

Miami County, OH

County · OH · Ohio

SELLER'S MARKET

\$243K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

1,793

SALES (12 MO)

\$251K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



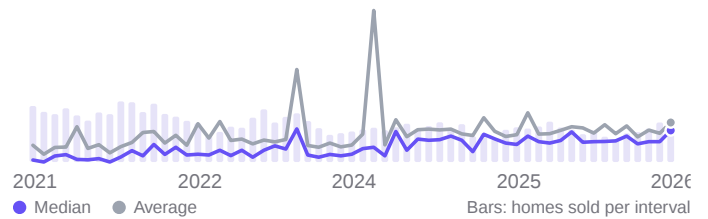
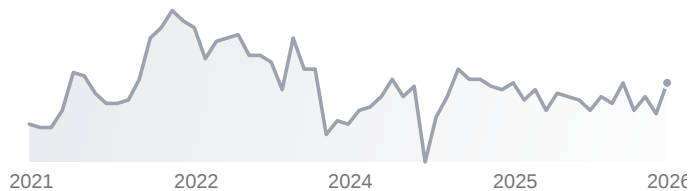
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$270K · Average \$298K

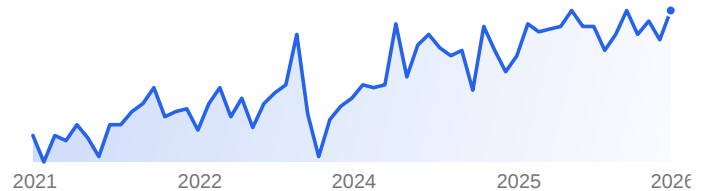
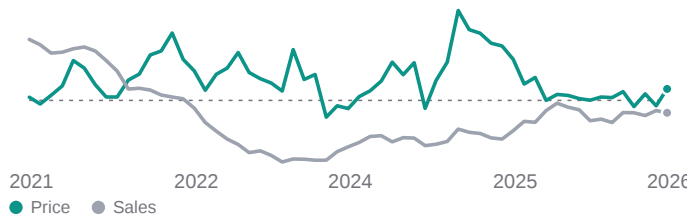


Growth (year over year)

Price +4.2% · Sales -4.5%

Price per square foot

\$168/ft²

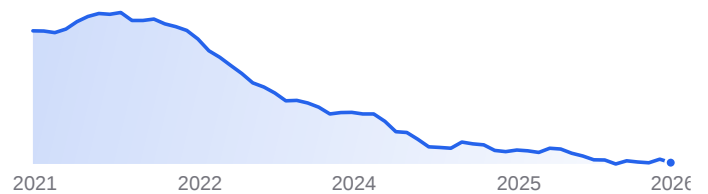
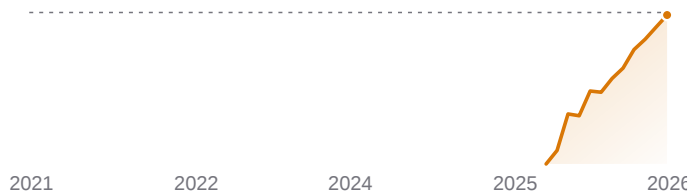


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

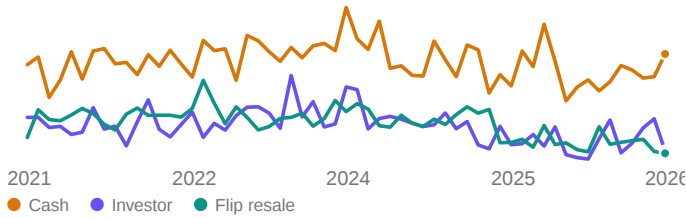
4.3%



BUYERS & OUTCOMES

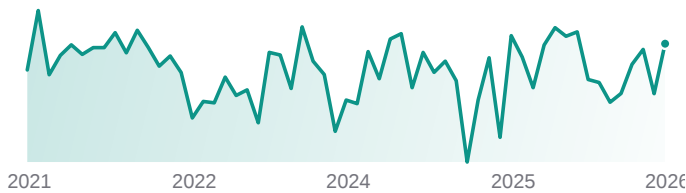
Buyer mix

Cash 32% · Investor 4.9% · Flip resale 4.2%



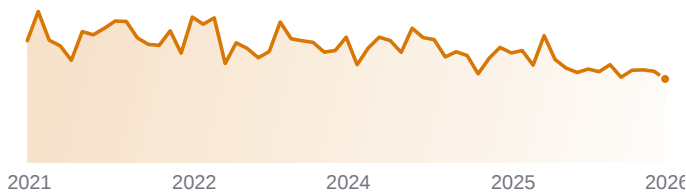
Sellers who sold at a gain

96%

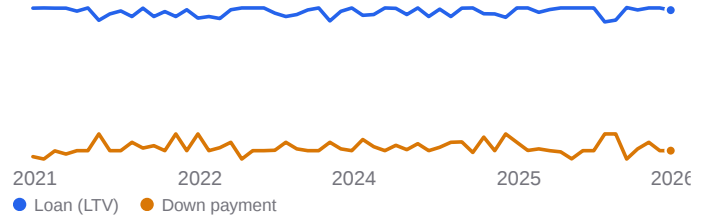


Median annualized return at resale

+5.9%

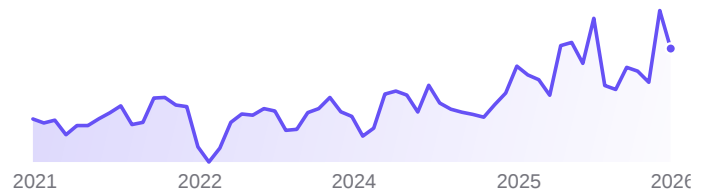


Financing (share of purchase price) Loan (LTV) 94% · Down payment 10%



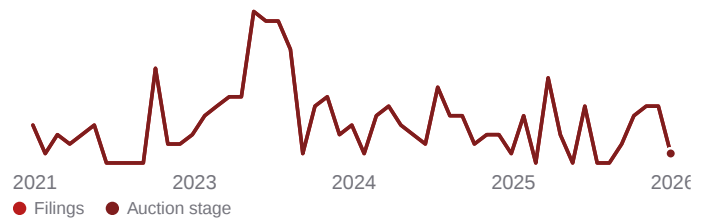
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	41,597
Median value (AVM)	\$251K
Median size	1,670 ft²
Median bedrooms	3
Median year built	1967
Single family	92%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.2%
Owner occupied	89%
Company owned	20%
Median loan-to-value	45%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	112,701
Density	277 / mi²
Median household income	\$74K
Average household income	\$95K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	211
Earthquake index (US avg 100)	65
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	9.1%
Unemployment	1.3%
Average temp	51°F
Annual precip	39 in
Sunshine	54%

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.