

Eaton 45320

ZIP code · OH · Ohio · Preble County · Eaton

BUYER'S MARKET

\$79K

MEDIAN SALE PRICE

-65.1%

1-YR CHANGE

220

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



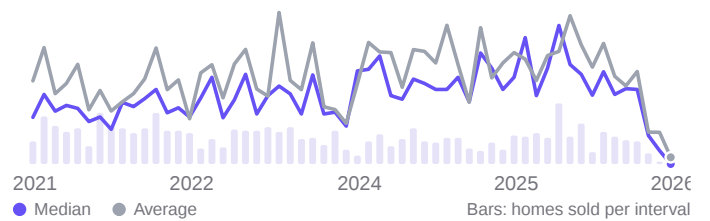
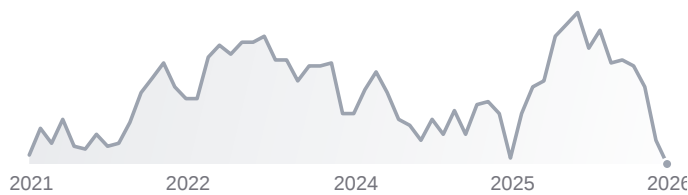
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$68K · Average \$79K

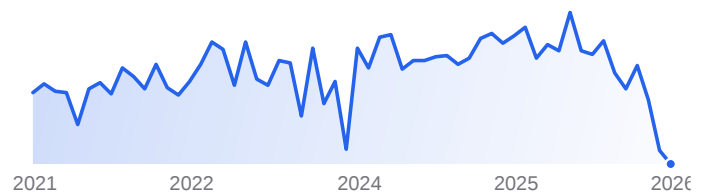
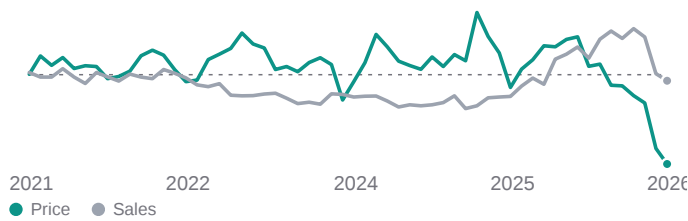


Growth (year over year)

Price -65.1% · Sales -4.3%

Price per square foot

\$57/ft²

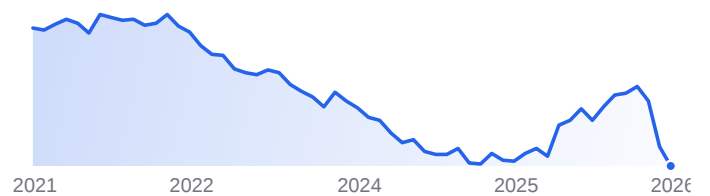


Sale premium vs estimated value

-51.1%

Annual turnover (share of homes sold)

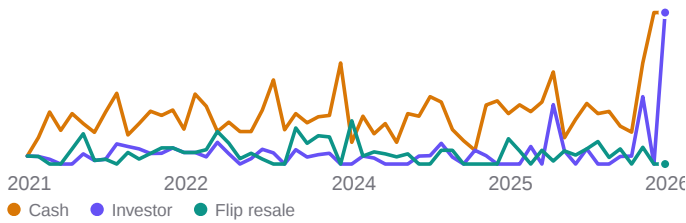
2.8%



BUYERS & OUTCOMES

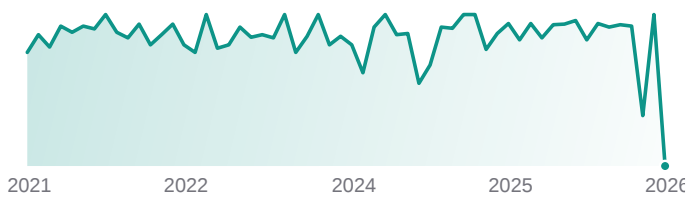
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



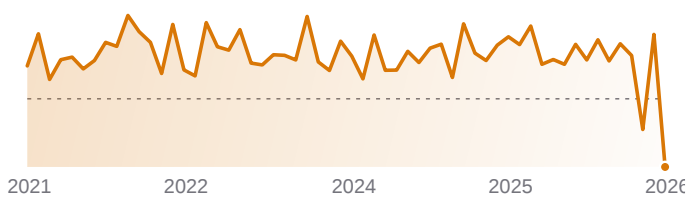
Sellers who sold at a gain

0%



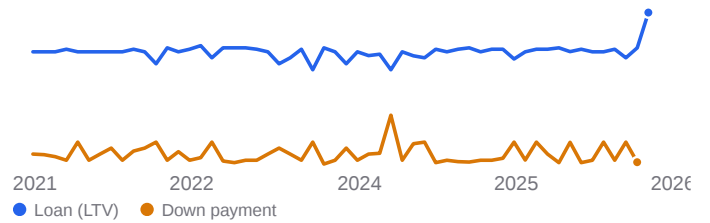
Median annualized return at resale

-10.4%



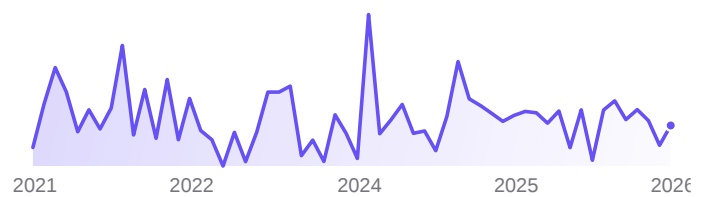
Financing (share of purchase price)

Loan (LTV) 127% · Down payment 3.3%



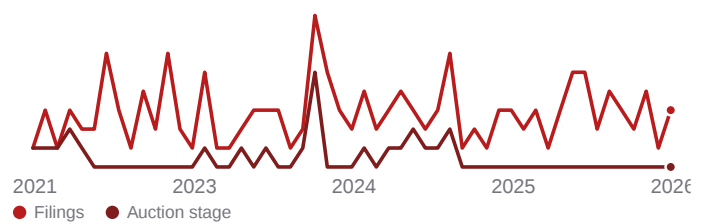
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	7,812
Median value (AVM)	\$219K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1977
Single family	89%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.2%
Owner occupied	85%
Company owned	12%
Median loan-to-value	39%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	16,454
Density	123 / mi ²
Median household income	\$63K
Average household income	\$83K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	218
Earthquake index (US avg 100)	40
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	10.9%
Unemployment	1.1%
Average temp	51°F
Annual precip	40 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.