

Bellville 44813

ZIP code · OH · Ohio > Richland County > Bellville

STRONG SELLER'S MARKET

\$302K

MEDIAN SALE PRICE

+36.2%

1-YR CHANGE

123

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

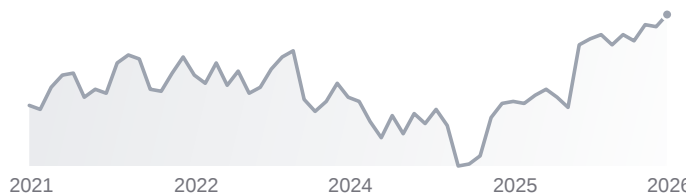
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

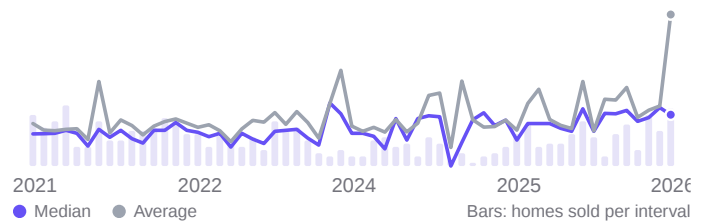
Market temperature (0–100)

82 / 100



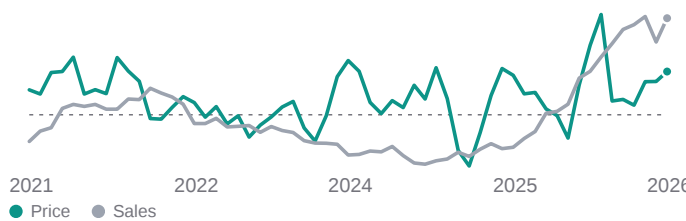
Sale prices

Median \$295K · Average \$808K



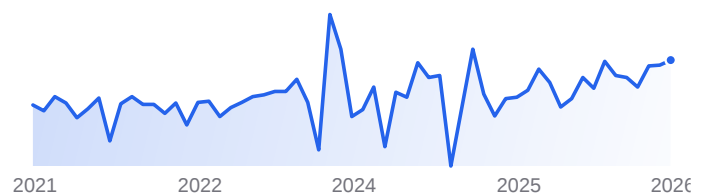
Growth (year over year)

Price +36.2% · Sales +80.9%



Price per square foot

\$194/ft²



Sale premium vs estimated value

+6.1%



Annual turnover (share of homes sold)

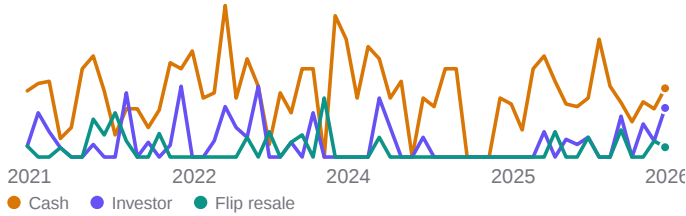
3.8%



BUYERS & OUTCOMES

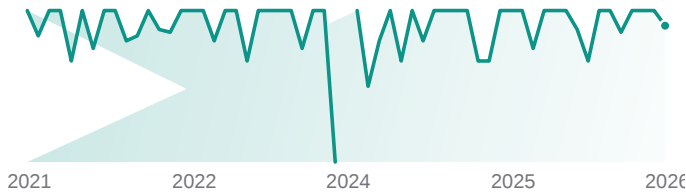
Buyer mix

Cash 39% · Investor 28% · Flip resale 5.6%



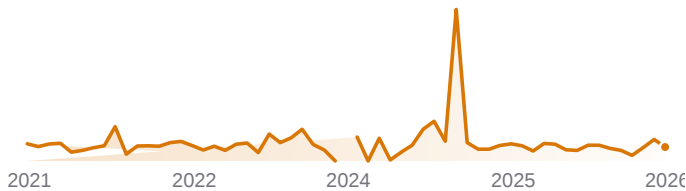
Sellers who sold at a gain

90%

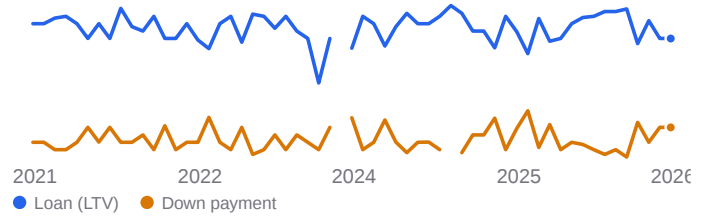


Median annualized return at resale

+7.8%

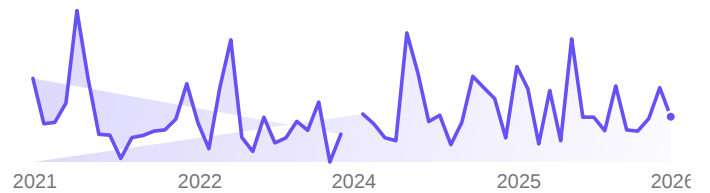


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



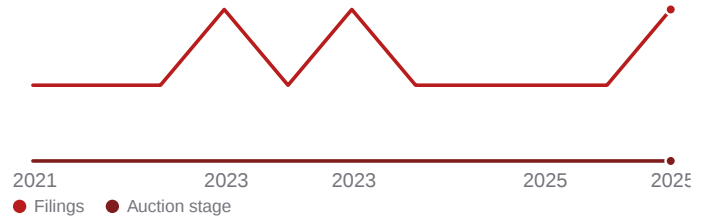
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,248
Median value (AVM)	\$269K
Median size	1,639 ft²
Median bedrooms	3
Median year built	1975
Single family	86%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.1%
Owner occupied	84%
Company owned	9.0%
Median loan-to-value	28%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	8,355
Density	118 / mi²
Median household income	\$77K
Average household income	\$86K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	169
Earthquake index (US avg 100)	34
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	6.6%
Unemployment	1.5%
Average temp	49°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.