

Magnolia 44643

ZIP code · OH · Ohio · Carroll County · Magnolia

STRONG SELLER'S MARKET

\$223K

MEDIAN SALE PRICE

+203.9%

1-YR CHANGE

40

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

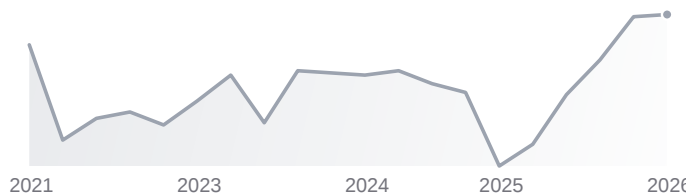
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

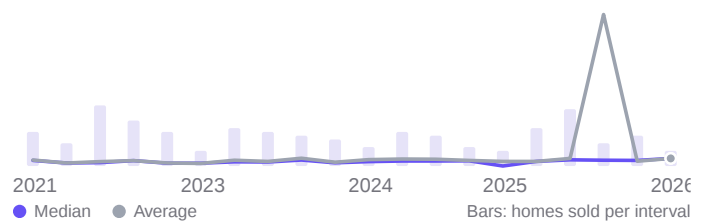
Market temperature (0-100)

84 / 100



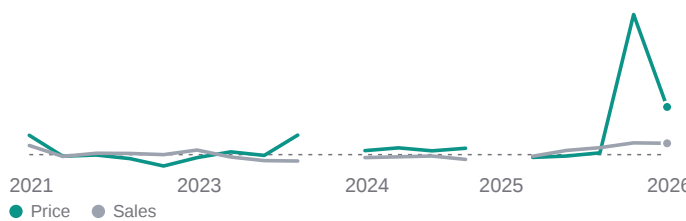
Sale prices

Median \$300K · Average \$298K



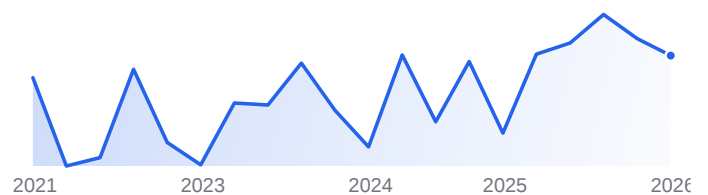
Growth (year over year)

Price +203.9% · Sales +48.1%



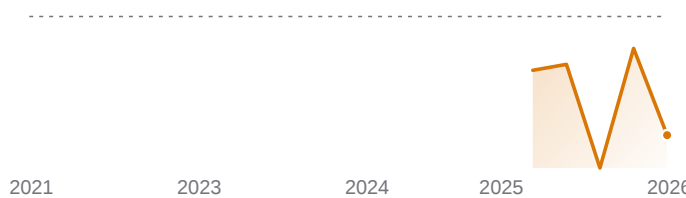
Price per square foot

\$142/ft²



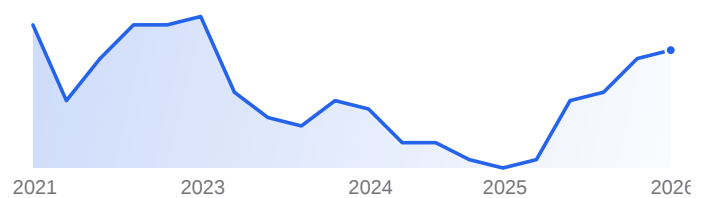
Sale premium vs estimated value

-11.4%



Annual turnover (share of homes sold)

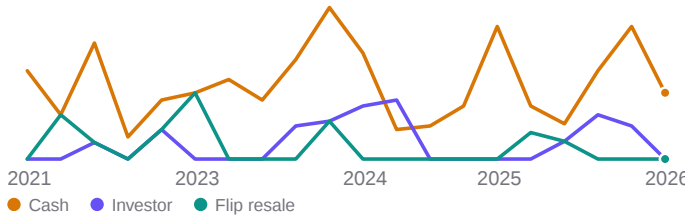
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



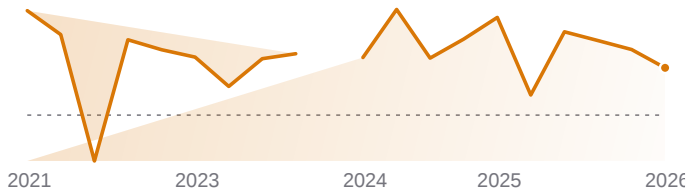
Sellers who sold at a gain

100%

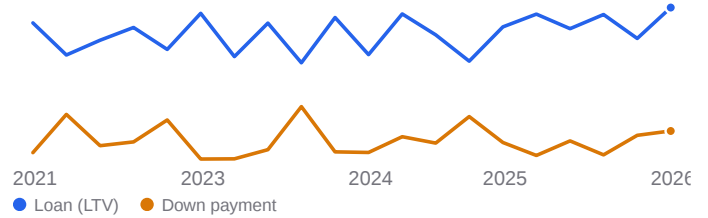


Median annualized return at resale

+4.9%

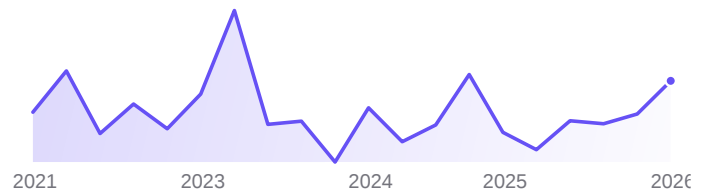


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



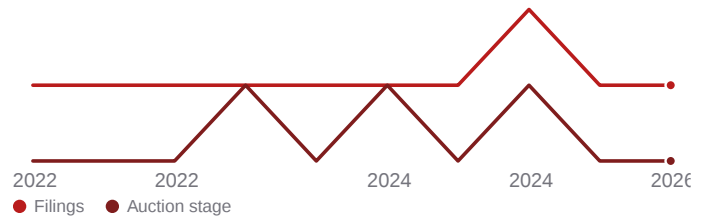
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,134
Median value (AVM)	\$252K
Median size	1,575 ft²
Median bedrooms	3
Median year built	1965
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.2%
Owner occupied	80%
Company owned	14%
Median loan-to-value	39%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	2,887
Density	94 / mi ²
Median household income	\$61K
Average household income	\$83K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	33
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	10.6%
Unemployment	1.3%
Average temp	50°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.