

Richland County, OH

County · OH · Ohio

STRONG SELLER'S MARKET

\$738K

MEDIAN SALE PRICE

+281.7%

1-YR CHANGE

2,262

SALES (12 MO)

\$201K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 89 / 100



MARKET TRENDS (5 YEARS)

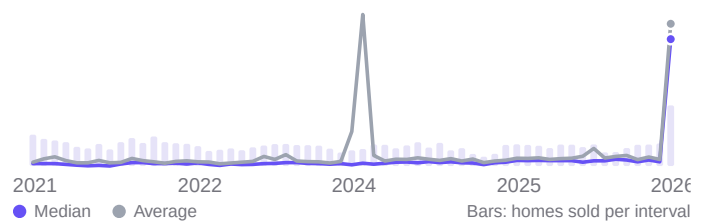
Market temperature (0–100)

89 / 100



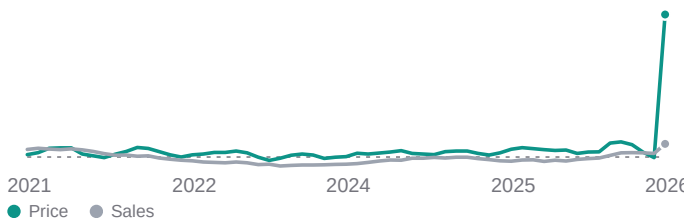
Sale prices

Median \$1.8M · Average \$2M



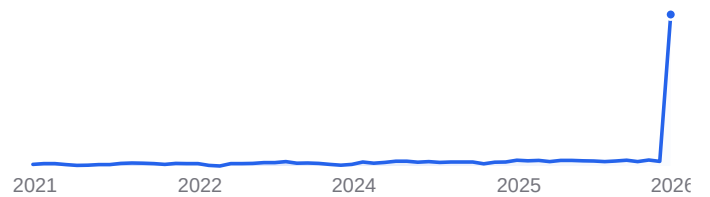
Growth (year over year)

Price +281.7% · Sales +25.9%



Price per square foot

\$1460/ft²



Sale premium vs estimated value

+1373.1%



Annual turnover (share of homes sold)

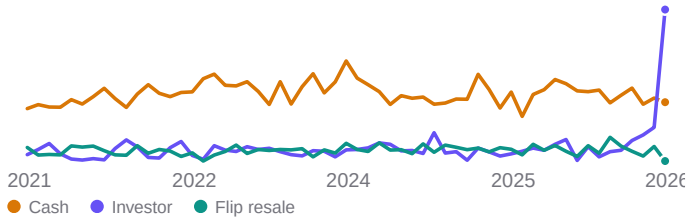
4.7%



BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 74% · Flip resale 1.6%



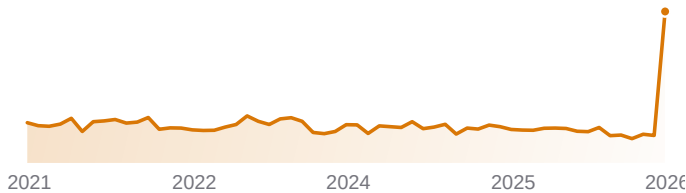
Sellers who sold at a gain

96%

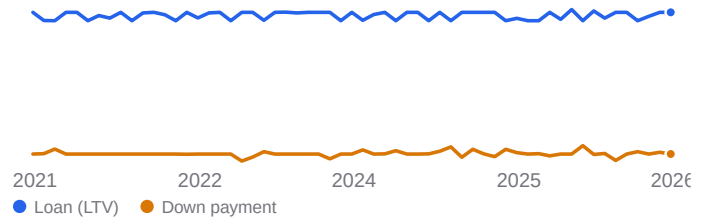


Median annualized return at resale

+36.8%

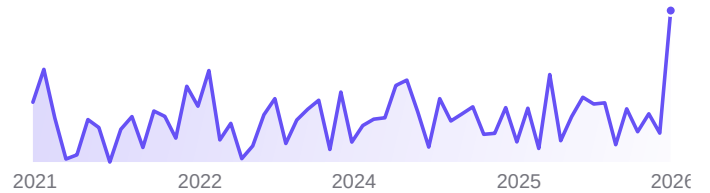


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



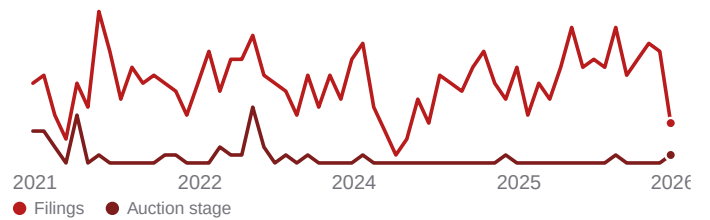
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	47,989
Median value (AVM)	\$201K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1959
Single family	88%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	14%
Median loan-to-value	29%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	125,457
Density	253 / mi²
Median household income	\$59K
Average household income	\$74K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	153
Earthquake index (US avg 100)	33
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	14.2%
Unemployment	1.4%
Average temp	49°F
Annual precip	40 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.