

Shelby 44875

ZIP code · OH · Ohio > Richland County > Shelby

STRONG SELLER'S MARKET

\$523K

MEDIAN SALE PRICE

+190.8%

1-YR CHANGE

267

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 89 / 100

Buyer's market

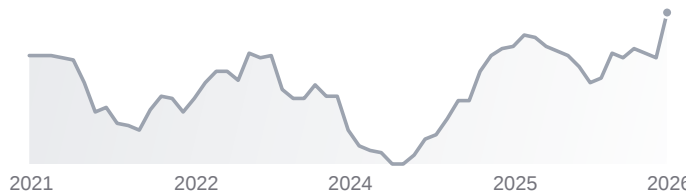
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

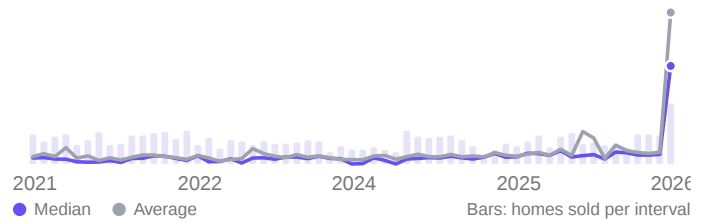
Market temperature (0–100)

89 / 100



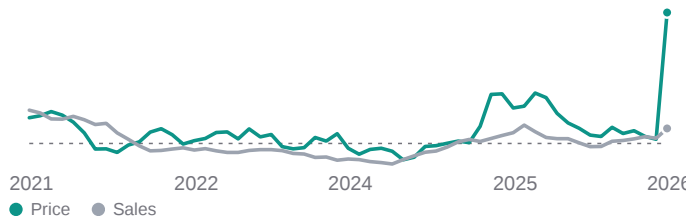
Sale prices

Median \$1.2M · Average \$1.8M



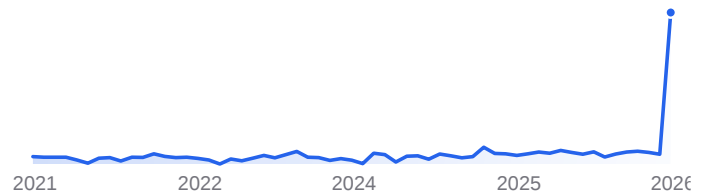
Growth (year over year)

Price +190.8% · Sales +21.9%



Price per square foot

\$950/ft²



Sale premium vs estimated value

+987.8%



Annual turnover (share of homes sold)

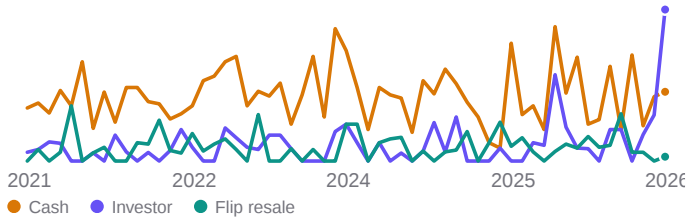
4.9%



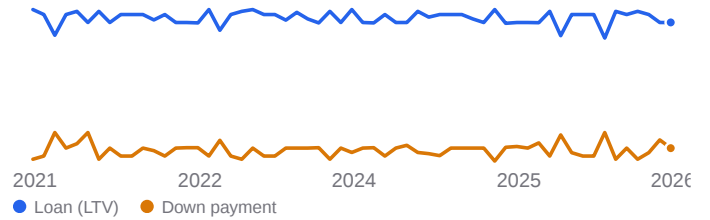
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 69% · Flip resale 2.0%

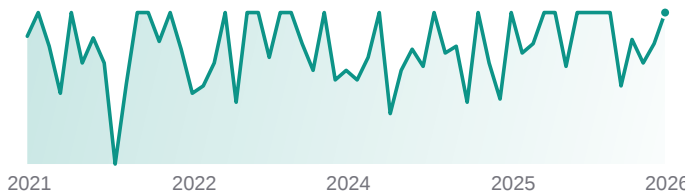


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



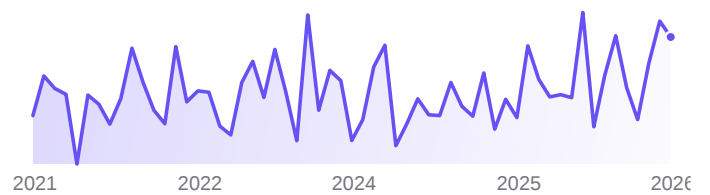
Sellers who sold at a gain

100%



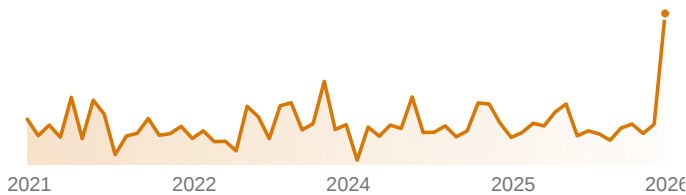
Typical hold before selling

8.7 yrs



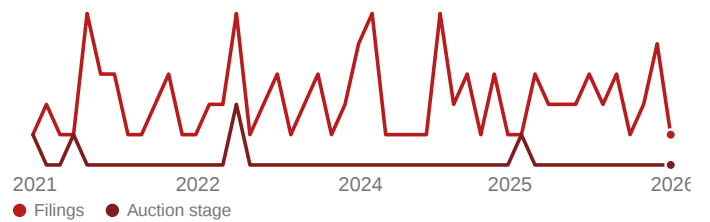
Median annualized return at resale

+32.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,405
Median value (AVM)	\$190K
Median size	1,518 ft²
Median bedrooms	3
Median year built	1952
Single family	91%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.8%
Owner occupied	83%
Company owned	10%
Median loan-to-value	33%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	14,122
Density	175 / mi²
Median household income	\$64K
Average household income	\$71K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	146
Earthquake index (US avg 100)	33
Homes occupied	94%
Bachelor's or higher	8%
Poverty rate	11.4%
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.