

Pioneer 43554

ZIP code · OH · Ohio · Williams County · Pioneer

SELLER'S MARKET

\$153K

MEDIAN SALE PRICE

+24.9%

1-YR CHANGE

42

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

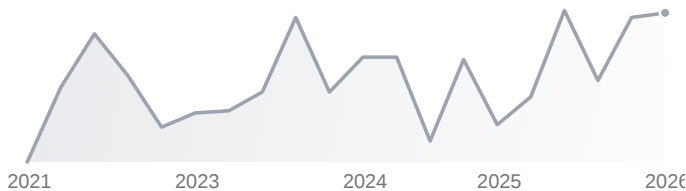
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

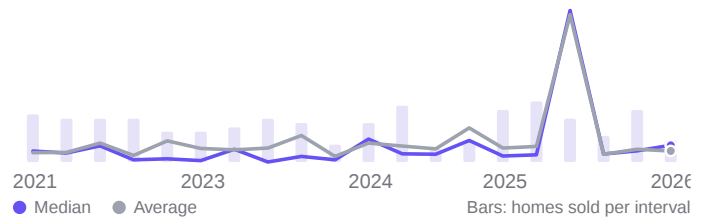
Market temperature (0–100)

76 / 100



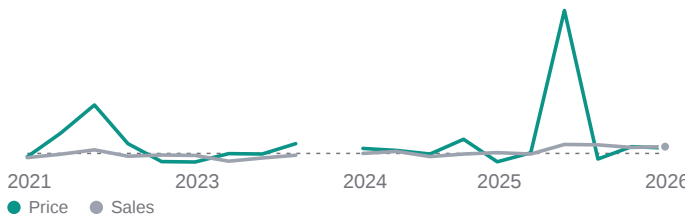
Sale prices

Median \$163K · Average \$140K



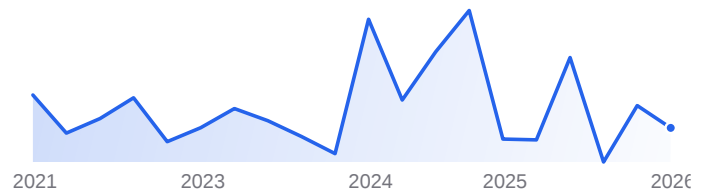
Growth (year over year)

Price +24.9% · Sales +31.3%



Price per square foot

\$83/ft²



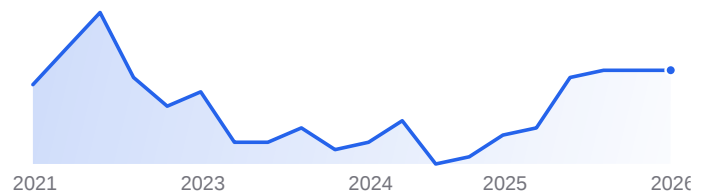
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

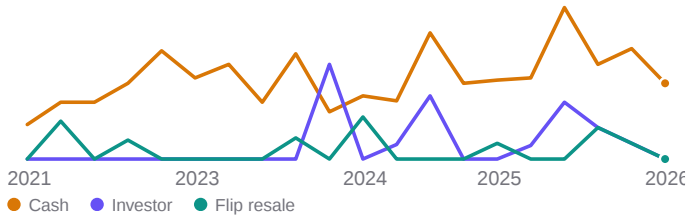
3.9%



BUYERS & OUTCOMES

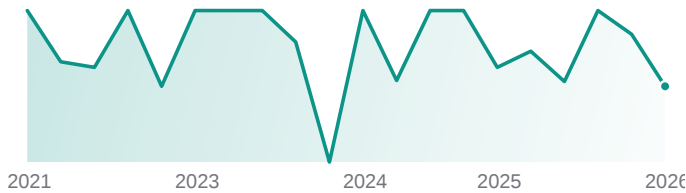
Buyer mix

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



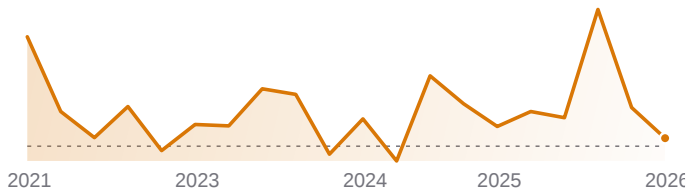
Sellers who sold at a gain

67%

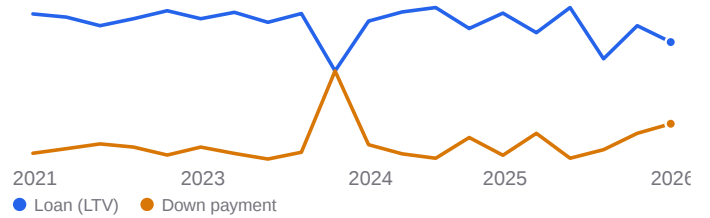


Median annualized return at resale

+1.6%

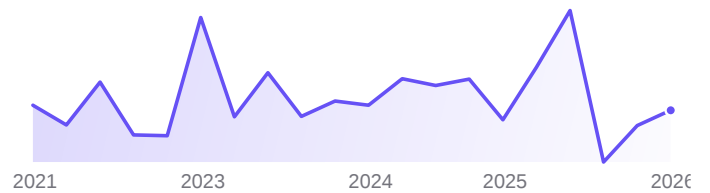


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



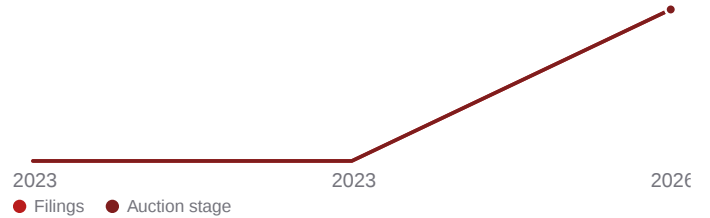
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,065
Median value (AVM)	\$167K
Median size	1,462 ft²
Median bedrooms	3
Median year built	1973
Single family	81%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.2%
Owner occupied	56%
Company owned	16%
Median loan-to-value	37%

Typical ownership tenure

22.9 yrs

COMMUNITY

Population	2,056
Density	62 / mi ²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	30
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	15.5%
Unemployment	1.4%
Average temp	49°F
Annual precip	36 in
Sunshine	52%

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.