

Philo 43771

ZIP code · OH · Ohio · Muskingum County · Philo

BUYER'S MARKET

\$85K

MEDIAN SALE PRICE

-26.6%

1-YR CHANGE

40

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



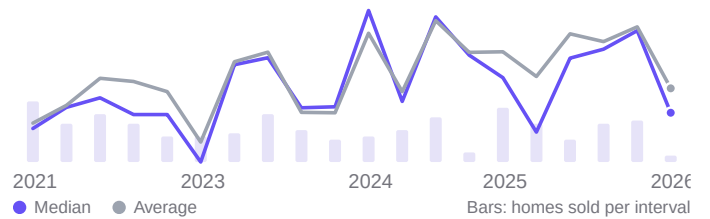
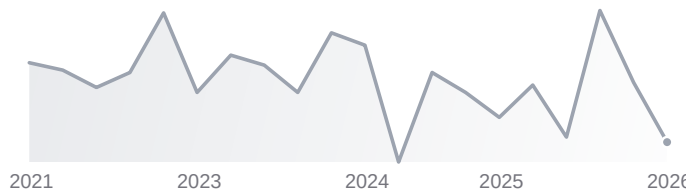
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$109K · Average \$137K

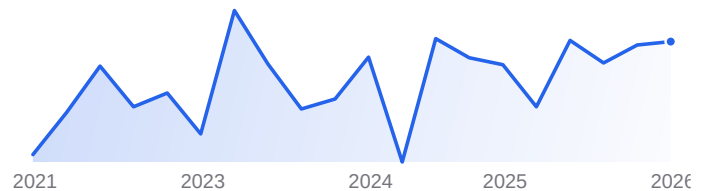
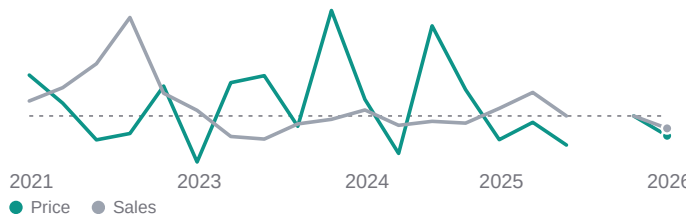


Growth (year over year)

Price -26.6% · Sales -16.7%

Price per square foot

\$147/ft²

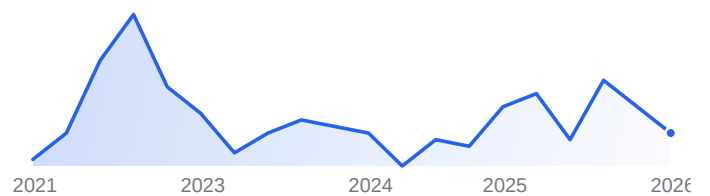


Sale premium vs estimated value

+41.2%

Annual turnover (share of homes sold)

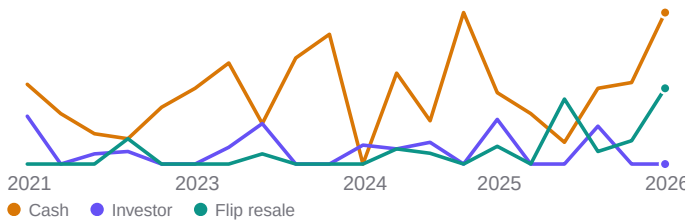
3.8%



BUYERS & OUTCOMES

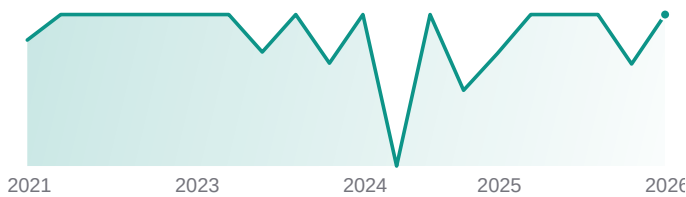
Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



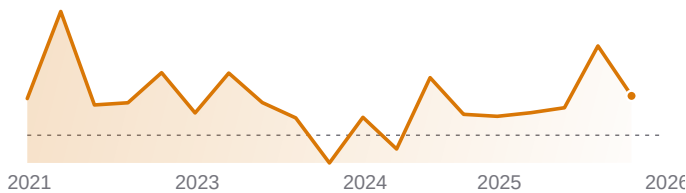
Sellers who sold at a gain

100%

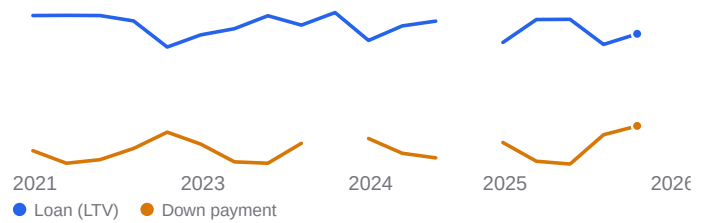


Median annualized return at resale

+14.0%

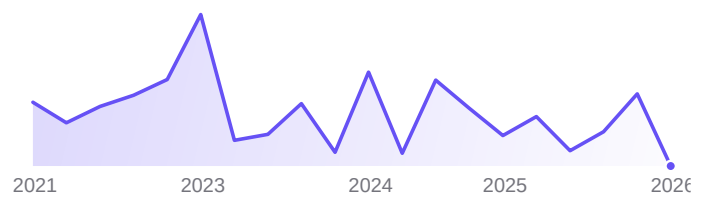


Financing (share of purchase price) Loan (LTV) 86% · Down payment 26%



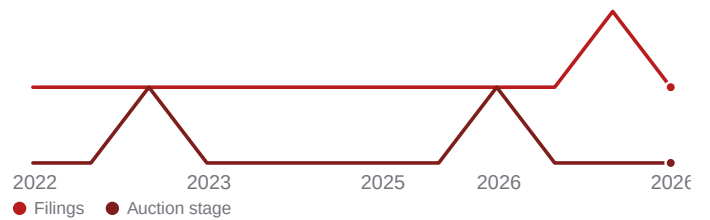
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,051
Median value (AVM)	\$128K
Median size	1,305 ft²
Median bedrooms	3
Median year built	1962
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	8.1%
Owner occupied	60%
Company owned	12%
Median loan-to-value	15%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	1,898
Density	75 / mi²
Median household income	\$48K
Average household income	\$69K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	140
Earthquake index (US avg 100)	26
Homes occupied	90%
Bachelor's or higher	3%
Poverty rate	11.7%
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.