

Mansfield 44904

ZIP code · OH · Ohio > Richland County > Mansfield

SELLER'S MARKET

\$406K

MEDIAN SALE PRICE

+48.2%

1-YR CHANGE

229

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

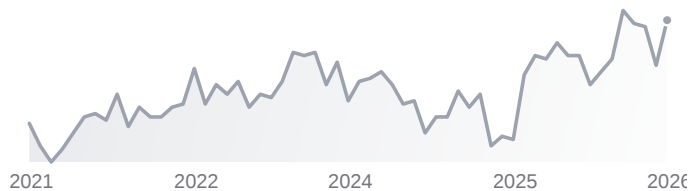
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

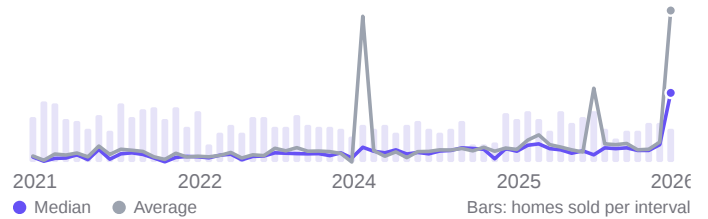
Market temperature (0–100)

77 / 100



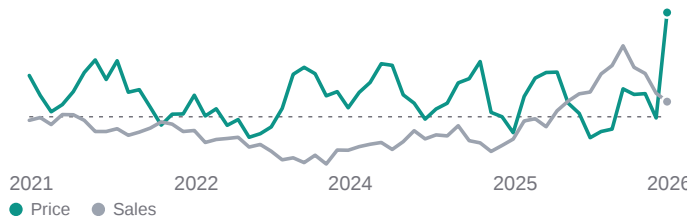
Sale prices

Median \$681K · Average \$1.3M



Growth (year over year)

Price +48.2% · Sales +7.0%



Price per square foot

\$322/ft²



Sale premium vs estimated value

+181.4%



Annual turnover (share of homes sold)

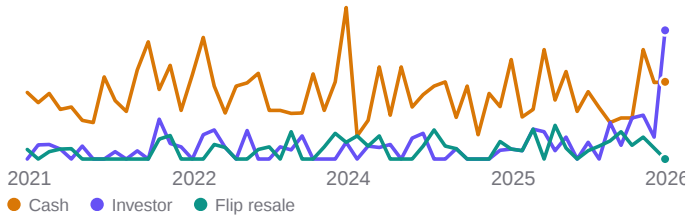
4.1%



BUYERS & OUTCOMES

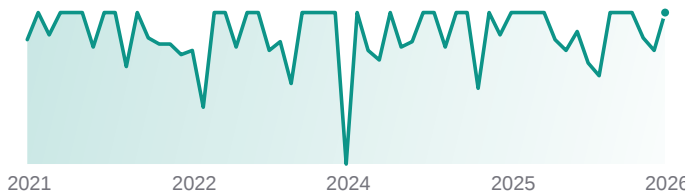
Buyer mix

Cash 35% · Investor 59% · Flip resale 0%



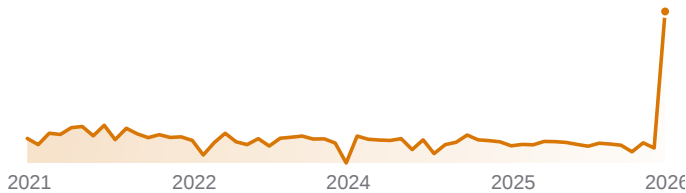
Sellers who sold at a gain

100%

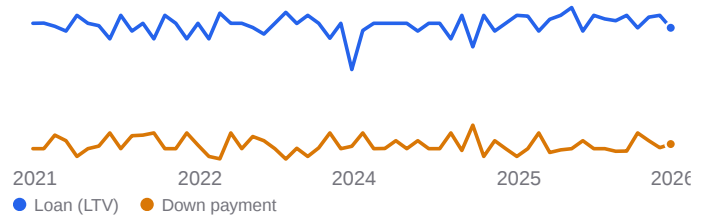


Median annualized return at resale

+54.1%

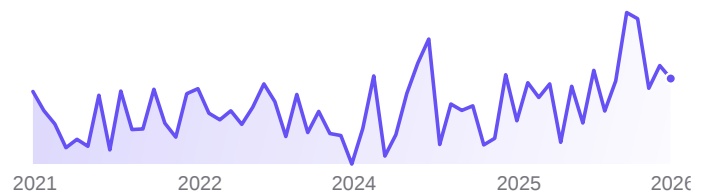


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



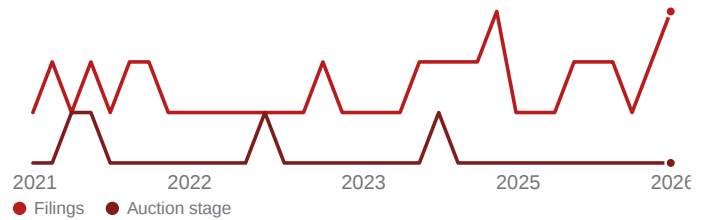
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	5,601
Median value (AVM)	\$278K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1974
Single family	83%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	88%
Company owned	9.5%
Median loan-to-value	38%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	13,262
Density	257 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	157
Earthquake index (US avg 100)	32
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	9.2%
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.