

Mansfield 44905

ZIP code · OH · Ohio > Richland County > Mansfield

STRONG SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+617.3%

1-YR CHANGE

241

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 89 / 100

Buyer's market

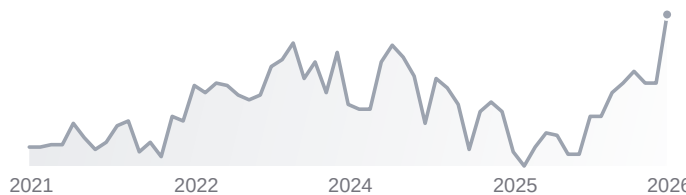
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

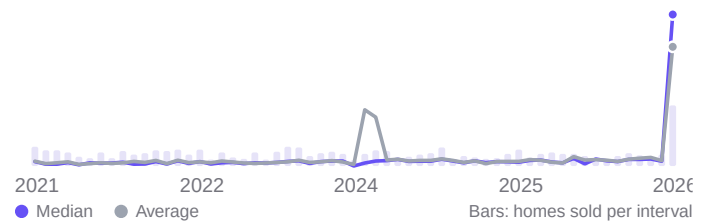
Market temperature (0–100)

89 / 100



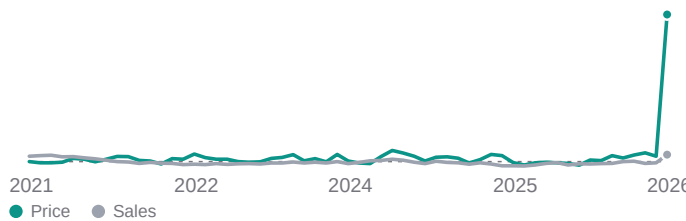
Sale prices

Median \$2.9M · Average \$2.3M



Growth (year over year)

Price +617.3% · Sales +29.6%



Price per square foot

\$1934/ft²



Sale premium vs estimated value

+1992.8%



Annual turnover (share of homes sold)

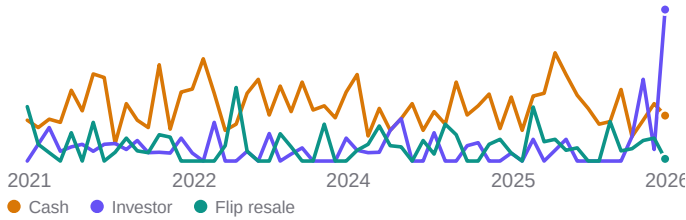
4.9%



BUYERS & OUTCOMES

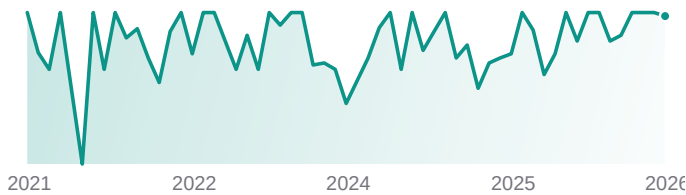
Buyer mix

Cash 25% · Investor 82% · Flip resale 1.2%



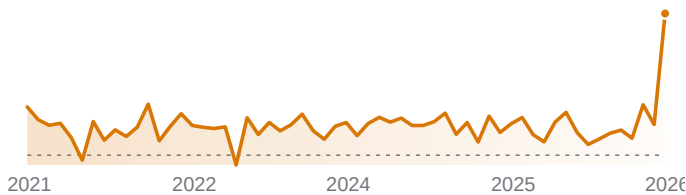
Sellers who sold at a gain

98%

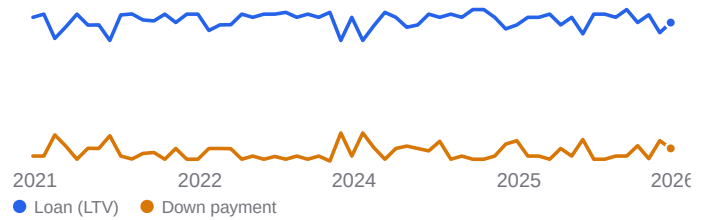


Median annualized return at resale

+40.4%

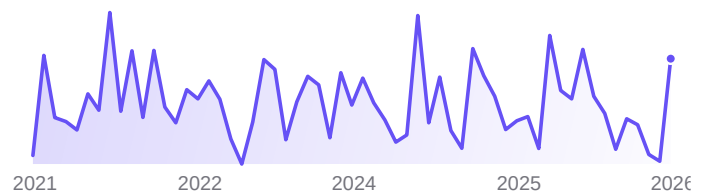


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



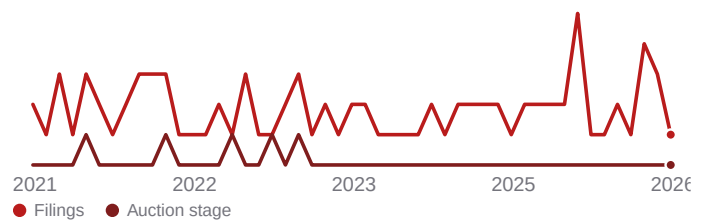
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,896
Median value (AVM)	\$162K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1958
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.1%
Owner occupied	82%
Company owned	12%
Median loan-to-value	26%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	15,378
Density	1,121 / mi²
Median household income	\$56K
Average household income	\$66K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	154
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	4%
Poverty rate	13.2%
Unemployment	1.0%
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.