

Russia 45363

ZIP code · OH · Ohio · Shelby County · Russia

SELLER'S MARKET

\$509K

MEDIAN SALE PRICE

+60.9%

1-YR CHANGE

19

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

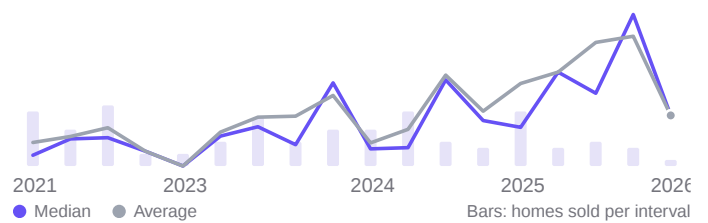
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$310K · Average \$310K

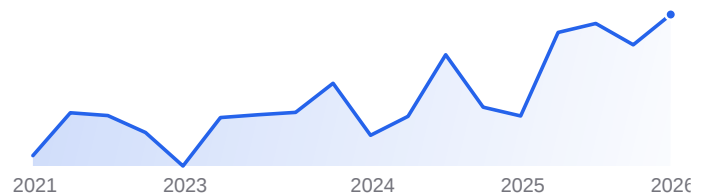
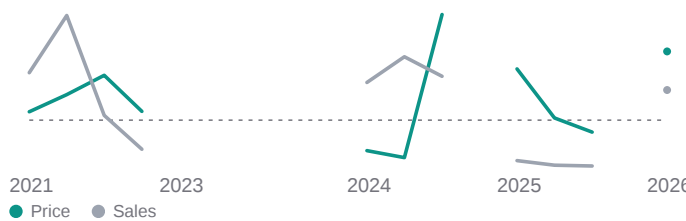


Growth (year over year)

Price +60.9% · Sales +26.7%

Price per square foot

\$256/ft²

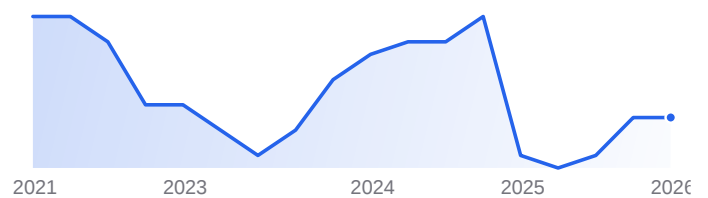


Sale premium vs estimated value

+36.3%

Annual turnover (share of homes sold)

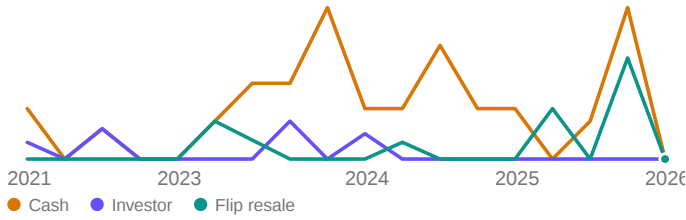
2.9%



BUYERS & OUTCOMES

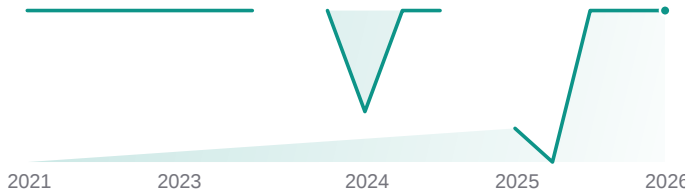
Buyer mix

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



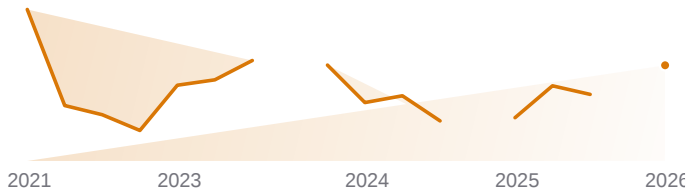
Sellers who sold at a gain

100%

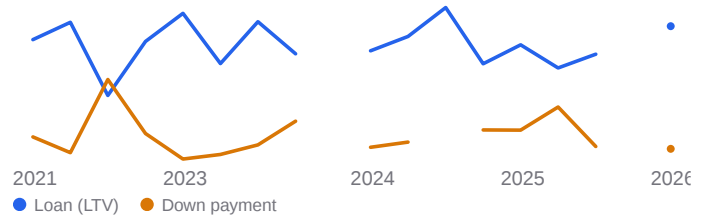


Median annualized return at resale

+9.9%

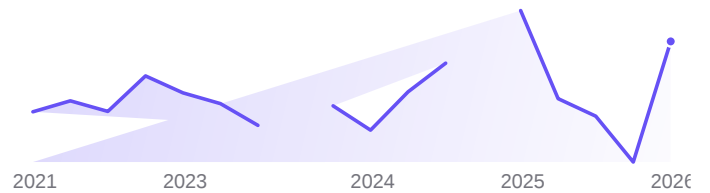


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



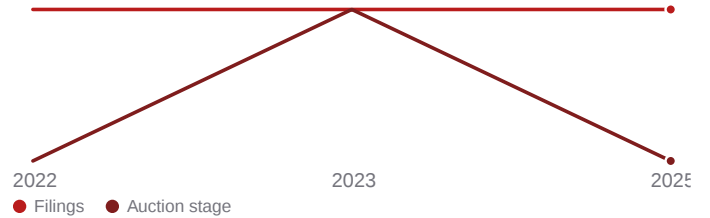
Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	662
Median value (AVM)	\$337K
Median size	2,049 ft²
Median bedrooms	3
Median year built	1975
Single family	71%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.7%
Owner occupied	84%
Company owned	13%
Median loan-to-value	29%

Typical ownership tenure

26.5 yrs

COMMUNITY

Population	1,901
Density	83 / mi ²
Median household income	\$83K
Average household income	\$116K
Crime index (US avg 100)	42
Air pollution index (US avg 100)	132
Earthquake index (US avg 100)	80
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	12.0%
Unemployment	1.4%
Average temp	51°F
Annual precip	39 in
Sunshine	54%

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