

East Rochester 44625

ZIP code · OH · Ohio > Columbiana County > East Rochester

BUYER'S MARKET

\$245K

MEDIAN SALE PRICE

+190.3%

1-YR CHANGE

10

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



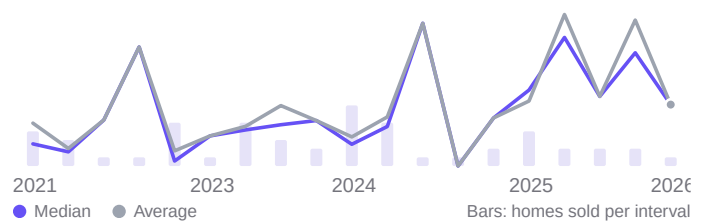
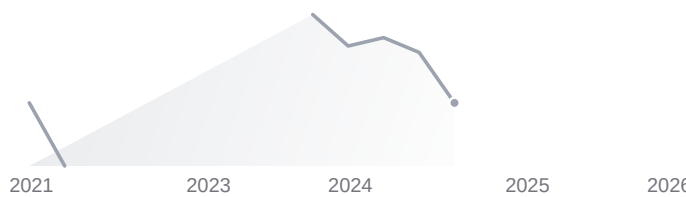
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$179K · Average \$179K

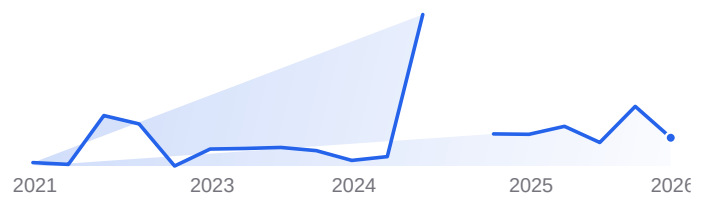
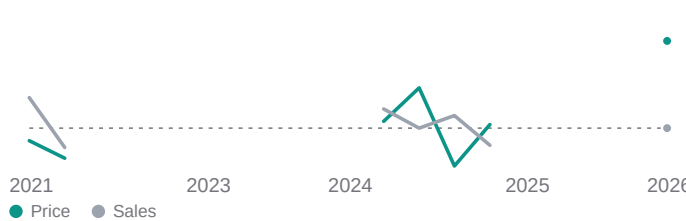


Growth (year over year)

Price +190.3% · Sales +0.0%

Price per square foot

\$110/ft²

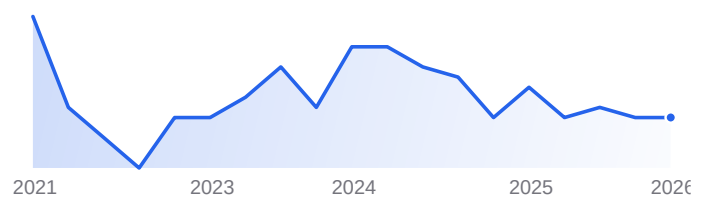
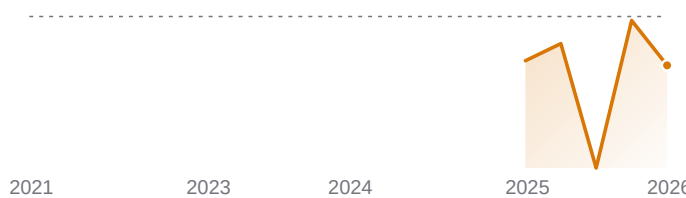


Sale premium vs estimated value

-11.7%

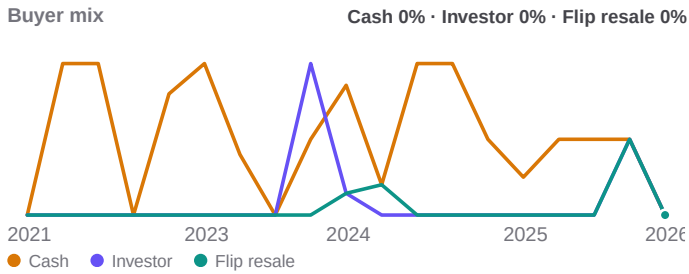
Annual turnover (share of homes sold)

2.0%

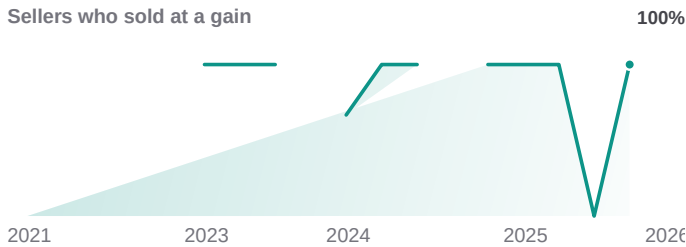


BUYERS & OUTCOMES

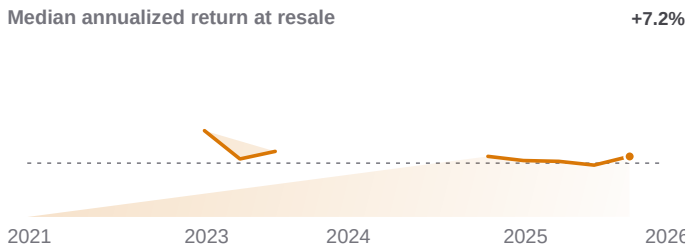
Buyer mix



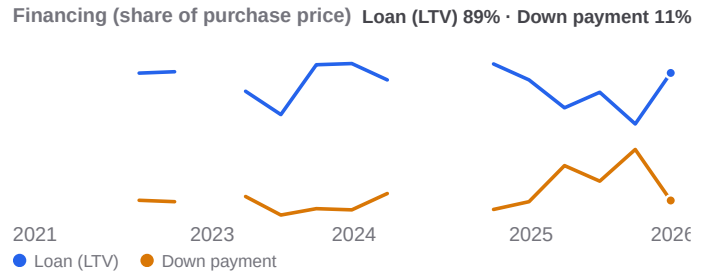
Sellers who sold at a gain



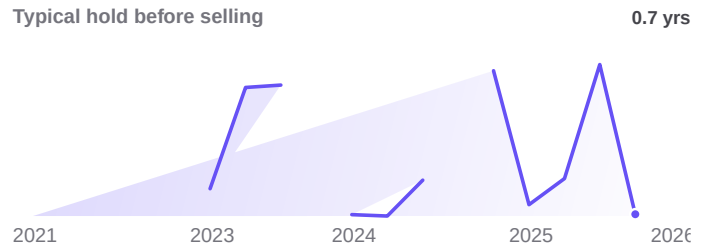
Median annualized return at resale



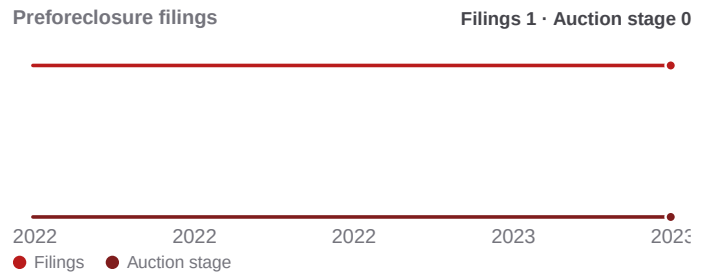
Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	488
Median value (AVM)	\$181K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1975
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.0%
Owner occupied	78%
Company owned	12%
Median loan-to-value	11%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	1,736
Density	82 / mi²
Median household income	\$65K
Average household income	\$76K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	33
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	15.7%
Unemployment	1.3%
Average temp	50°F
Annual precip	39 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.