

Spring Valley 45370

ZIP code · OH · Ohio · Greene County · Spring Valley

BALANCED MARKET

\$349K

MEDIAN SALE PRICE

-30.5%

1-YR CHANGE

23

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



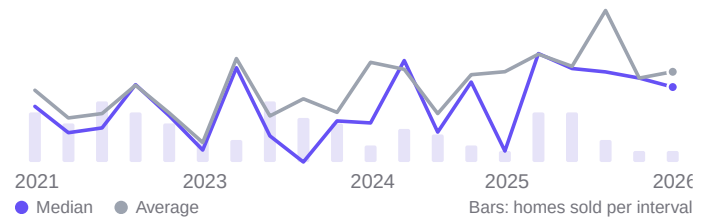
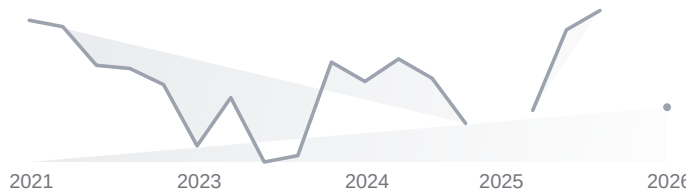
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$400K · Average \$453K

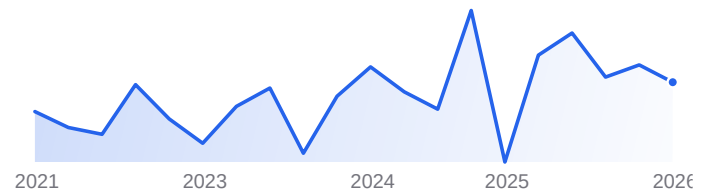
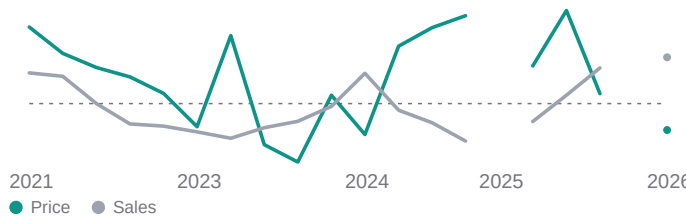


Growth (year over year)

Price -30.5% · Sales +53.3%

Price per square foot

\$179/ft²

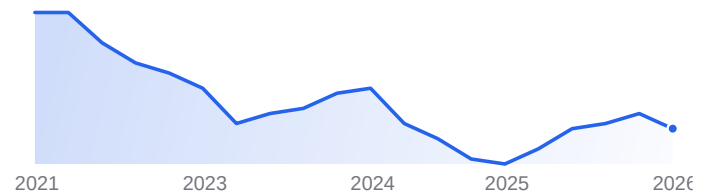


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

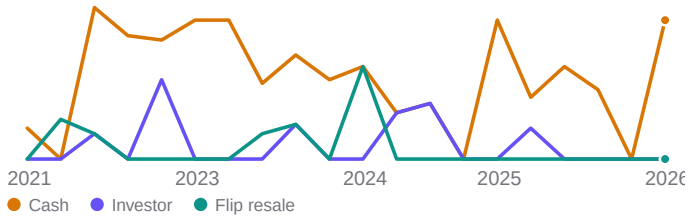
2.9%



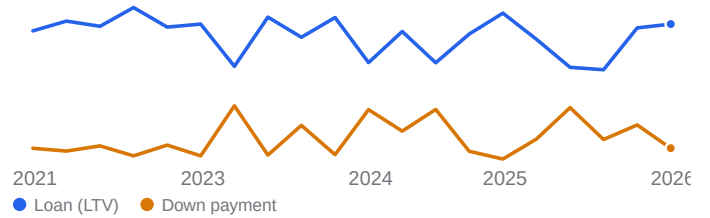
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

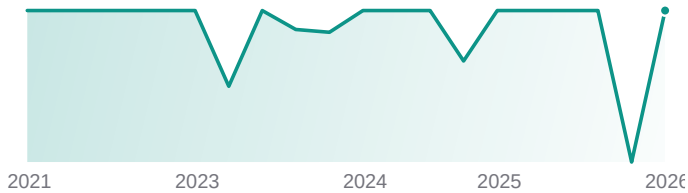


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



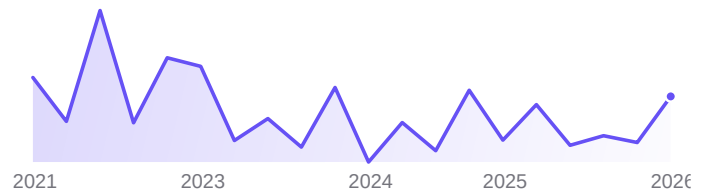
Sellers who sold at a gain

100%



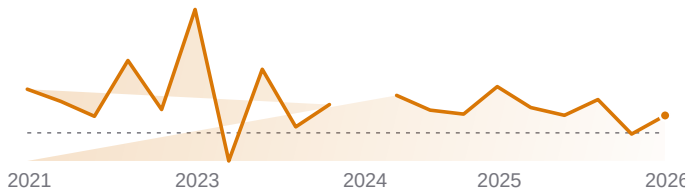
Typical hold before selling

8.3 yrs



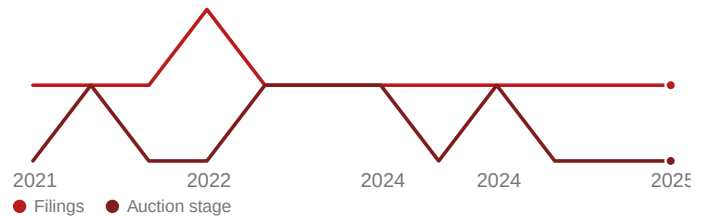
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	798
Median value (AVM)	\$374K
Median size	2,040 ft²
Median bedrooms	3
Median year built	1972
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.1%
Owner occupied	83%
Company owned	8.1%
Median loan-to-value	46%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	2,966
Density	139 / mi²
Median household income	\$133K
Average household income	\$155K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	209
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	6.9%
Unemployment	1.4%
Average temp	52°F
Annual precip	40 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.