

Pickaway County, OH

County · OH · Ohio

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

814

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



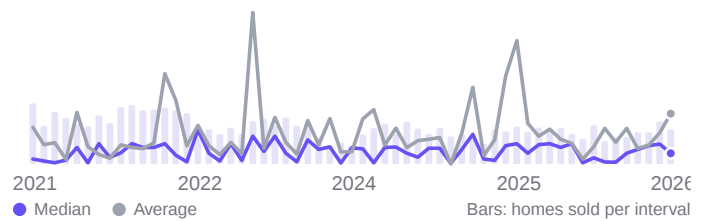
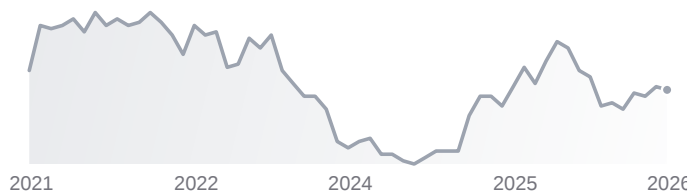
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$275K · Average \$378K

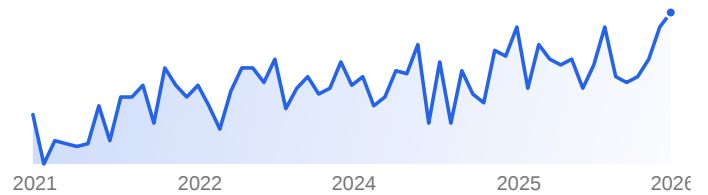
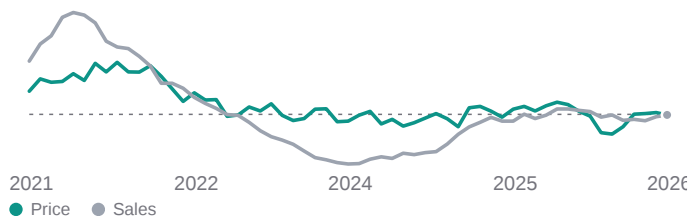


Growth (year over year)

Price -0.4% · Sales -0.4%

Price per square foot

\$190/ft²

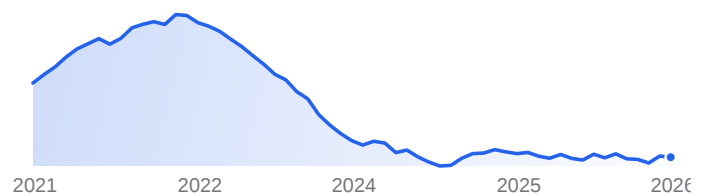
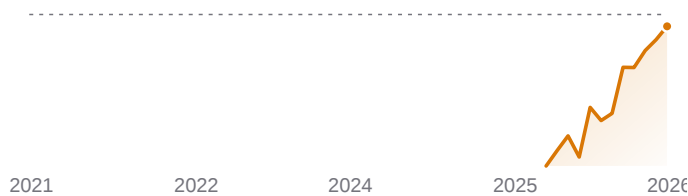


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

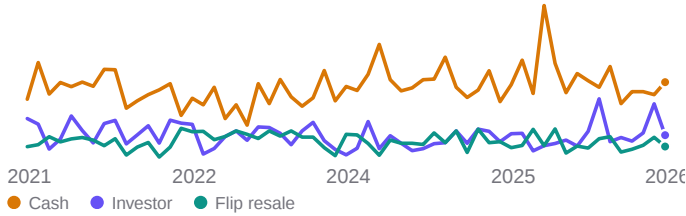
4.0%



BUYERS & OUTCOMES

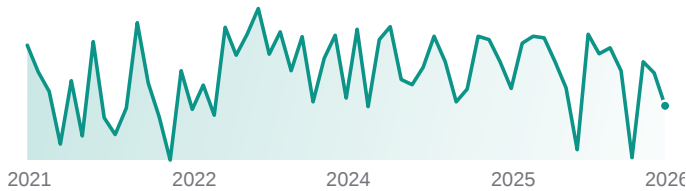
Buyer mix

Cash 28% · Investor 9.5% · Flip resale 5.4%



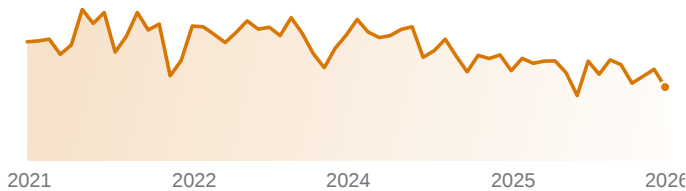
Sellers who sold at a gain

87%

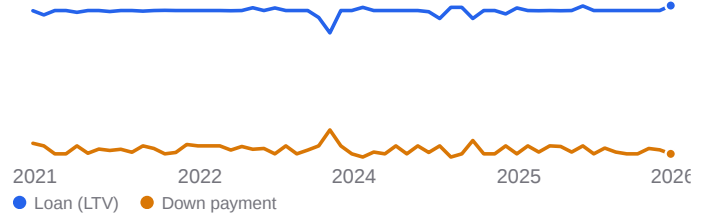


Median annualized return at resale

+5.0%

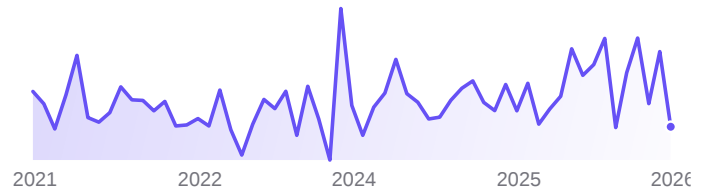


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



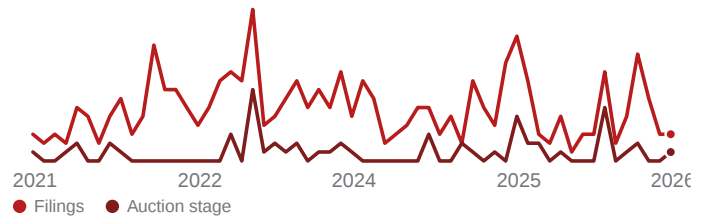
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	20,161
Median value (AVM)	\$304K
Median size	1,747 ft²
Median bedrooms	3
Median year built	1974
Single family	81%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.9%
Owner occupied	99%
Company owned	11%
Median loan-to-value	43%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	62,906
Density	126 / mi²
Median household income	\$70K
Average household income	\$91K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	174
Earthquake index (US avg 100)	34
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	10.0%
Unemployment	1.3%
Average temp	52°F
Annual precip	39 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.