

Cygnet 43413

ZIP code · OH · Ohio · Wood County · Cygnet

BUYER'S MARKET

\$58K

MEDIAN SALE PRICE

-88.4%

1-YR CHANGE

34

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



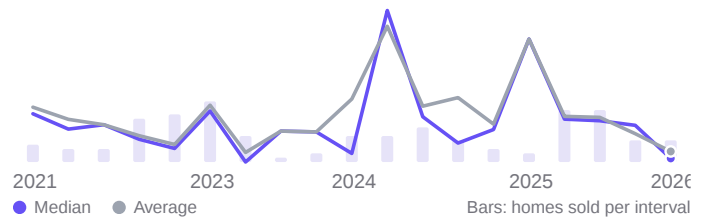
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$63K · Average \$89K

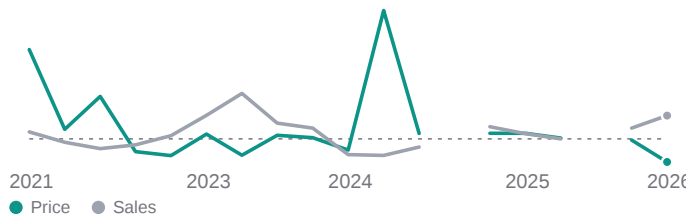


Growth (year over year)

Price -88.4% · Sales +88.9%

Price per square foot

\$64/ft²



Sale premium vs estimated value

-12.1%

Annual turnover (share of homes sold)

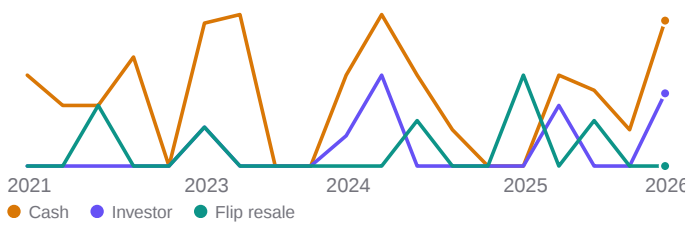
3.3%



BUYERS & OUTCOMES

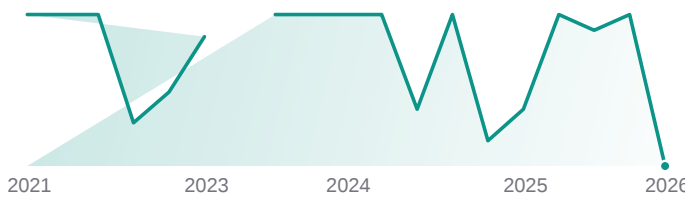
Buyer mix

Cash 80% · Investor 40% · Flip resale 0%



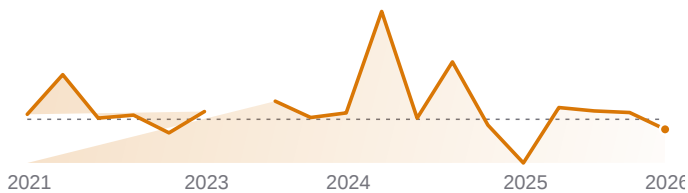
Sellers who sold at a gain

20%

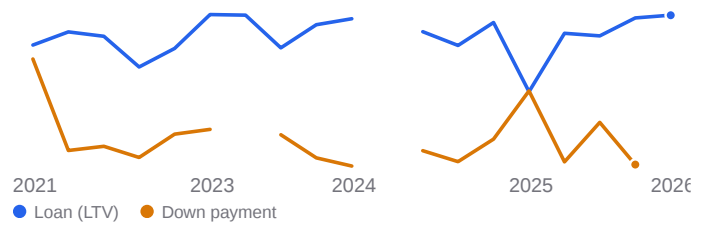


Median annualized return at resale

-8.1%

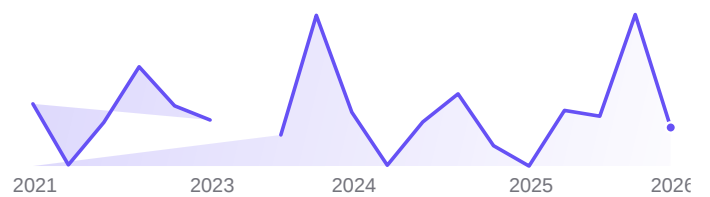


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,039
Median value (AVM)	\$154K
Median size	1,644 ft²
Median bedrooms	3
Median year built	1958
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	9.2%
Owner occupied	62%
Company owned	16%
Median loan-to-value	33%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	1,434
Density	45 / mi ²
Median household income	\$80K
Average household income	\$84K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	167
Earthquake index (US avg 100)	47
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	10.9%
Unemployment	1.4%
Average temp	50°F
Annual precip	34 in
Sunshine	52%

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