

Shadyside 43947

ZIP code · OH · Ohio · Belmont County · Shadyside

SELLER'S MARKET

\$166K

MEDIAN SALE PRICE

+26.0%

1-YR CHANGE

90

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

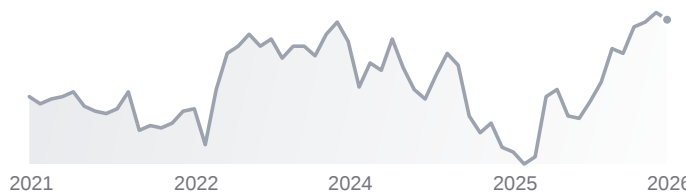
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

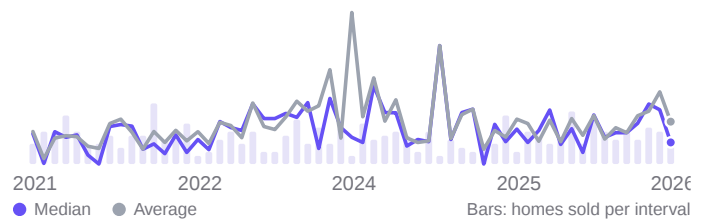
Market temperature (0–100)

74 / 100



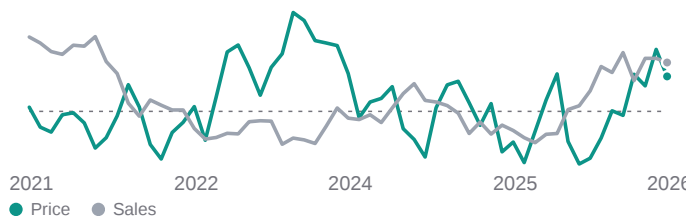
Sale prices

Median \$113K · Average \$160K



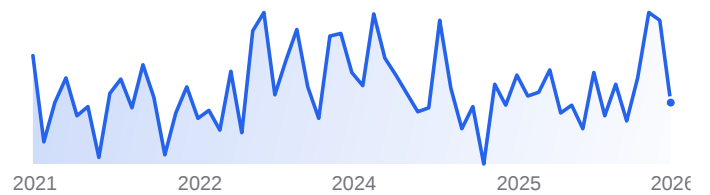
Growth (year over year)

Price +26.0% · Sales +36.4%



Price per square foot

\$101/ft²



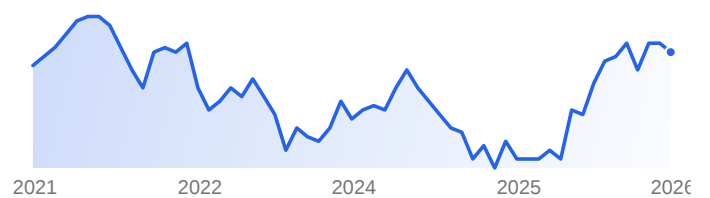
Sale premium vs estimated value

-18.6%



Annual turnover (share of homes sold)

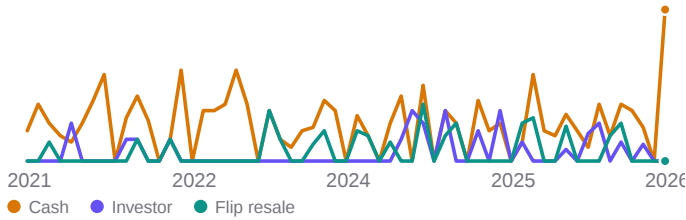
3.9%



BUYERS & OUTCOMES

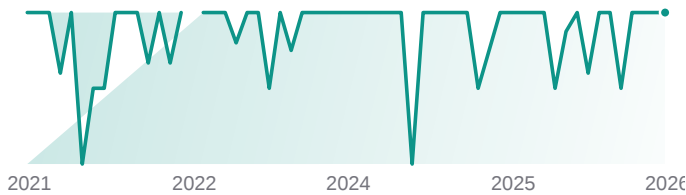
Buyer mix

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



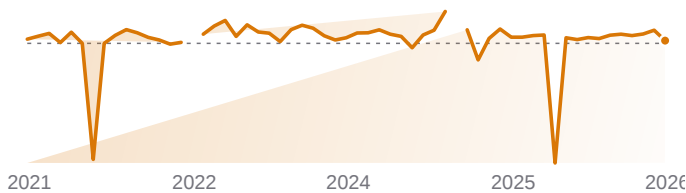
Sellers who sold at a gain

100%

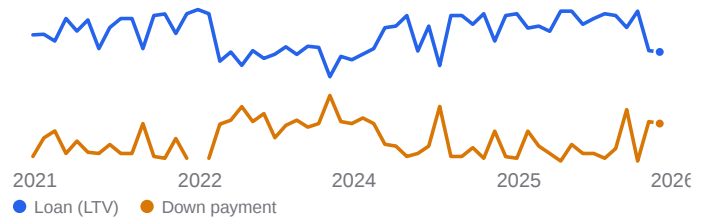


Median annualized return at resale

+1.8%

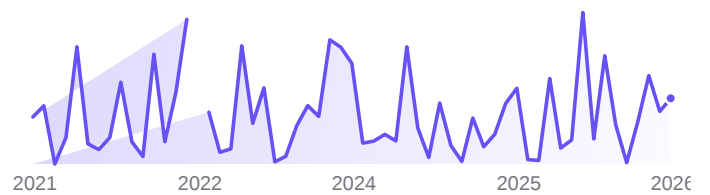


Financing (share of purchase price) Loan (LTV) 73% · Down payment 25%



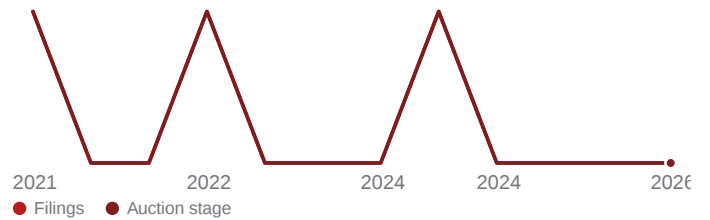
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,330
Median value (AVM)	\$126K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1951
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	4.9%
Owner occupied	76%
Company owned	10%
Median loan-to-value	47%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	4,967
Density	270 / mi²
Median household income	\$57K
Average household income	\$65K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	28
Homes occupied	88%
Bachelor's or higher	17%
Poverty rate	13.2%
Unemployment	1.5%
Average temp	52°F
Annual precip	41 in
Sunshine	50%

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.