

Bradford 45308

ZIP code · OH · Ohio > Darke County > Bradford

SELLER'S MARKET

\$179K

MEDIAN SALE PRICE

+18.7%

1-YR CHANGE

70

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

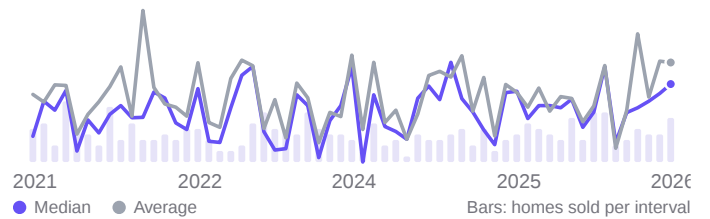
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

79 / 100

Sale prices

Median \$200K · Average \$250K

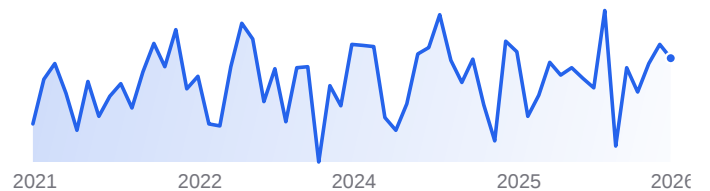
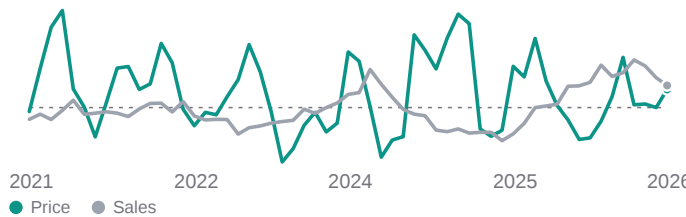


Growth (year over year)

Price +18.7% · Sales +22.8%

Price per square foot

\$119/ft²

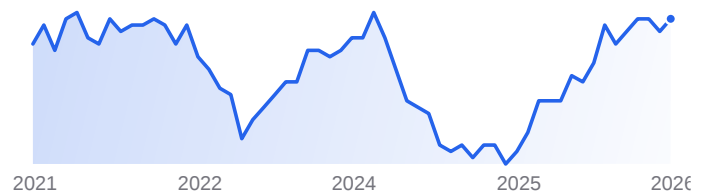
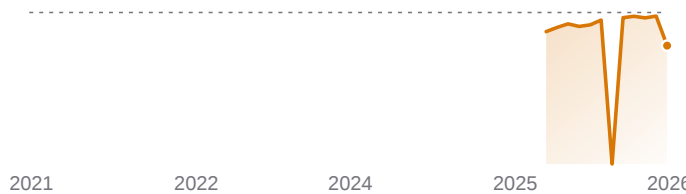


Sale premium vs estimated value

-15.6%

Annual turnover (share of homes sold)

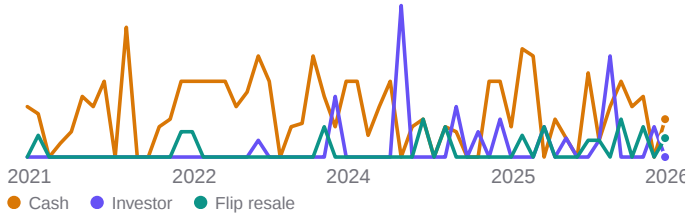
4.1%



BUYERS & OUTCOMES

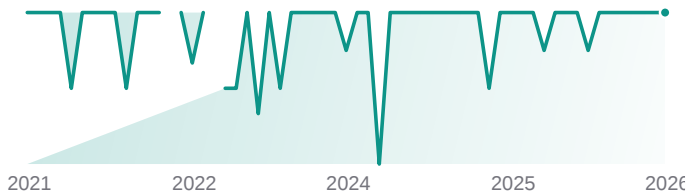
Buyer mix

Cash 25% · Investor 0% · Flip resale 13%



Sellers who sold at a gain

100%



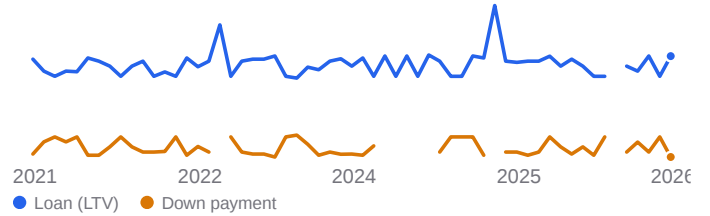
Median annualized return at resale

+4.1%



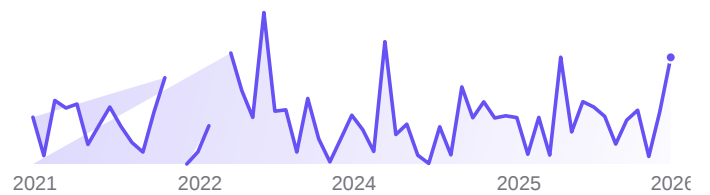
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 0.1%



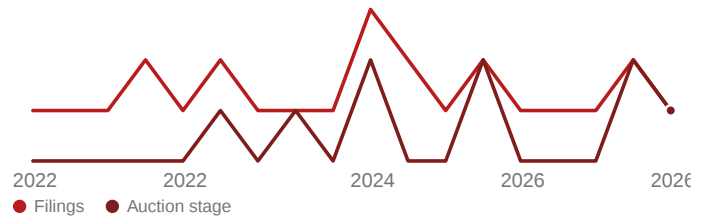
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,725
Median value (AVM)	\$181K
Median size	1,566 ft²
Median bedrooms	3
Median year built	1942
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.8%
Owner occupied	85%
Company owned	10%
Median loan-to-value	40%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	5,509
Density	107 / mi²
Median household income	\$73K
Average household income	\$87K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	216
Earthquake index (US avg 100)	67
Homes occupied	95%
Bachelor's or higher	8%
Poverty rate	7.5%
Unemployment	1.3%
Average temp	51°F
Annual precip	38 in
Sunshine	54%

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.