

Van Wert County, OH

County · OH · Ohio

SELLER'S MARKET

\$194K

MEDIAN SALE PRICE

+25.9%

1-YR CHANGE

479

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

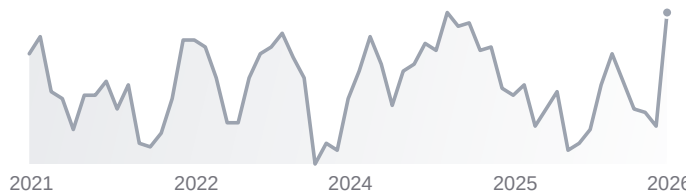
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

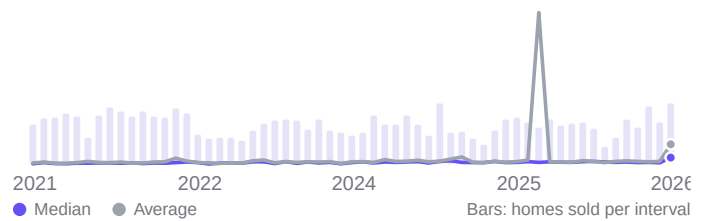
Market temperature (0–100)

75 / 100



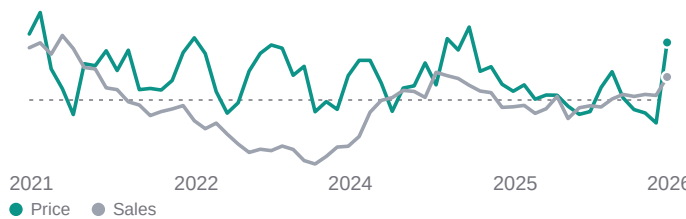
Sale prices

Median \$310K · Average \$767K



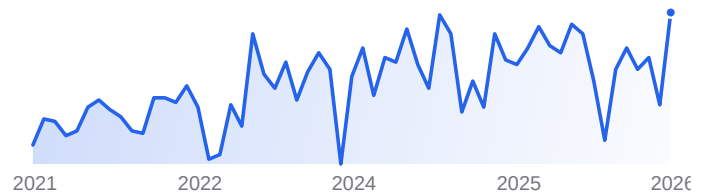
Growth (year over year)

Price +25.9% · Sales +10.4%



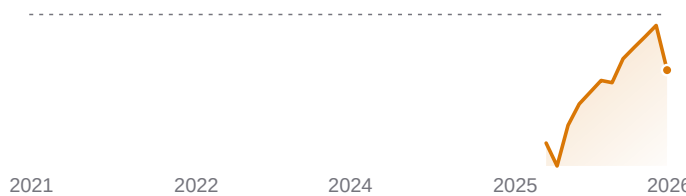
Price per square foot

\$130/ft²



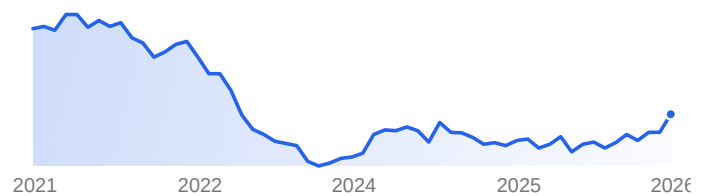
Sale premium vs estimated value

-1.3%



Annual turnover (share of homes sold)

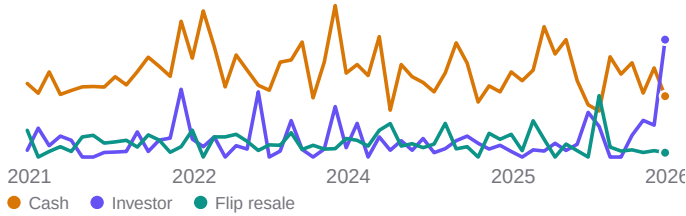
3.9%



BUYERS & OUTCOMES

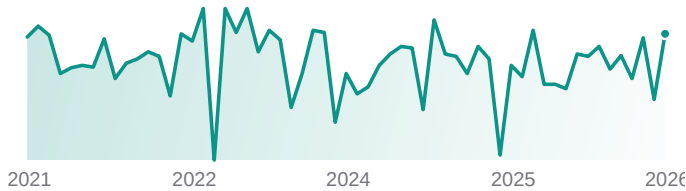
Buyer mix

Cash 23% · Investor 45% · Flip resale 1.7%



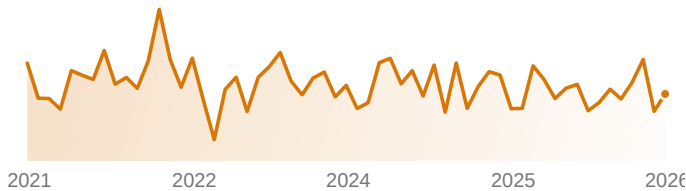
Sellers who sold at a gain

94%



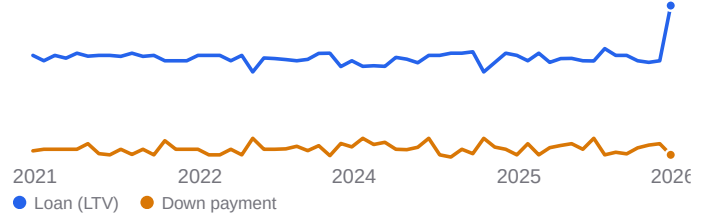
Median annualized return at resale

+6.9%



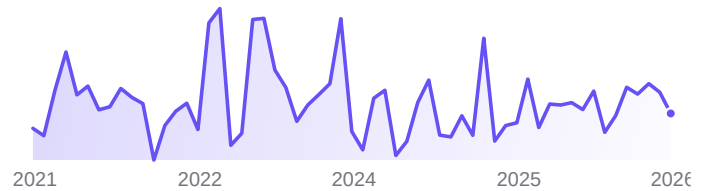
Financing (share of purchase price)

Loan (LTV) 140% · Down payment 5.0%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	12,340
Median value (AVM)	\$164K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1965
Single family	81%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.6%
Owner occupied	71%
Company owned	18%
Median loan-to-value	37%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	29,018
Density	71 / mi²
Median household income	\$67K
Average household income	\$79K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	187
Earthquake index (US avg 100)	63
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	7.6%
Unemployment	1.2%
Average temp	50°F
Annual precip	37 in
Sunshine	52%

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.