

Morgan County, OH

County · OH · Ohio

BALANCED MARKET

\$151K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

260

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



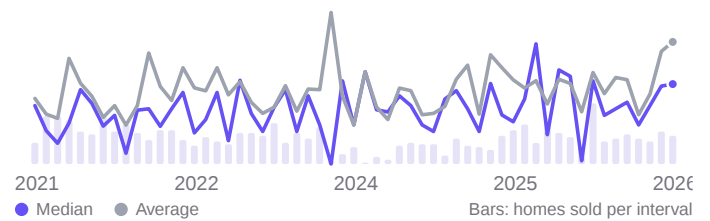
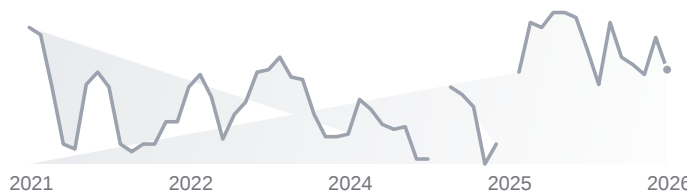
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$163K · Average \$228K

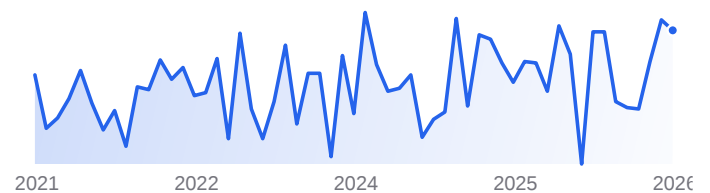
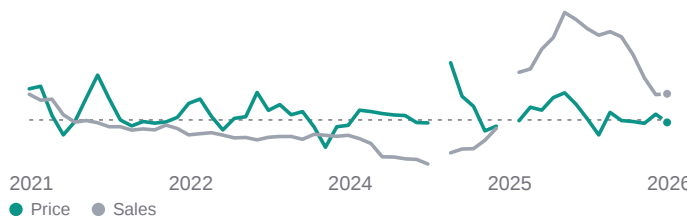


Growth (year over year)

Price -3.6% · Sales +37.6%

Price per square foot

\$125/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

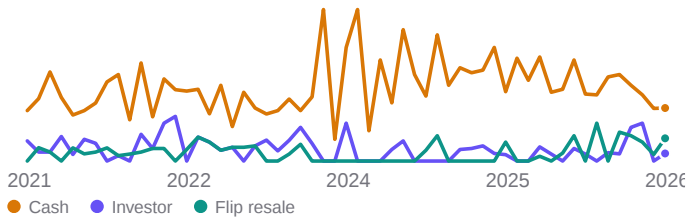
2.3%



BUYERS & OUTCOMES

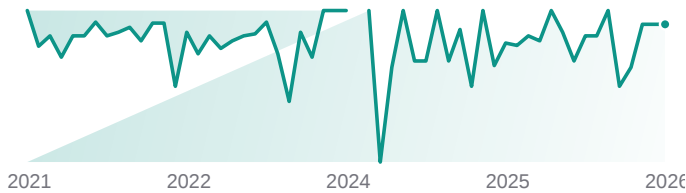
Buyer mix

Cash 35% · Investor 5.0% · Flip resale 15%



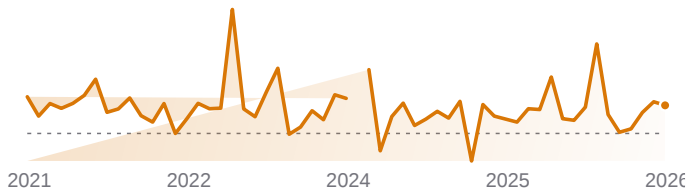
Sellers who sold at a gain

91%

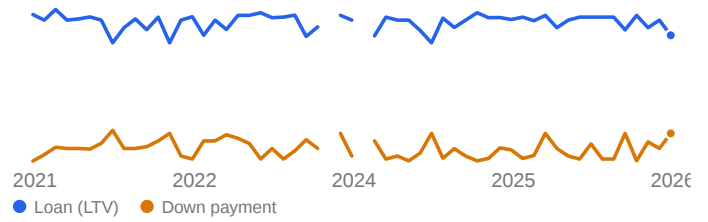


Median annualized return at resale

+8.8%

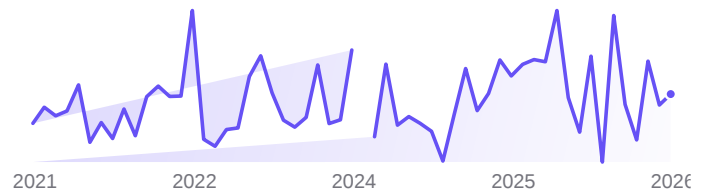


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



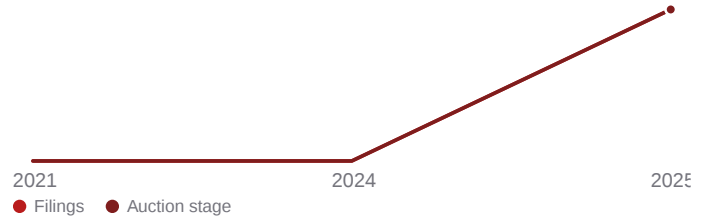
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,280
Median value (AVM)	\$130K
Median size	1,382 ft²
Median bedrooms	3
Median year built	1975
Single family	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	5.4%
Owner occupied	43%
Company owned	8.7%
Median loan-to-value	0%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	13,634
Density	33 / mi²
Median household income	\$52K
Average household income	\$66K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	139
Earthquake index (US avg 100)	31
Homes occupied	81%
Bachelor's or higher	7%
Poverty rate	14.2%
Unemployment	1.3%
Average temp	52°F
Annual precip	41 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.