

Miamisburg 45342

ZIP code · OH · Ohio · Montgomery County · Miamisburg

SELLER'S MARKET

\$247K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

526

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



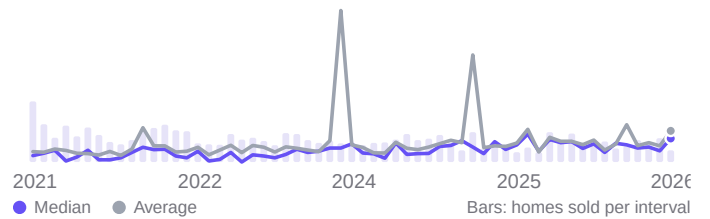
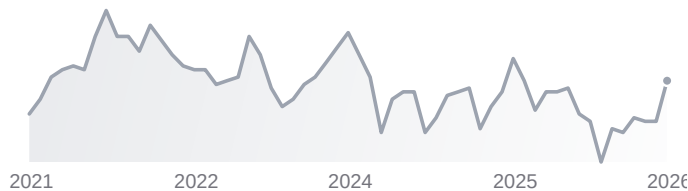
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$280K · Average \$316K

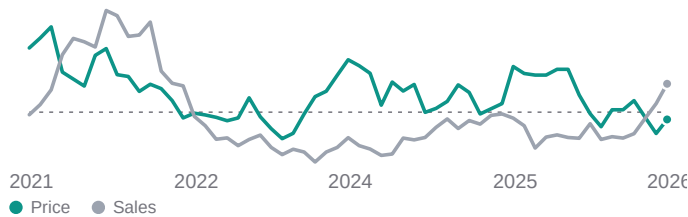


Growth (year over year)

Price -3.6% · Sales +13.9%

Price per square foot

\$161/ft²

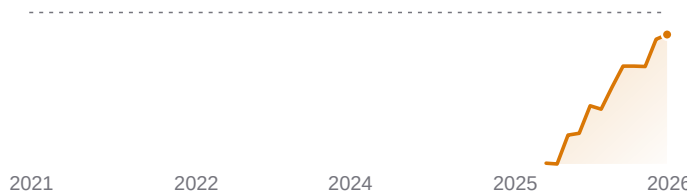


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

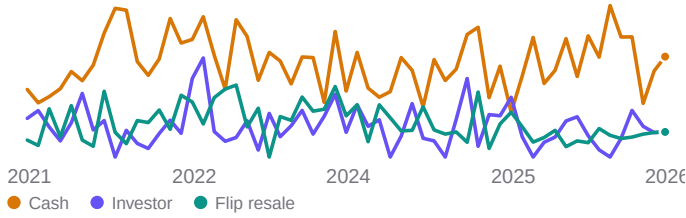
4.3%



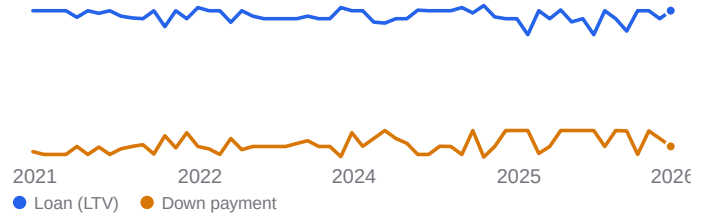
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 8.0% · Flip resale 8.0%

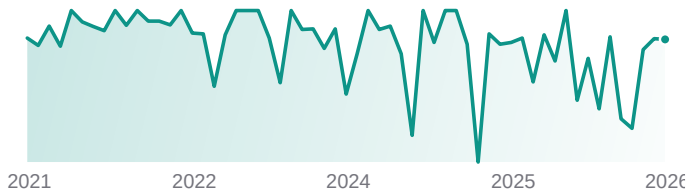


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



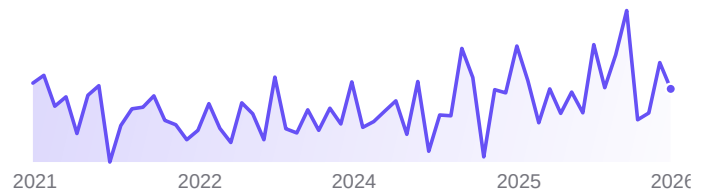
Sellers who sold at a gain

95%



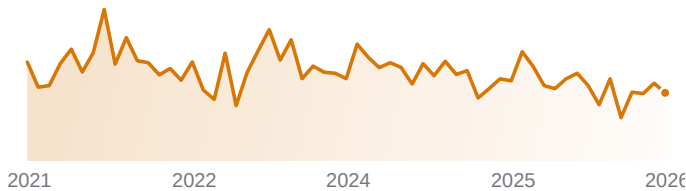
Typical hold before selling

6.5 yrs



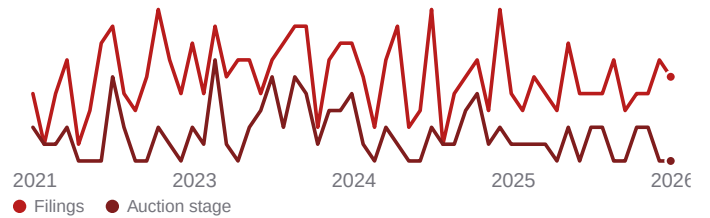
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	12,141
Median value (AVM)	\$253K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1979
Single family	86%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.1%
Owner occupied	83%
Company owned	12%
Median loan-to-value	46%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	40,833
Density	1,124 / mi²
Median household income	\$82K
Average household income	\$95K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	210
Earthquake index (US avg 100)	41
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	9.0%
Unemployment	1.6%
Average temp	52°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.