

Caledonia 43314

ZIP code · OH · Ohio · Marion County · Caledonia

BALANCED MARKET

\$201K

MEDIAN SALE PRICE

-14.1%

1-YR CHANGE

36

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

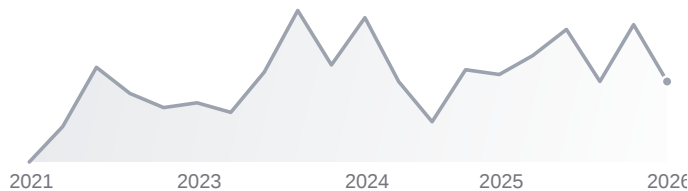
Balanced market · 46 / 100



MARKET TRENDS (5 YEARS)

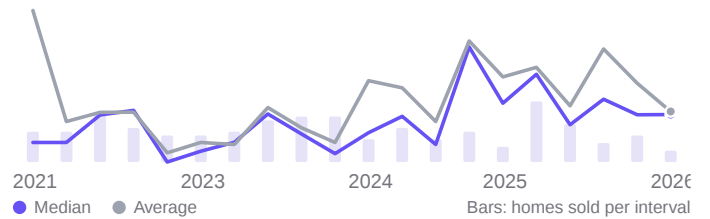
Market temperature (0–100)

46 / 100



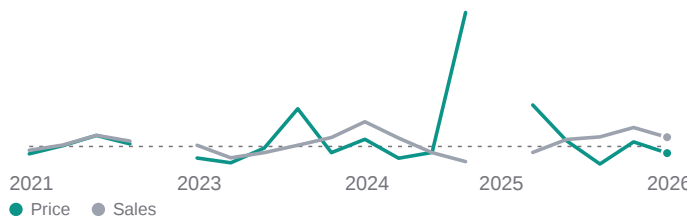
Sale prices

Median \$166K · Average \$172K



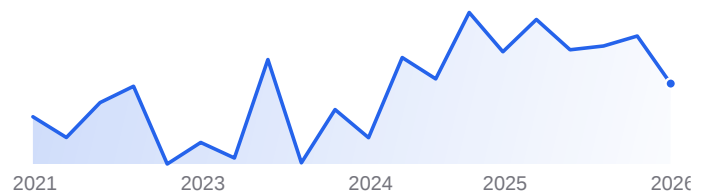
Growth (year over year)

Price -14.1% · Sales +20.0%



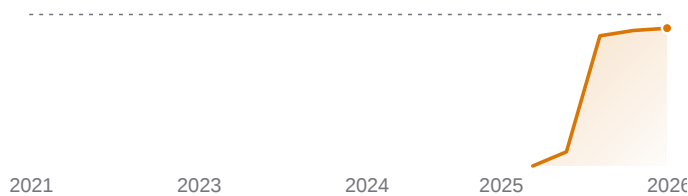
Price per square foot

\$112/ft²



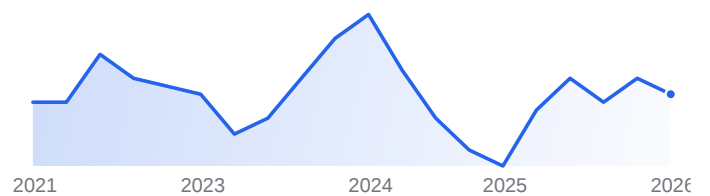
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

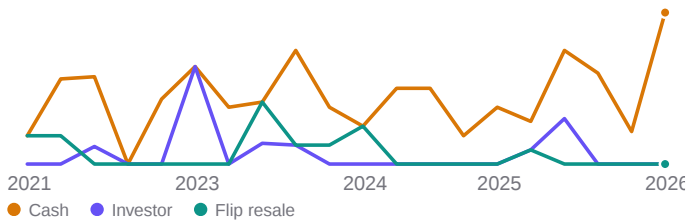
2.6%



BUYERS & OUTCOMES

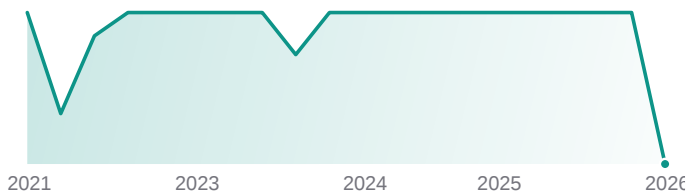
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



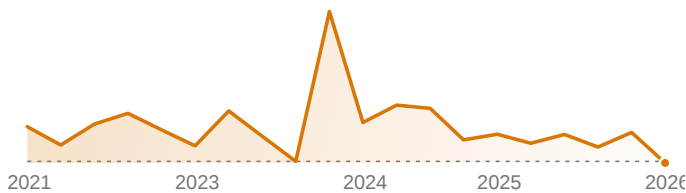
Sellers who sold at a gain

50%

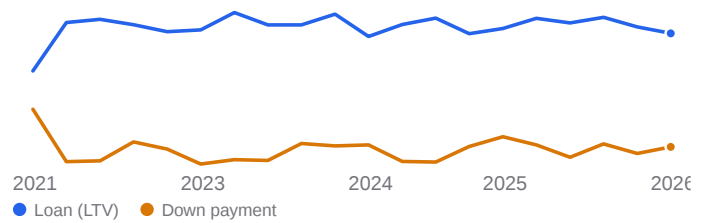


Median annualized return at resale

-0.6%

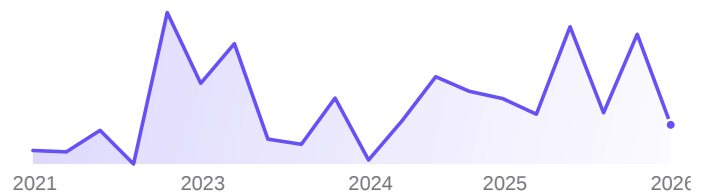


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



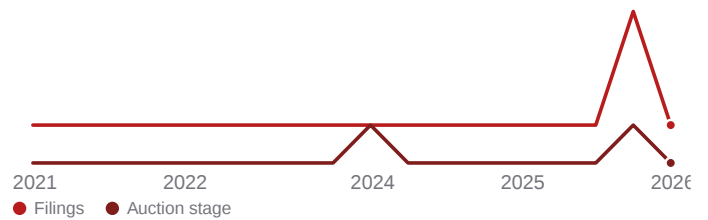
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,401
Median value (AVM)	\$211K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1974
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.2%
Owner occupied	93%
Company owned	17%
Median loan-to-value	39%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	3,219
Density	60 / mi²
Median household income	\$68K
Average household income	\$71K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	177
Earthquake index (US avg 100)	36
Homes occupied	92%
Bachelor's or higher	7%
Poverty rate	9.1%
Unemployment	1.5%
Average temp	50°F
Annual precip	39 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.