

Pleasant Plain 45162

ZIP code · OH · Ohio · Warren County · Pleasant Plain

BUYER'S MARKET

\$210K

MEDIAN SALE PRICE

-32.5%

1-YR CHANGE

27

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



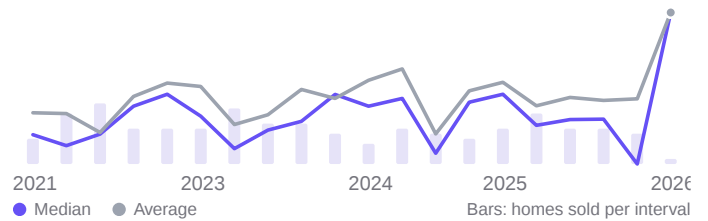
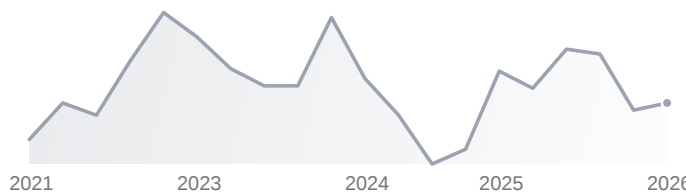
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$395K · Average \$395K

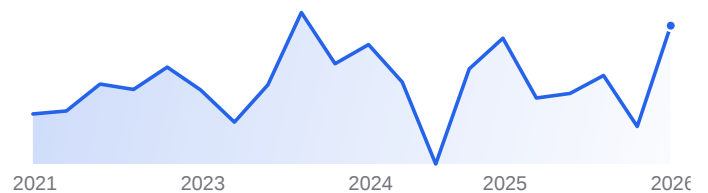
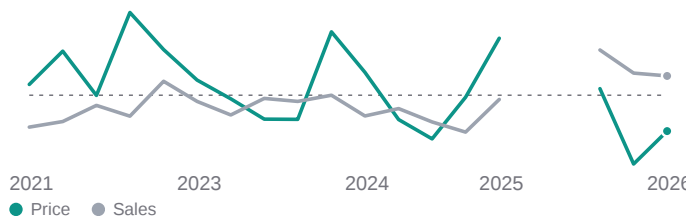


Growth (year over year)

Price -32.5% · Sales +17.4%

Price per square foot

\$199/ft²

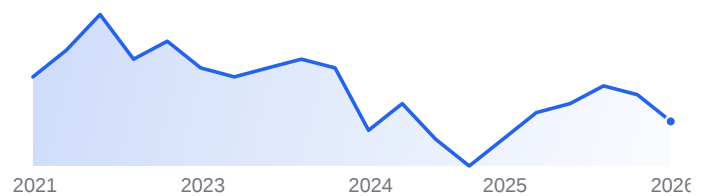


Sale premium vs estimated value

+2.5%

Annual turnover (share of homes sold)

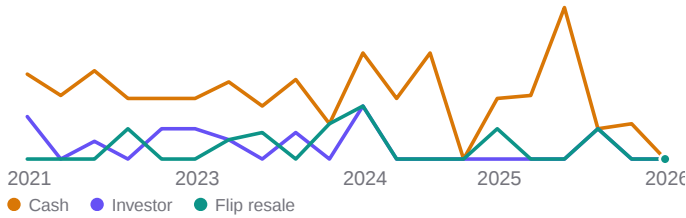
2.5%



BUYERS & OUTCOMES

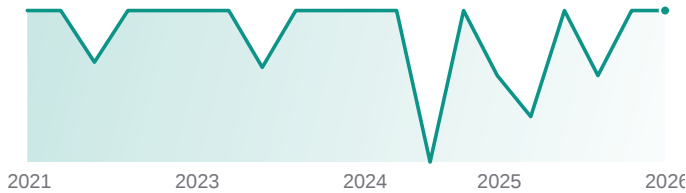
Buyer mix

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



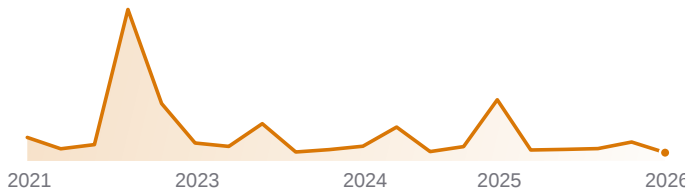
Sellers who sold at a gain

100%

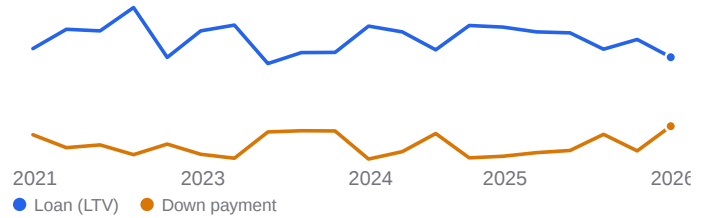


Median annualized return at resale

+2.6%

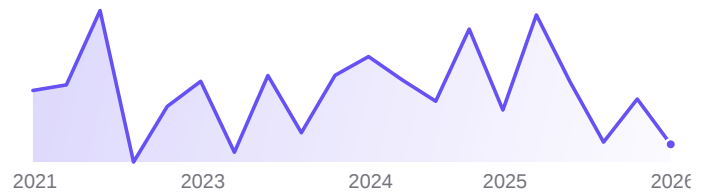


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



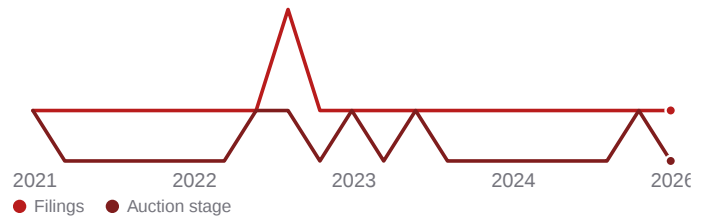
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,073
Median value (AVM)	\$250K
Median size	1,474 ft²
Median bedrooms	3
Median year built	1979
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.7%
Owner occupied	74%
Company owned	6.6%
Median loan-to-value	44%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	2,733
Density	118 / mi²
Median household income	\$93K
Average household income	\$105K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	155
Earthquake index (US avg 100)	42
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	7.6%
Unemployment	1.4%
Average temp	53°F
Annual precip	43 in
Sunshine	51%

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