

Blue Rock 43720

ZIP code · OH · Ohio · Muskingum County

BALANCED MARKET

\$127K

MEDIAN SALE PRICE

-52.1%

1-YR CHANGE

35

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



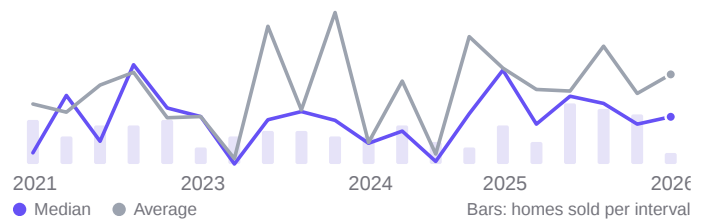
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$135K · Average \$205K

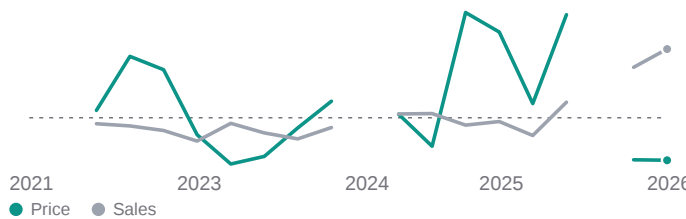


Growth (year over year)

Price -52.1% · Sales +84.2%

Price per square foot

\$94/ft²

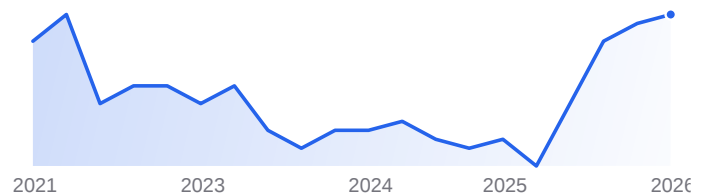


Sale premium vs estimated value

-15.6%

Annual turnover (share of homes sold)

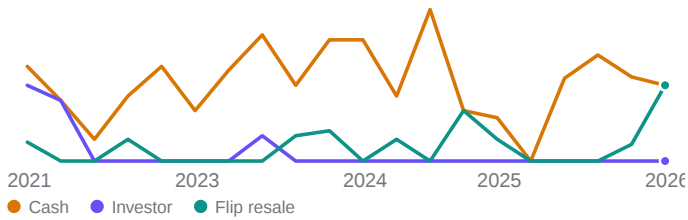
4.5%



BUYERS & OUTCOMES

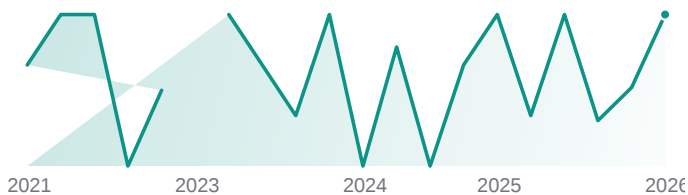
Buyer mix

Cash 50% · Investor 0% · Flip resale 50%



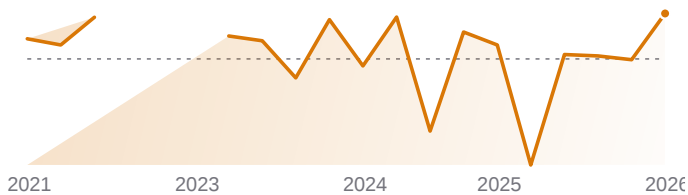
Sellers who sold at a gain

100%

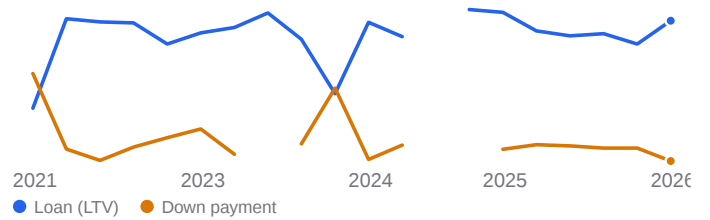


Median annualized return at resale

+13.6%

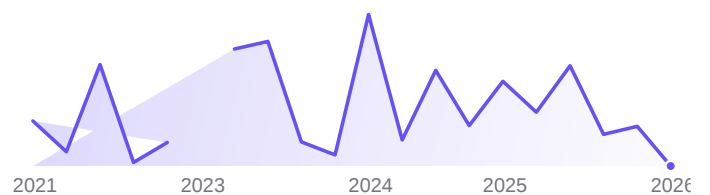


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	776
Median value (AVM)	\$185K
Median size	1,354 ft²
Median bedrooms	3
Median year built	1984
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	5.3%
Owner occupied	52%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	1,097
Density	24 / mi²
Median household income	\$61K
Average household income	\$77K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	26
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	10.1%
Unemployment	1.4%
Average temp	52°F
Annual precip	39 in
Sunshine	49%

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.