

Montville 44064

ZIP code · OH · Ohio · Geauga County

SELLER'S MARKET

\$785K

MEDIAN SALE PRICE

+293.2%

1-YR CHANGE

22

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

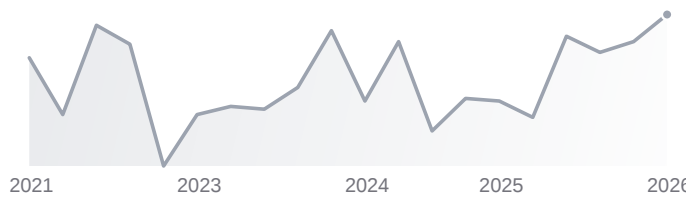
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

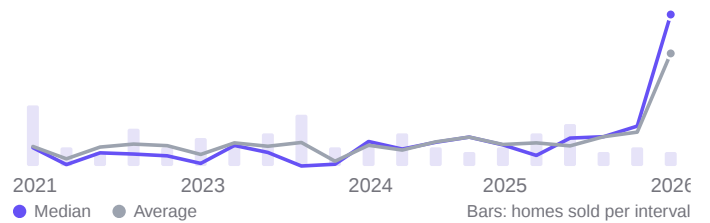
Market temperature (0–100)

75 / 100



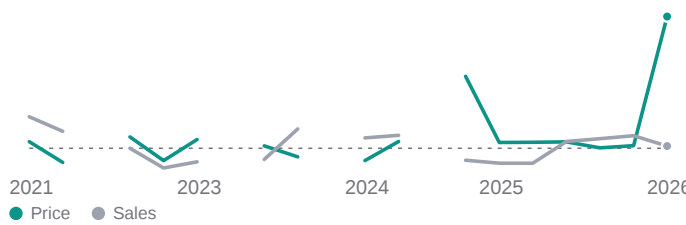
Sale prices

Median \$1.1M · Average \$858K



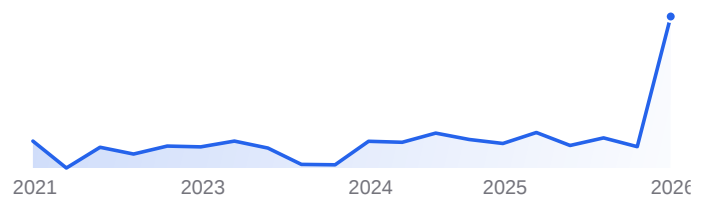
Growth (year over year)

Price +293.2% · Sales +4.8%



Price per square foot

\$683/ft²



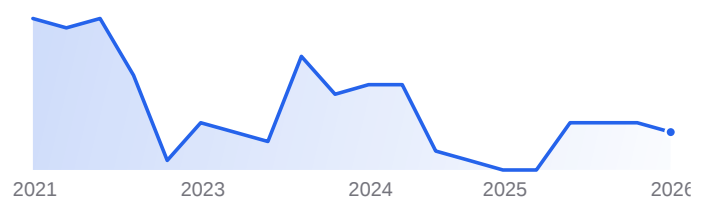
Sale premium vs estimated value

+293.5%



Annual turnover (share of homes sold)

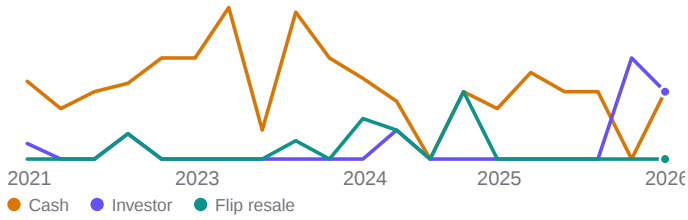
3.0%



BUYERS & OUTCOMES

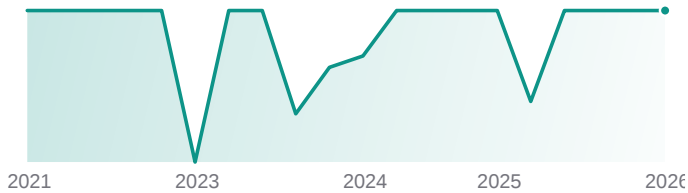
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



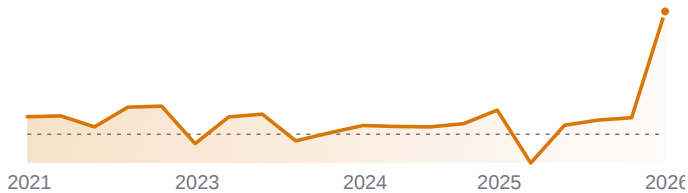
Sellers who sold at a gain

100%

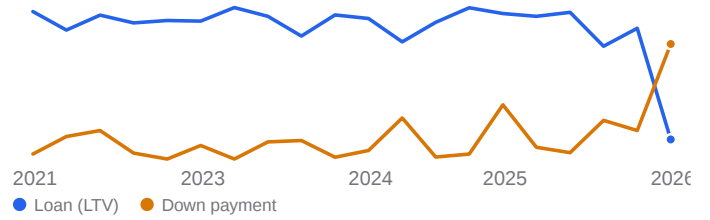


Median annualized return at resale

+43.3%

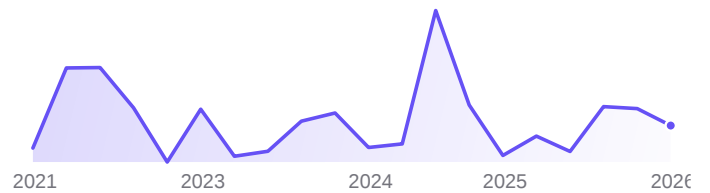


Financing (share of purchase price) Loan (LTV) 14% · Down payment 75%



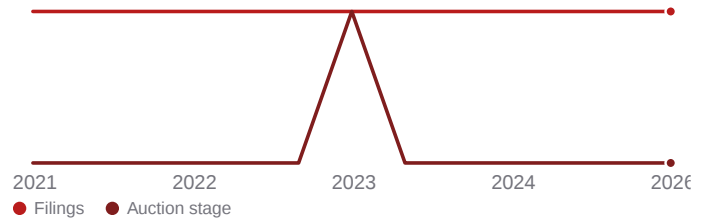
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	730
Median value (AVM)	\$266K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1977
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.5%
Owner occupied	85%
Company owned	13%
Median loan-to-value	47%
Typical ownership tenure	21.1 yrs

COMMUNITY

Population	1,832
Density	79 / mi²
Median household income	\$83K
Average household income	\$109K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	55
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	4.9%
Unemployment	1.2%
Average temp	47°F
Annual precip	44 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.