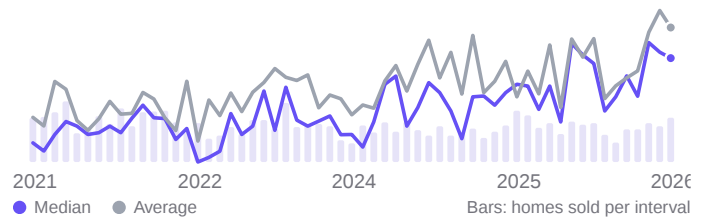
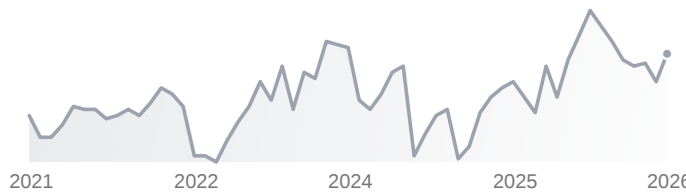
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$261K · Average \$298K

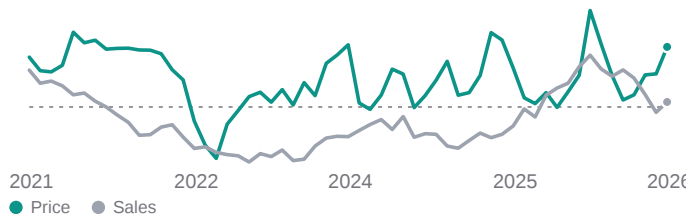


Growth (year over year)

Price +23.0% · Sales +1.9%

Price per square foot

\$195/ft²

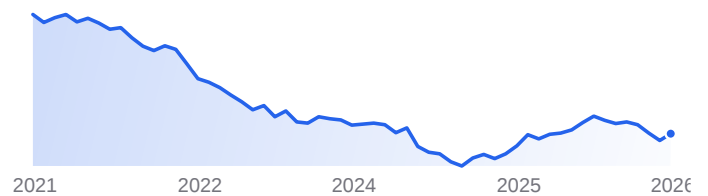


Sale premium vs estimated value

+16.4%

Annual turnover (share of homes sold)

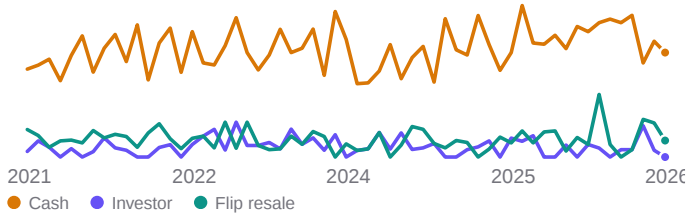
3.2%



BUYERS & OUTCOMES

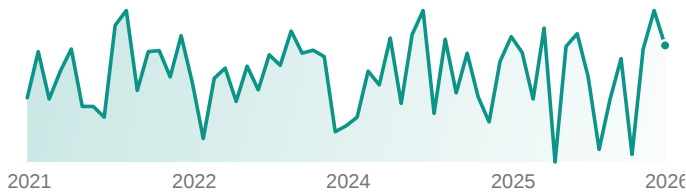
Buyer mix

Cash 33% · Investor 0% · Flip resale 5.3%



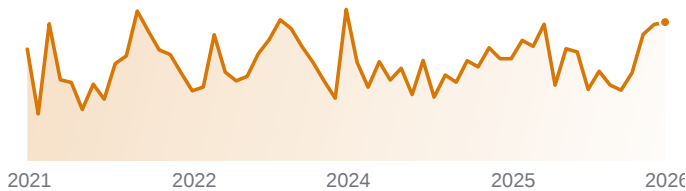
Sellers who sold at a gain

94%

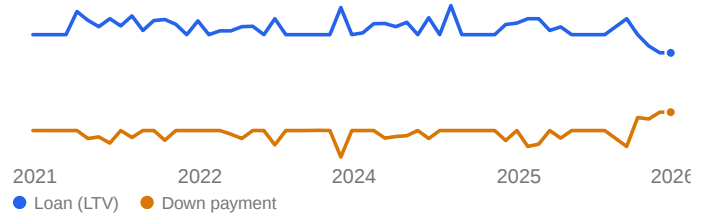


Median annualized return at resale

+9.6%

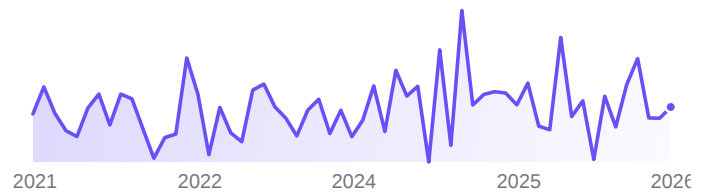


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



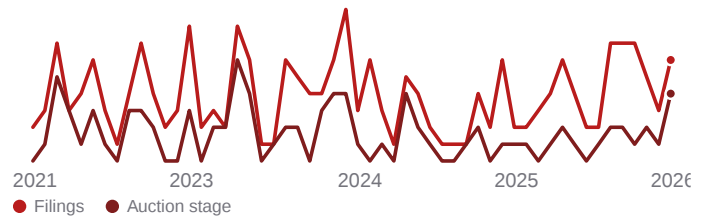
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	16,613
Median value (AVM)	\$252K
Median size	1,544 ft²
Median bedrooms	3
Median year built	1971
Single family	84%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.3%
Owner occupied	68%
Company owned	9.8%
Median loan-to-value	32%

Typical ownership tenure

19.3 yrs

COMMUNITY

Population	42,770
Density	93 / mi²
Median household income	\$76K
Average household income	\$90K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	216
Earthquake index (US avg 100)	74
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	7.1%
Unemployment	1.1%
Average temp	51°F
Annual precip	37 in
Sunshine	50%

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.