

Windham 44288

ZIP code · OH · Ohio · Portage County · Windham

SELLER'S MARKET

\$187K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

52

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

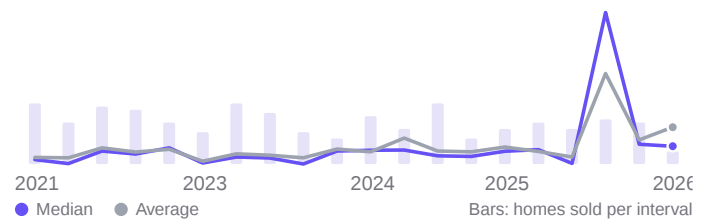
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$188K · Average \$283K

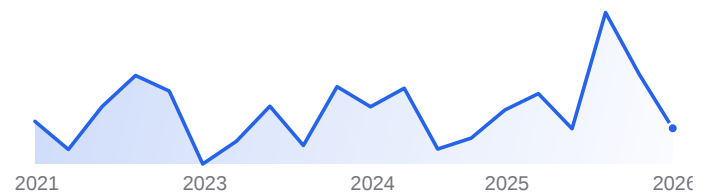
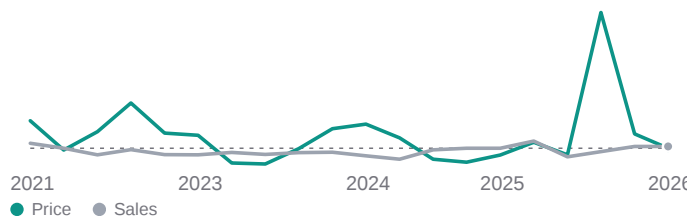


Growth (year over year)

Price +0.1% · Sales +4.0%

Price per square foot

\$87/ft²

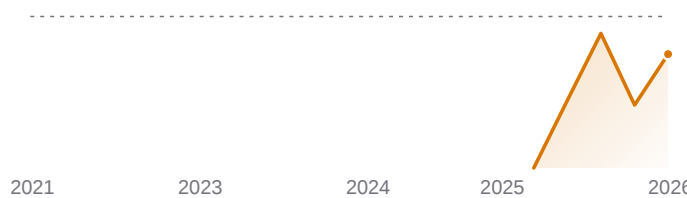


Sale premium vs estimated value

-7.1%

Annual turnover (share of homes sold)

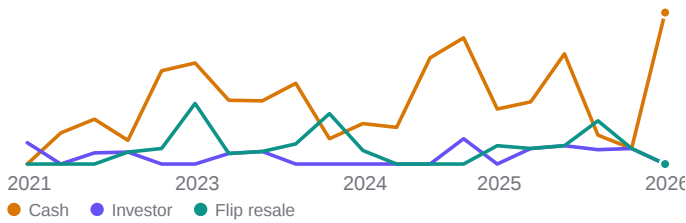
4.0%



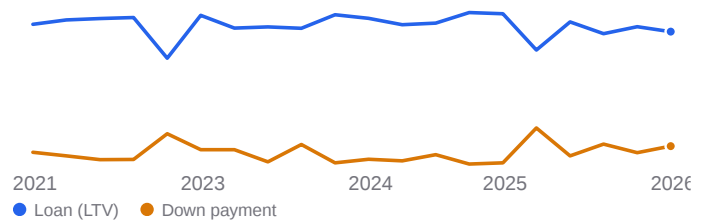
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

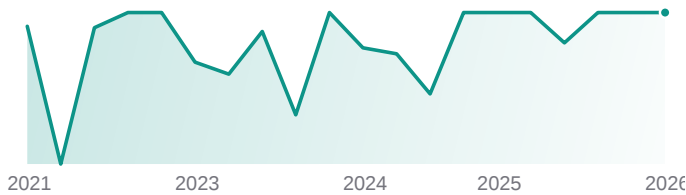


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



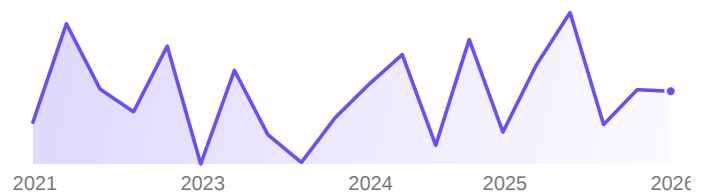
Sellers who sold at a gain

100%



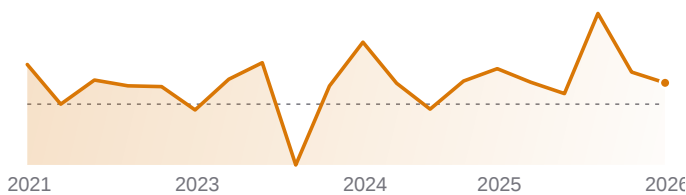
Typical hold before selling

9.2 yrs



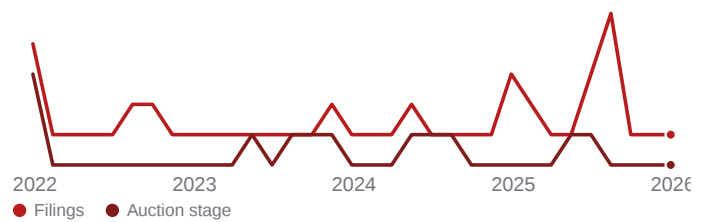
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,295
Median value (AVM)	\$177K
Median size	1,402 ft²
Median bedrooms	3
Median year built	1975
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.8%
Owner occupied	84%
Company owned	8.1%
Median loan-to-value	51%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	4,030
Density	142 / mi²
Median household income	\$59K
Average household income	\$68K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	42
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	19.6%
Unemployment	1.3%
Average temp	49°F
Annual precip	40 in
Sunshine	50%

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.