

Eldorado 45321

ZIP code · OH · Ohio · Preble County · Eldorado

SELLER'S MARKET

\$146K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

18

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

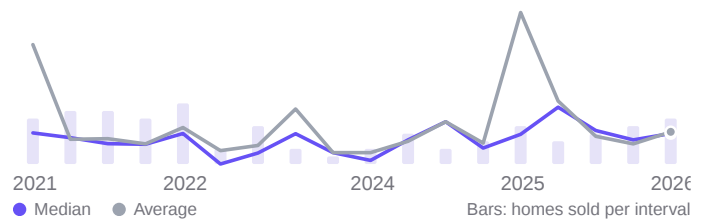
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

70 / 100

Sale prices

Median \$148K · Average \$153K

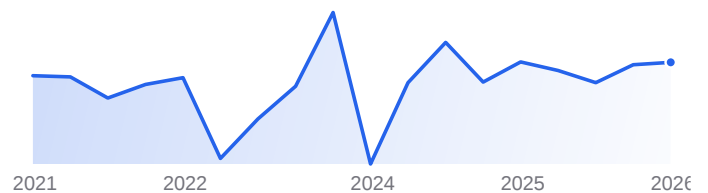
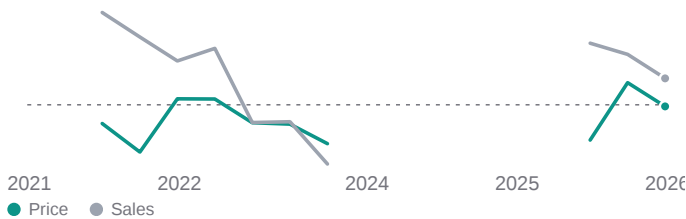


Growth (year over year)

Price -1.8% · Sales +28.6%

Price per square foot

\$106/ft²

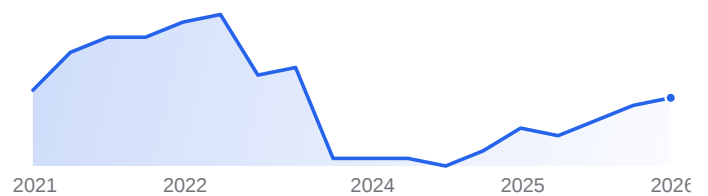


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

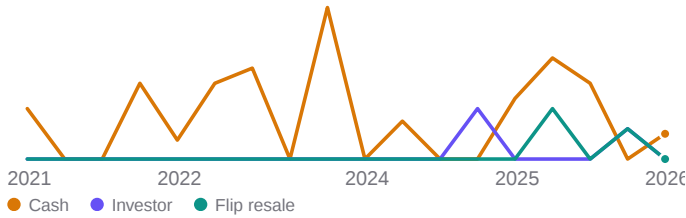
4.4%



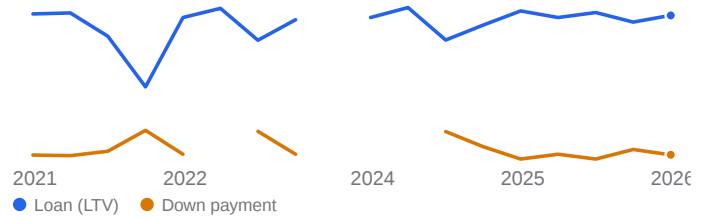
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

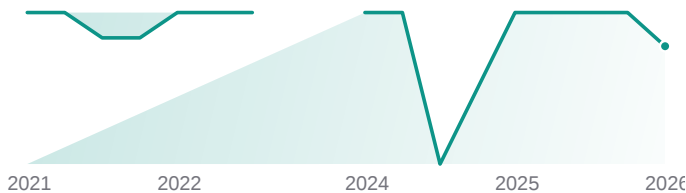


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.6%



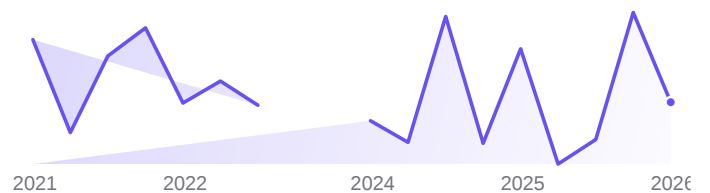
Sellers who sold at a gain

78%



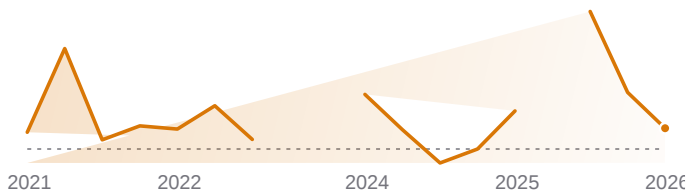
Typical hold before selling

5.0 yrs



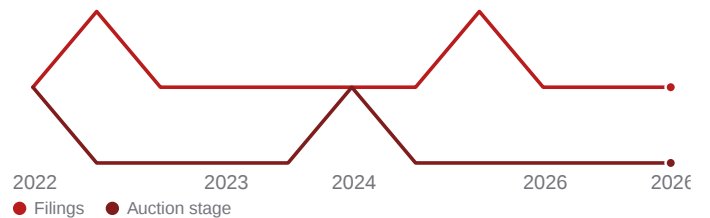
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	406
Median value (AVM)	\$131K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1955
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	84%
Company owned	9.6%
Median loan-to-value	38%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	708
Density	60 / mi²
Median household income	\$64K
Average household income	\$103K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	213
Earthquake index (US avg 100)	50
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	13.7%
Unemployment	1.1%
Average temp	51°F
Annual precip	39 in
Sunshine	54%

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