

Marshallville 44645

ZIP code · OH · Ohio · Wayne County · Marshallville

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

27

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

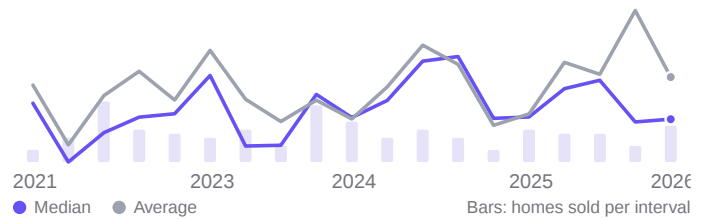
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$169K · Average \$251K

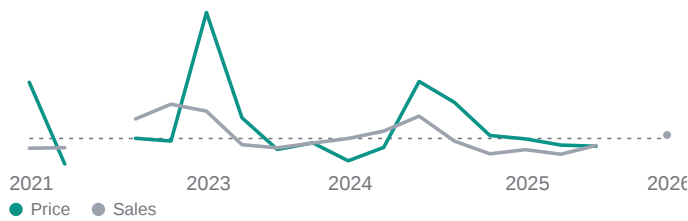


Growth (year over year)

Price +10.3% · Sales +8.0%

Price per square foot

\$103/ft²

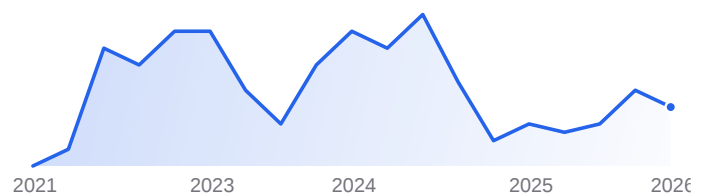


Sale premium vs estimated value

-11.4%

Annual turnover (share of homes sold)

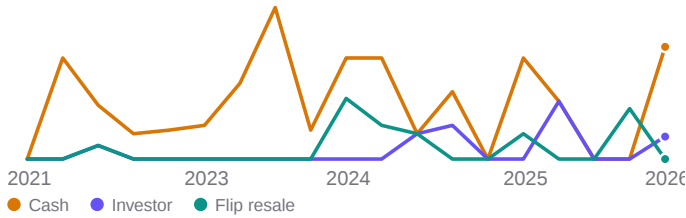
2.9%



BUYERS & OUTCOMES

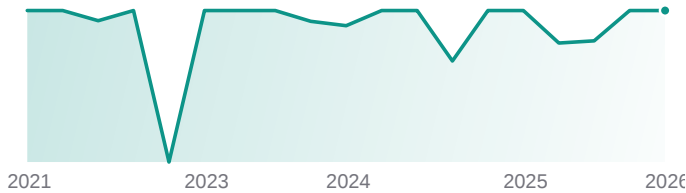
Buyer mix

Cash 56% · Investor 11% · Flip resale 0%



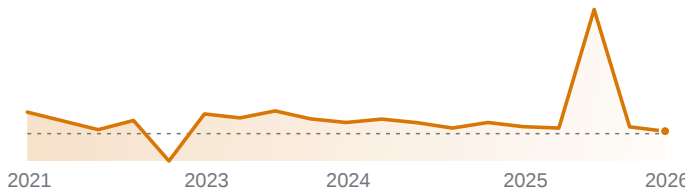
Sellers who sold at a gain

100%

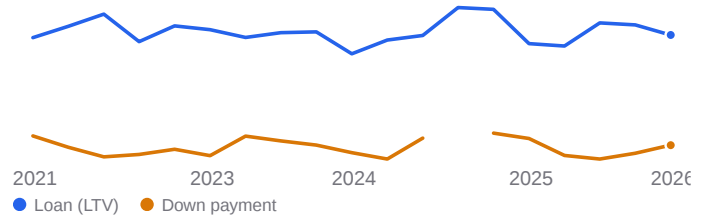


Median annualized return at resale

+1.5%

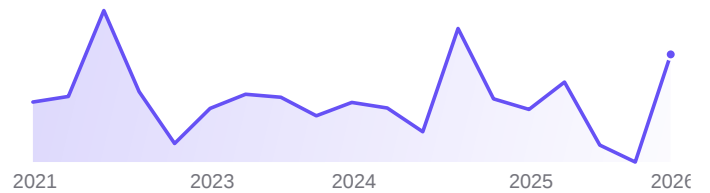


Financing (share of purchase price) Loan (LTV) 83% · Down payment 12%



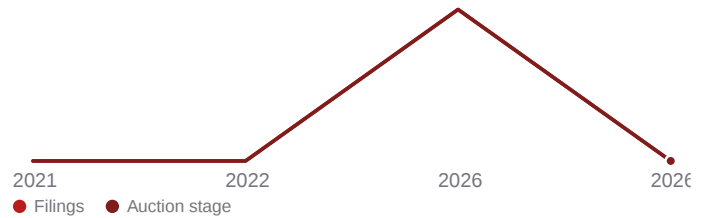
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	922
Median value (AVM)	\$270K
Median size	1,594 ft²
Median bedrooms	3
Median year built	1975
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.6%
Owner occupied	100%
Company owned	10%
Median loan-to-value	41%
Typical ownership tenure	18.6 yrs

COMMUNITY

Population	2,600
Density	105 / mi²
Median household income	\$83K
Average household income	\$104K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	40
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	3.2%
Unemployment	1.4%
Average temp	50°F
Annual precip	38 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.