

Shelby County, OH

County · OH · Ohio

BALANCED MARKET

\$214K

MEDIAN SALE PRICE

+1.4%

1-YR CHANGE

746

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



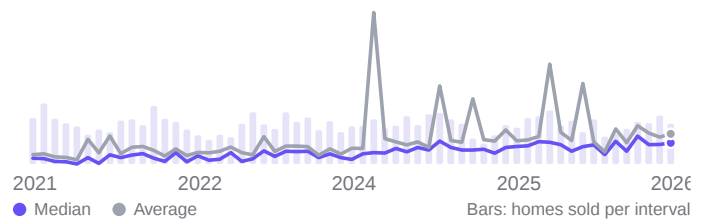
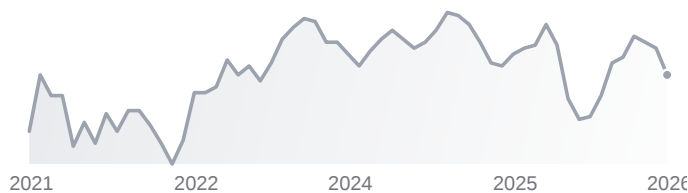
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$218K · Average \$253K

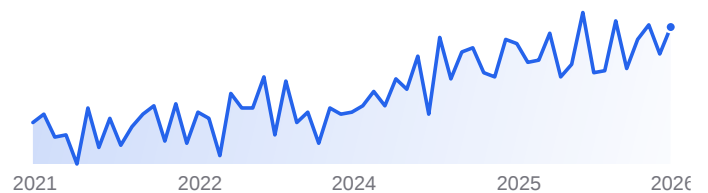
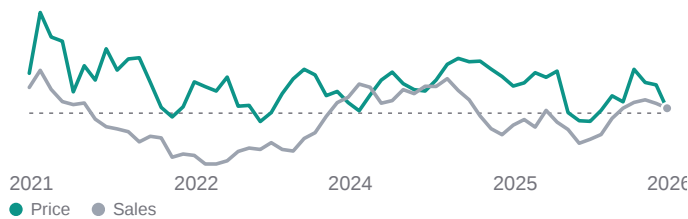


Growth (year over year)

Price +1.4% · Sales +1.6%

Price per square foot

\$152/ft²

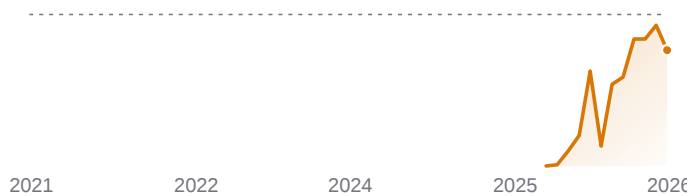


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

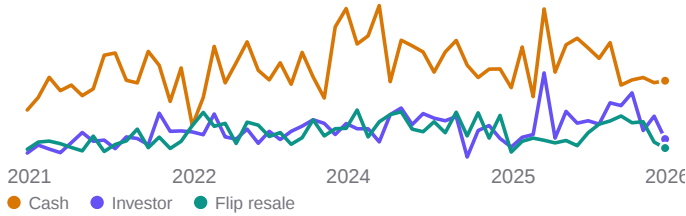
3.8%



BUYERS & OUTCOMES

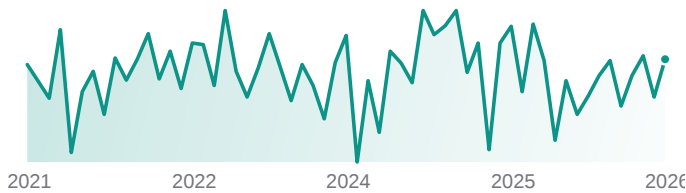
Buyer mix

Cash 27% · Investor 6.3% · Flip resale 3.2%



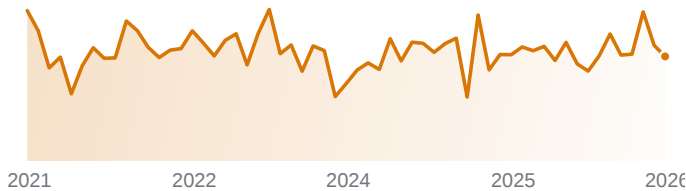
Sellers who sold at a gain

93%

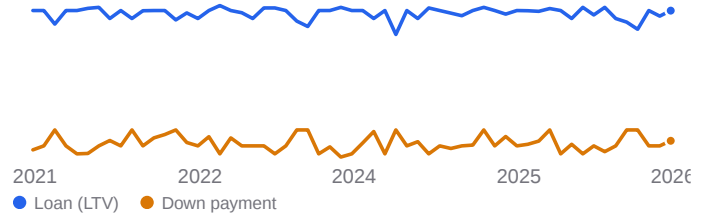


Median annualized return at resale

+6.8%

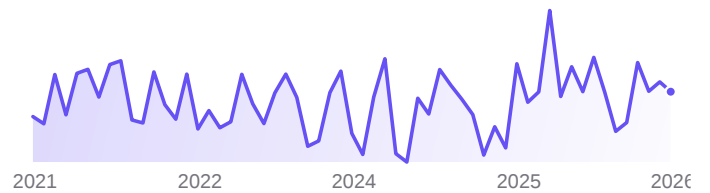


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



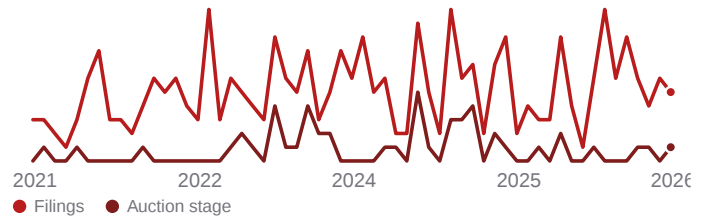
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	19,670
Median value (AVM)	\$245K
Median size	1,752 ft²
Median bedrooms	3
Median year built	1972
Single family	73%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.5%
Owner occupied	77%
Company owned	13%
Median loan-to-value	37%

Typical ownership tenure

24.0 yrs

COMMUNITY

Population	48,131
Density	118 / mi²
Median household income	\$74K
Average household income	\$92K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	203
Earthquake index (US avg 100)	78
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	10.9%
Unemployment	1.3%
Average temp	50°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.