

Rittman 44270

ZIP code · OH · Ohio · Wayne County · Rittman

SELLER'S MARKET

\$201K

MEDIAN SALE PRICE

+22.5%

1-YR CHANGE

136

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

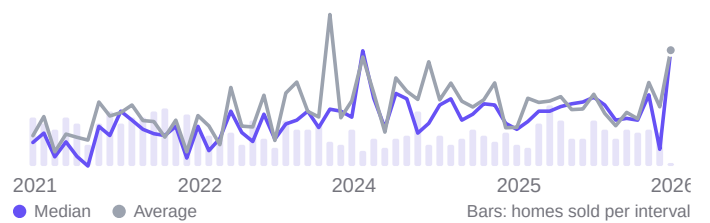
Market temperature (0–100)

77 / 100



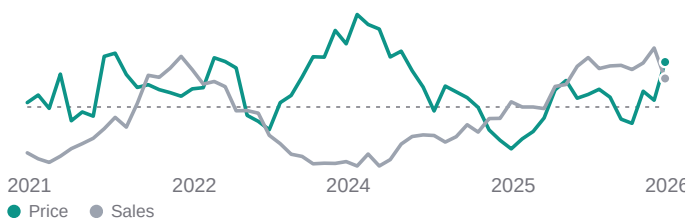
Sale prices

Median \$280K · Average \$280K



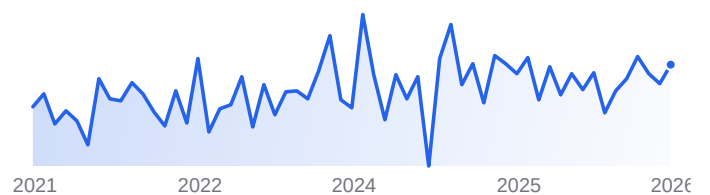
Growth (year over year)

Price +22.5% · Sales +14.3%



Price per square foot

\$168/ft²



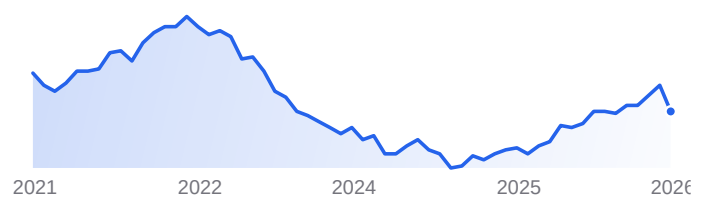
Sale premium vs estimated value

+23.8%



Annual turnover (share of homes sold)

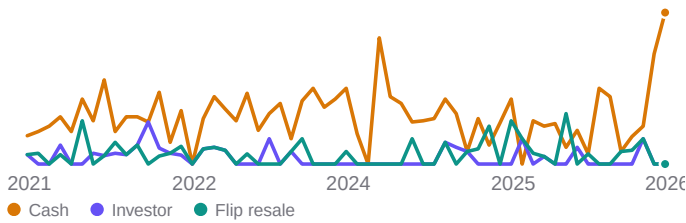
4.2%



BUYERS & OUTCOMES

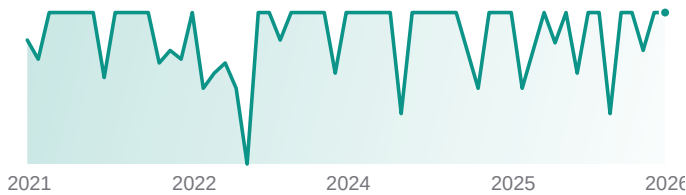
Buyer mix

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



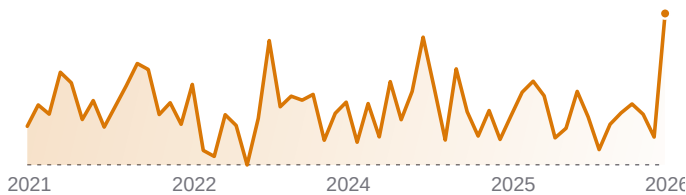
Sellers who sold at a gain

100%

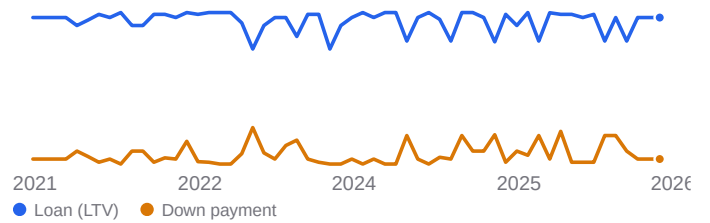


Median annualized return at resale

+19.0%

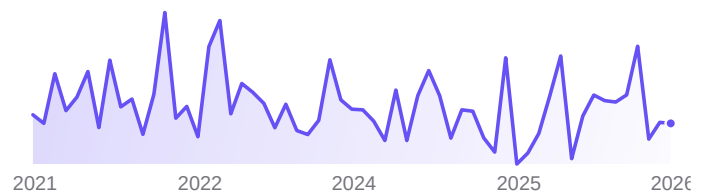


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



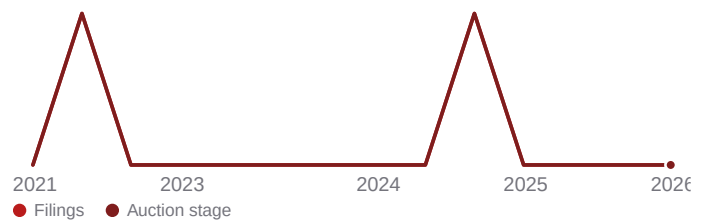
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,276
Median value (AVM)	\$194K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1960
Single family	91%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	99%
Company owned	10%
Median loan-to-value	44%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	7,706
Density	366 / mi²
Median household income	\$64K
Average household income	\$90K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	7.0%
Unemployment	1.3%
Average temp	50°F
Annual precip	38 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.