

# Conover 45317

ZIP code · OH · Ohio · Miami County

STRONG SELLER'S MARKET

\$179K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

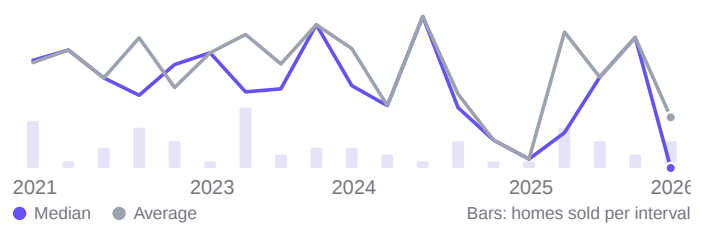
Market temperature (0–100)

81 / 100



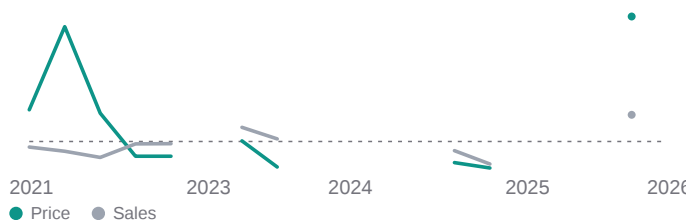
Sale prices

Median \$13K · Average \$104K



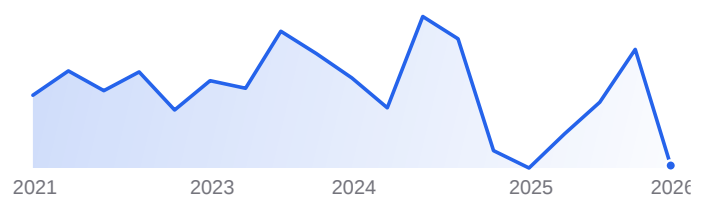
Growth (year over year)

Price +292.9% · Sales +62.5%



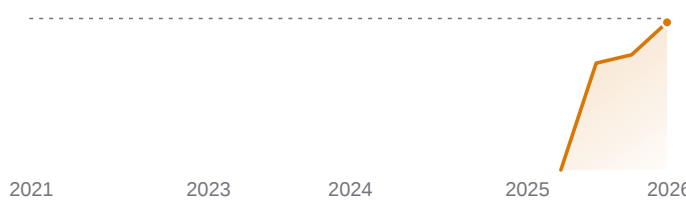
Price per square foot

\$19/ft²



Sale premium vs estimated value

-1.4%



Annual turnover (share of homes sold)

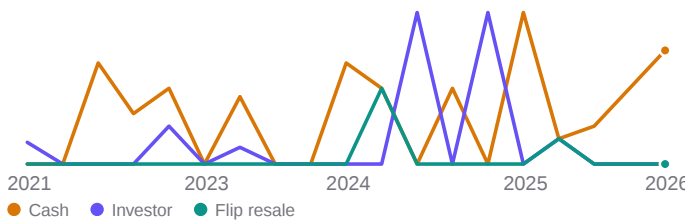
3.4%



## BUYERS & OUTCOMES

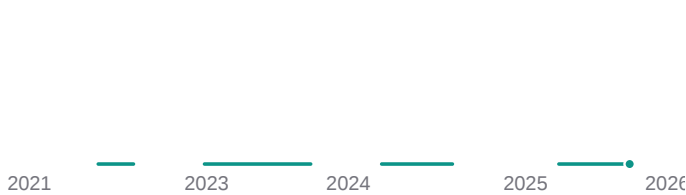
### Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



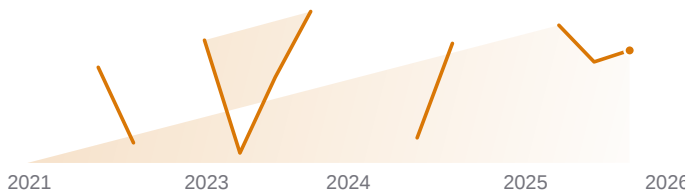
### Sellers who sold at a gain

100%

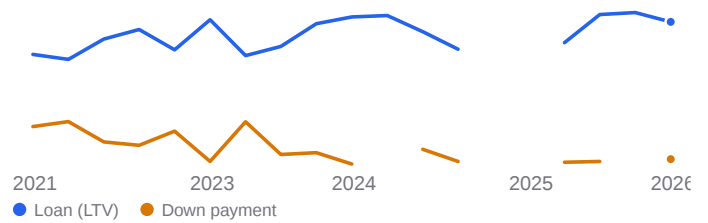


### Median annualized return at resale

+23.0%

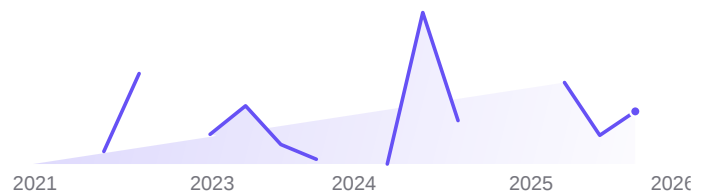


### Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



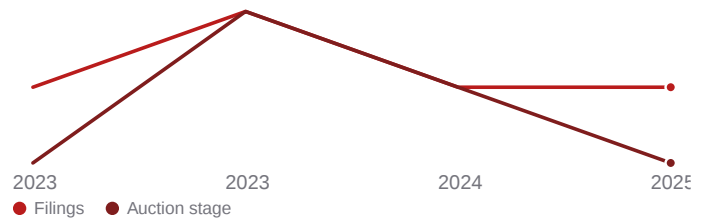
### Typical hold before selling

6.5 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 498       |
| Median value (AVM) | \$203K    |
| Median size        | 1,620 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1950      |
| Single family      | 82%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 70%      |
| Underwater (LTV 125% or more) | 2.1%     |
| Owner occupied                | 78%      |
| Company owned                 | 8.6%     |
| Median loan-to-value          | 11%      |
| Typical ownership tenure      | 20.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 966      |
| Density                          | 40 / mi² |
| Median household income          | \$81K    |
| Average household income         | \$93K    |
| Crime index (US avg 100)         | 129      |
| Air pollution index (US avg 100) | 210      |
| Earthquake index (US avg 100)    | 67       |
| Homes occupied                   | 93%      |
| Bachelor's or higher             | 10%      |
| Poverty rate                     | 6.1%     |
| Unemployment                     | 1.4%     |
| Average temp                     | 50°F     |
| Annual precip                    | 39 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.