

College Corner 45003

ZIP code · OH · Ohio · Preble County · College Corner

SELLER'S MARKET

\$170K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

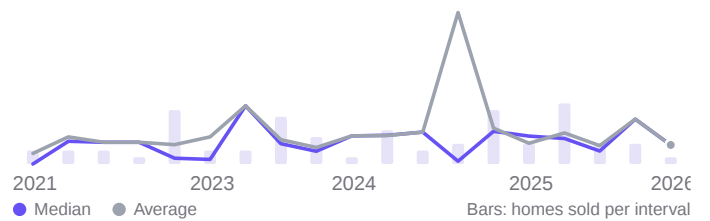
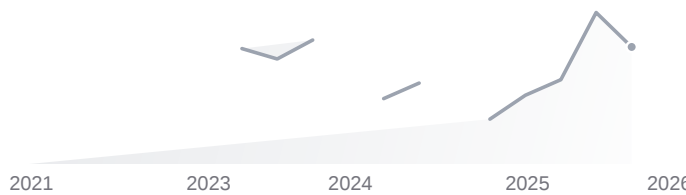
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$120K · Average \$120K



Growth (year over year)

Price +39.2% · Sales +0.0%

Price per square foot

\$87/ft²

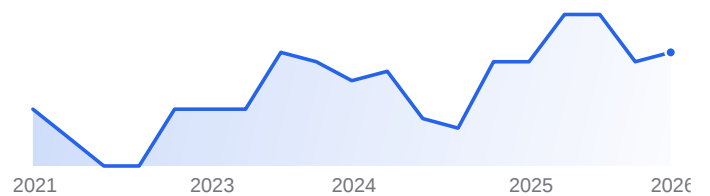
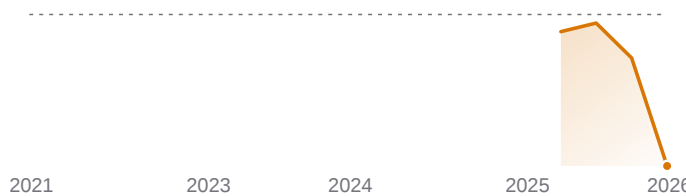


Sale premium vs estimated value

-21.7%

Annual turnover (share of homes sold)

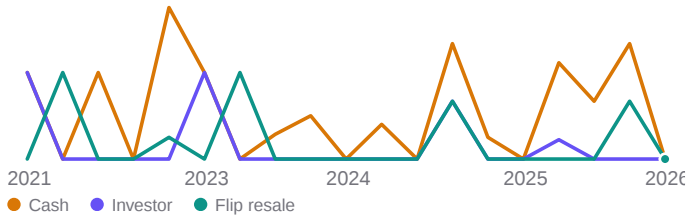
5.1%



BUYERS & OUTCOMES

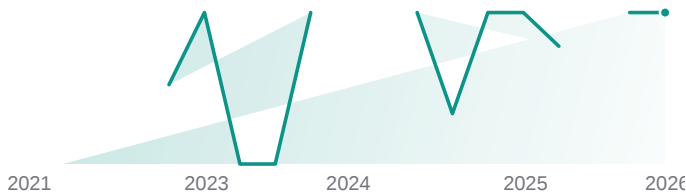
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



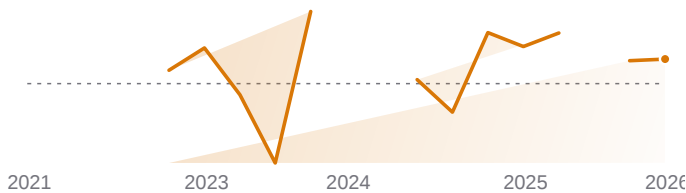
Sellers who sold at a gain

100%

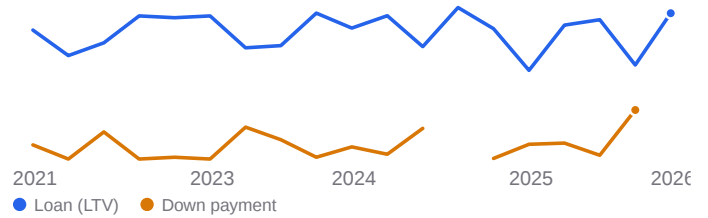


Median annualized return at resale

+5.2%

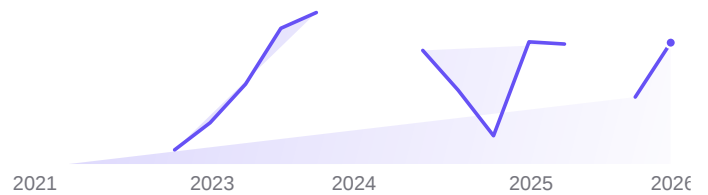


Financing (share of purchase price) Loan (LTV) 100% · Down payment 35%



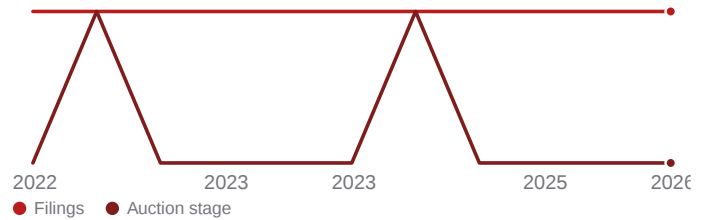
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	370
Median value (AVM)	\$130K
Median size	1,446 ft²
Median bedrooms	3
Median year built	1959
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	6.8%
Owner occupied	82%
Company owned	14%
Median loan-to-value	16%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	627
Density	43 / mi²
Median household income	\$55K
Average household income	\$73K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	215
Earthquake index (US avg 100)	40
Homes occupied	88%
Bachelor's or higher	23%
Poverty rate	18.1%
Unemployment	1.3%
Average temp	52°F
Annual precip	41 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.