

Edon 43518

ZIP code · OH · Ohio · Williams County · Edon

SELLER'S MARKET

\$234K

MEDIAN SALE PRICE

+143.4%

1-YR CHANGE

45

SALES (12 MO)

\$179K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



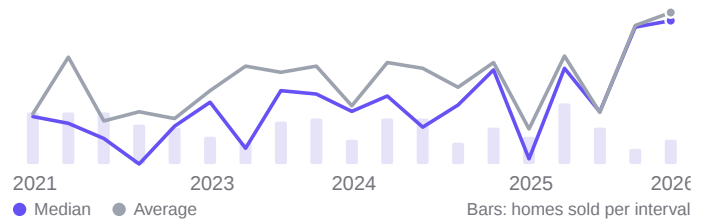
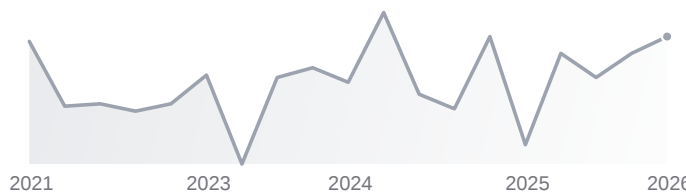
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$234K · Average \$244K

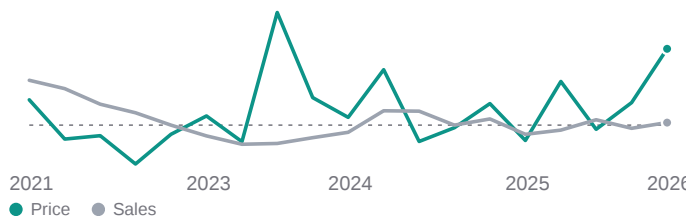


Growth (year over year)

Price +143.4% · Sales +4.7%

Price per square foot

\$138/ft²



Sale premium vs estimated value

+21.2%

Annual turnover (share of homes sold)

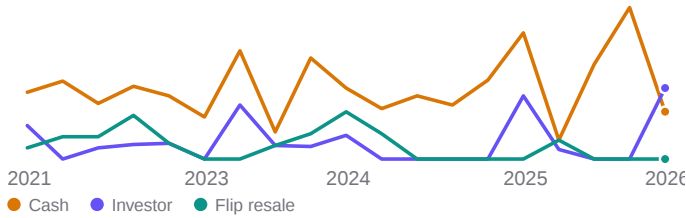
4.2%



BUYERS & OUTCOMES

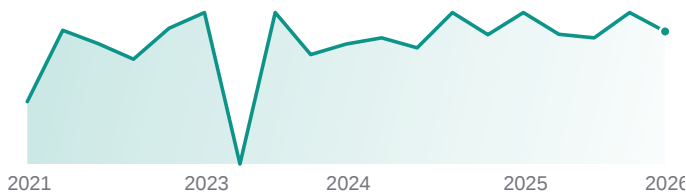
Buyer mix

Cash 25% · Investor 38% · Flip resale 0%



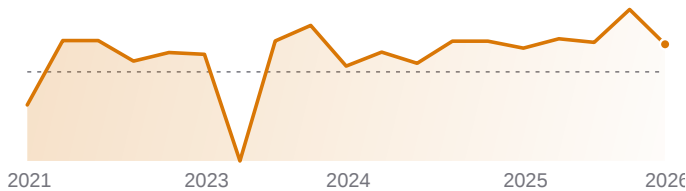
Sellers who sold at a gain

88%

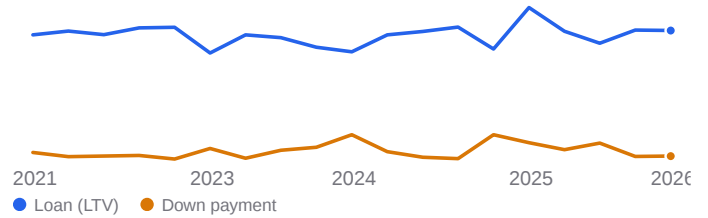


Median annualized return at resale

+6.2%

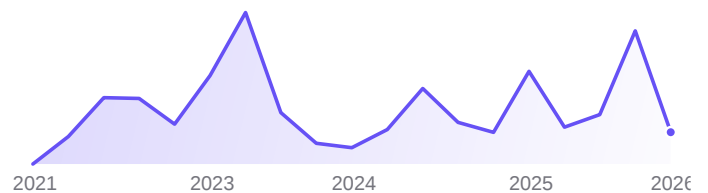


Financing (share of purchase price) Loan (LTV) 95% · Down payment 4.5%



Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,066
Median value (AVM)	\$179K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1957
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.8%
Owner occupied	47%
Company owned	8.4%
Median loan-to-value	35%
Typical ownership tenure	21.8 yrs

COMMUNITY

Population	2,543
Density	41 / mi²
Median household income	\$75K
Average household income	\$84K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	36
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	7.5%
Unemployment	1.6%
Average temp	49°F
Annual precip	36 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.