

Montgomery County, OH

County · OH · Ohio

SELLER'S MARKET

\$207K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

8,538

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

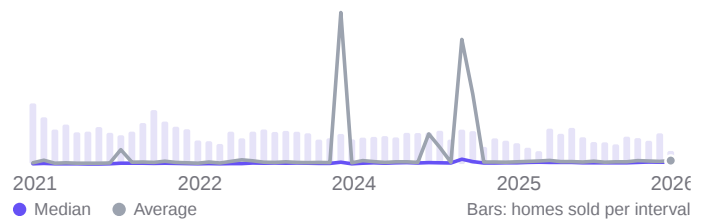
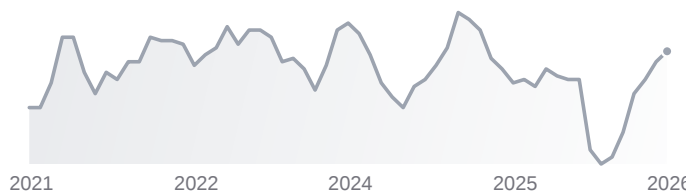
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$205K · Average \$264K

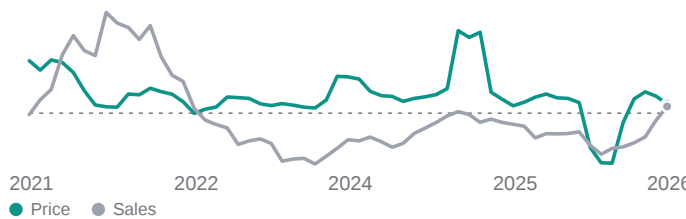


Growth (year over year)

Price +4.1% · Sales +2.9%

Price per square foot

\$147/ft²

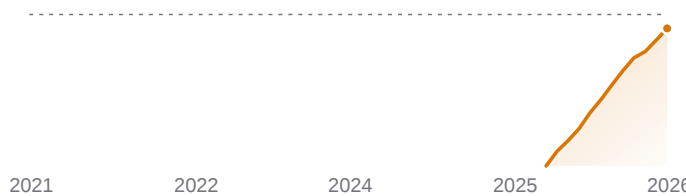


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

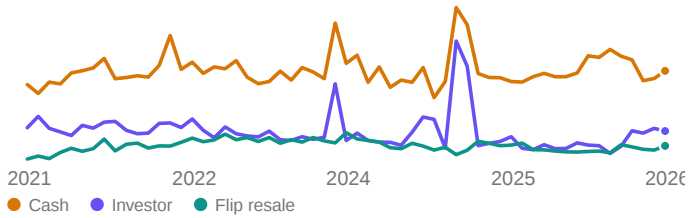
4.4%



BUYERS & OUTCOMES

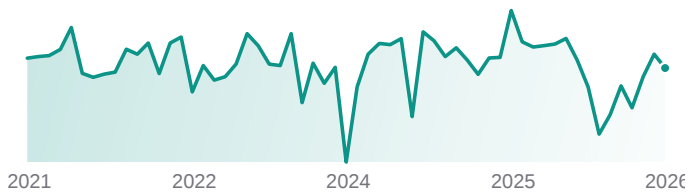
Buyer mix

Cash 34% · Investor 14% · Flip resale 8.7%



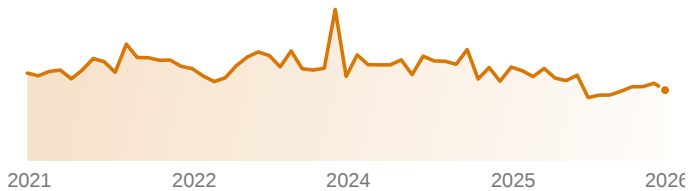
Sellers who sold at a gain

91%

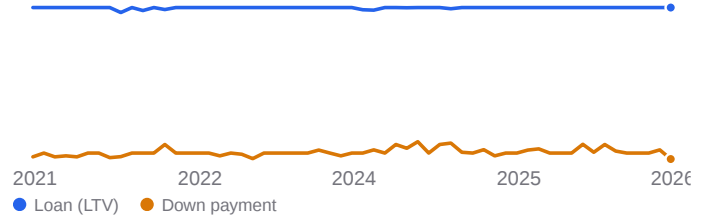


Median annualized return at resale

+5.3%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.5%



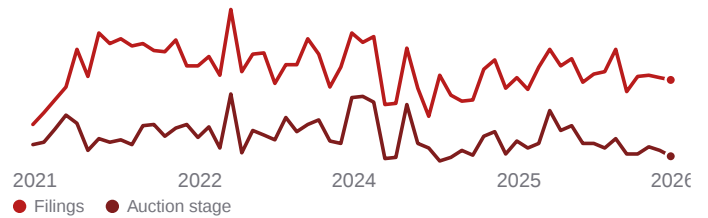
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 79 · Auction stage 14



HOUSING STOCK

Homes	192,166
Median value (AVM)	\$194K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1960
Single family	90%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.4%
Owner occupied	74%
Company owned	15%
Median loan-to-value	44%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	539,278
Density	1,169 / mi²
Median household income	\$64K
Average household income	\$86K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	210
Earthquake index (US avg 100)	47
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	13.6%
Unemployment	1.3%
Average temp	52°F
Annual precip	40 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.