

Kensington 44427

ZIP code · OH · Ohio · Carroll County

SELLER'S MARKET

\$288K

MEDIAN SALE PRICE

+360.5%

1-YR CHANGE

12

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100

Buyer's market

Balanced

Seller's market

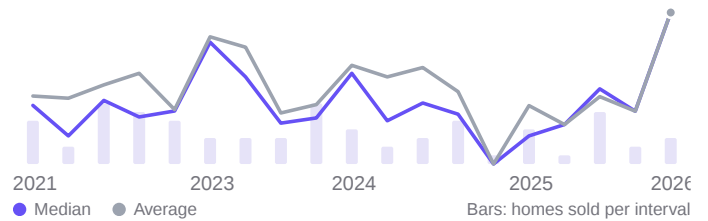
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$288K · Average \$288K

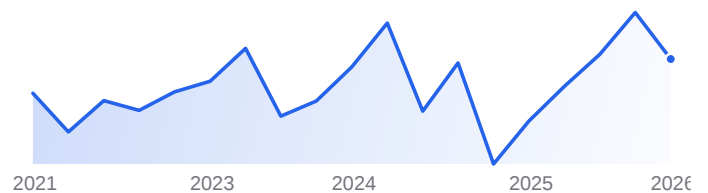
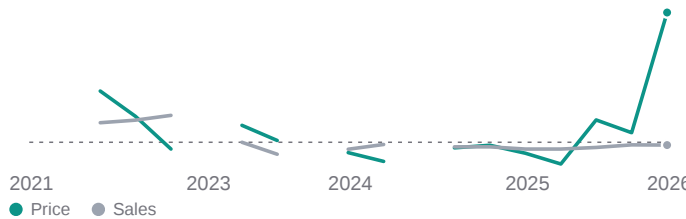


Growth (year over year)

Price +360.5% · Sales -7.7%

Price per square foot

\$121/ft²



Sale premium vs estimated value

+4.6%

Annual turnover (share of homes sold)

1.9%



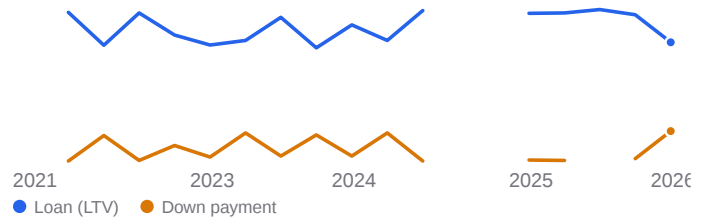
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 67% · Flip resale 0%

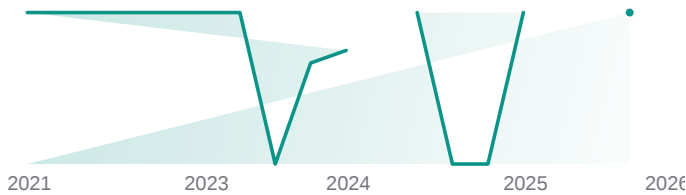


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



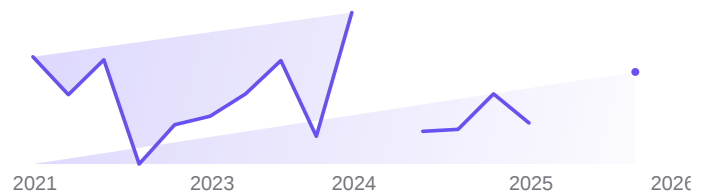
Sellers who sold at a gain

100%



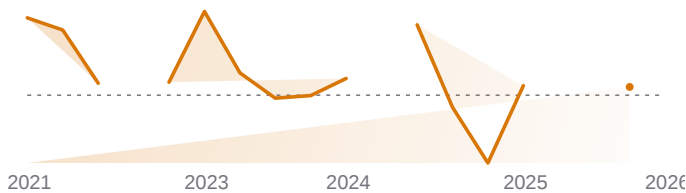
Typical hold before selling

4.3 yrs



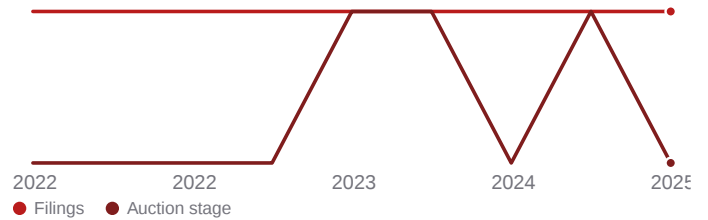
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	616
Median value (AVM)	\$182K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1980
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	5.3%
Owner occupied	74%
Company owned	13%
Median loan-to-value	30%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	1,392
Density	50 / mi²
Median household income	\$66K
Average household income	\$78K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	28
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	11.7%
Unemployment	1.4%
Average temp	49°F
Annual precip	39 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.