

Napoleon 43545

ZIP code · OH · Ohio · Henry County · Napoleon

SELLER'S MARKET

\$216K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

242

SALES (12 MO)

\$201K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



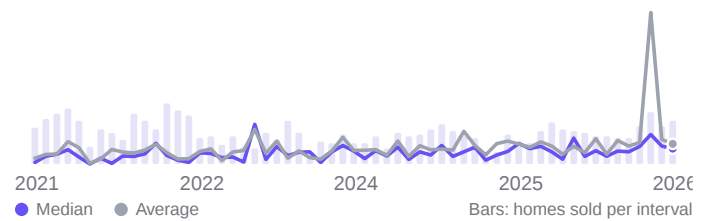
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$190K · Average \$212K

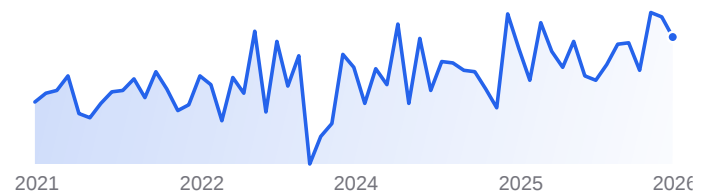
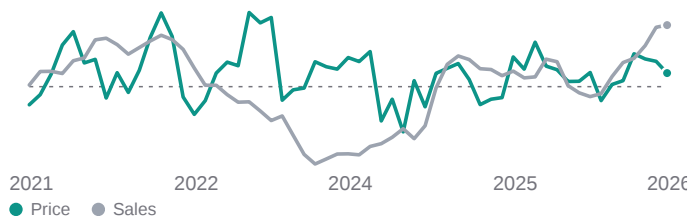


Growth (year over year)

Price +7.1% · Sales +32.2%

Price per square foot

\$140/ft²

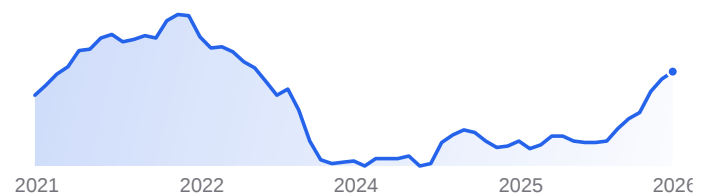
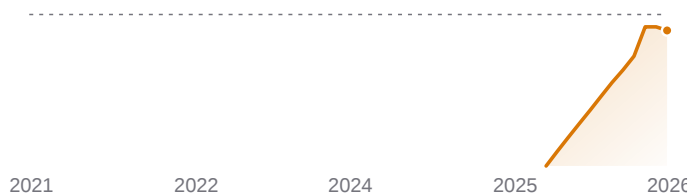


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

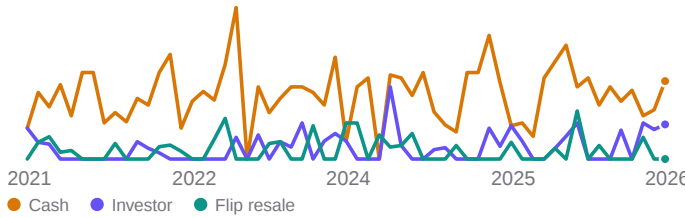
4.3%



BUYERS & OUTCOMES

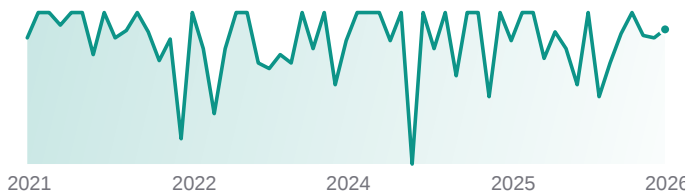
Buyer mix

Cash 36% · Investor 16% · Flip resale 0%



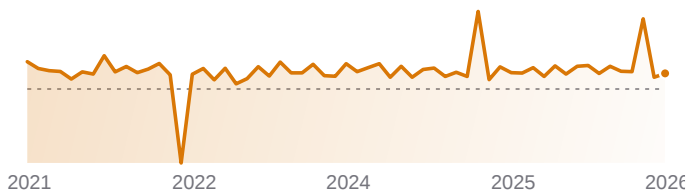
Sellers who sold at a gain

93%

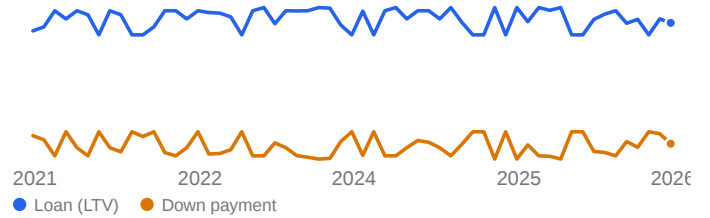


Median annualized return at resale

+5.2%

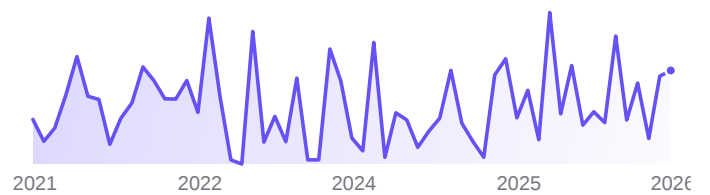


Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



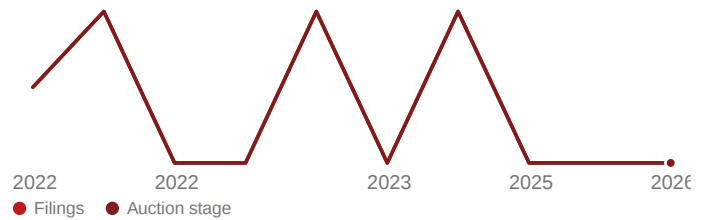
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,665
Median value (AVM)	\$201K
Median size	1,588 ft²
Median bedrooms	3
Median year built	1961
Single family	83%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.6%
Owner occupied	82%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	14,183
Density	100 / mi²
Median household income	\$70K
Average household income	\$91K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	147
Earthquake index (US avg 100)	42
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	8.7%
Unemployment	1.6%
Average temp	50°F
Annual precip	35 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.