

Minerva 44657

ZIP code · OH · Ohio > Stark County > Minerva

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

+8.6%

1-YR CHANGE

118

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

Market temperature

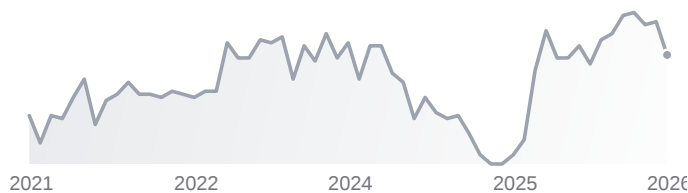
Balanced market · 53 / 100



MARKET TRENDS (5 YEARS)

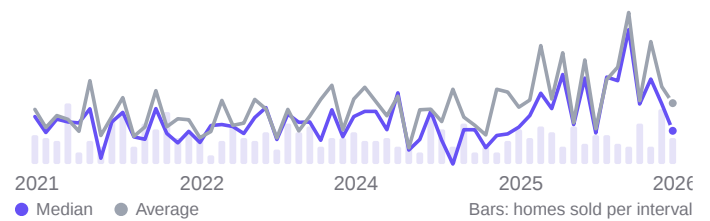
Market temperature (0–100)

53 / 100



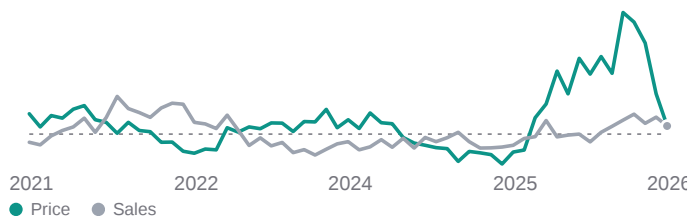
Sale prices

Median \$128K · Average \$180K



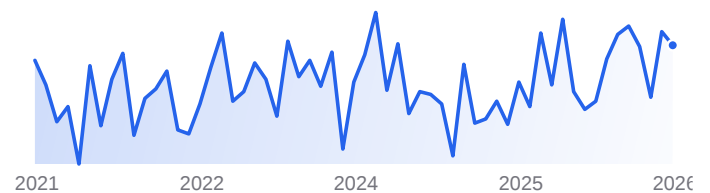
Growth (year over year)

Price +8.6% · Sales +8.3%



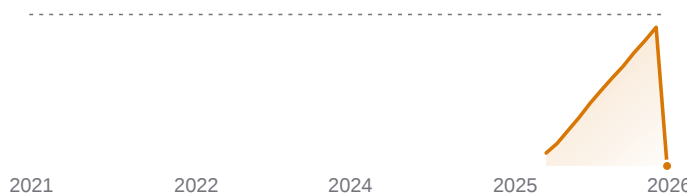
Price per square foot

\$130/ft²



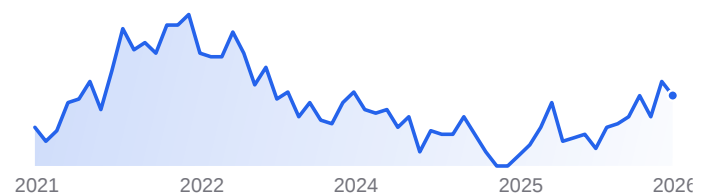
Sale premium vs estimated value

-10.0%



Annual turnover (share of homes sold)

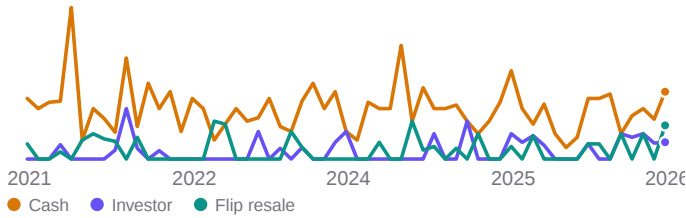
2.8%



BUYERS & OUTCOMES

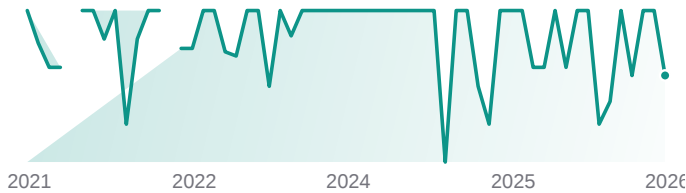
Buyer mix

Cash 44% · Investor 11% · Flip resale 22%



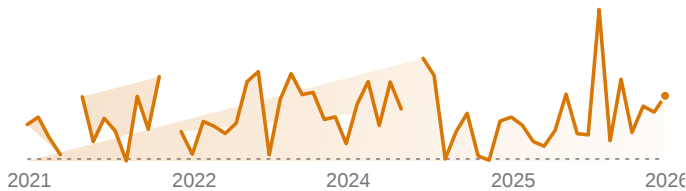
Sellers who sold at a gain

71%

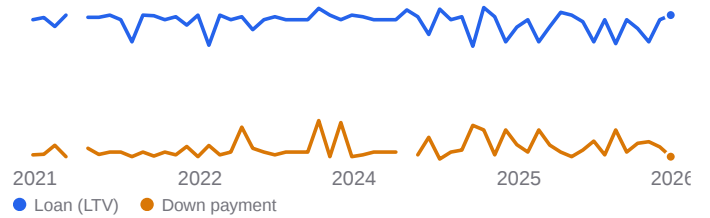


Median annualized return at resale

+9.8%

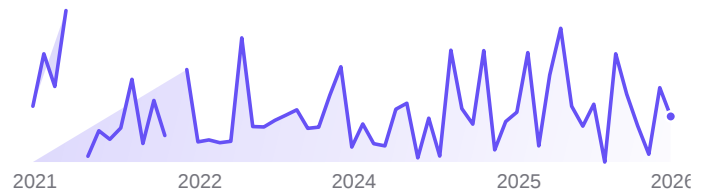


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



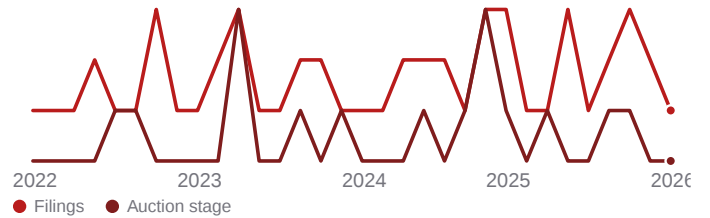
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,236
Median value (AVM)	\$188K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1969
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.2%
Owner occupied	76%
Company owned	19%
Median loan-to-value	33%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	9,784
Density	150 / mi²
Median household income	\$67K
Average household income	\$81K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	28
Homes occupied	93%
Bachelor's or higher	6%
Poverty rate	13.4%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.