

West Manchester 45382

ZIP code · OH · Ohio · Preble County · West Manchester

BUYER'S MARKET

\$71K

MEDIAN SALE PRICE

-67.1%

1-YR CHANGE

18

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



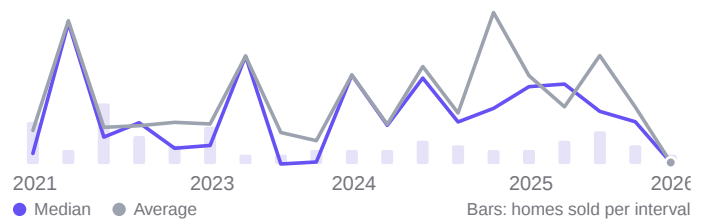
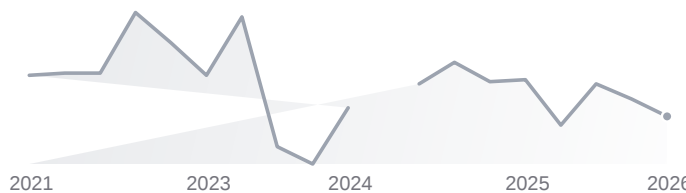
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$71K · Average \$71K

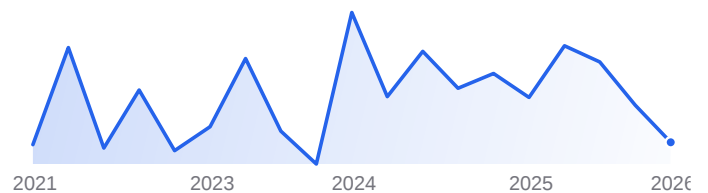
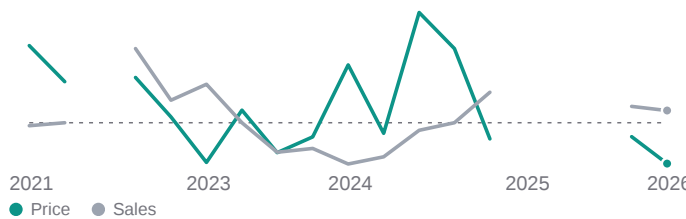


Growth (year over year)

Price -67.1% · Sales +20.0%

Price per square foot

\$61/ft²



Sale premium vs estimated value

-5.0%

Annual turnover (share of homes sold)

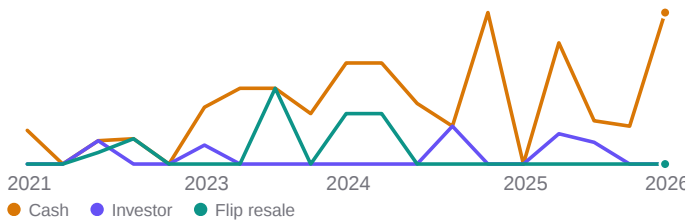
3.8%



BUYERS & OUTCOMES

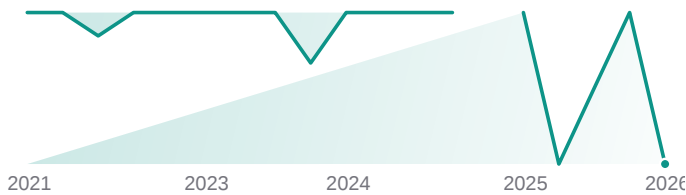
Buyer mix

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



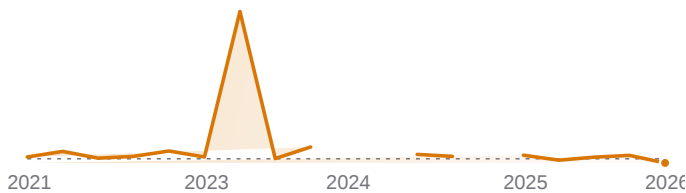
Sellers who sold at a gain

0%



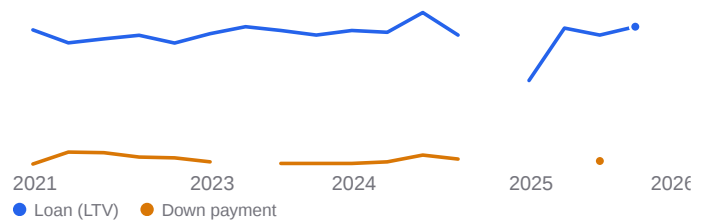
Median annualized return at resale

-11.5%



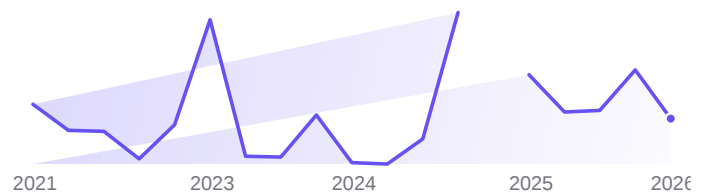
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 3.6%



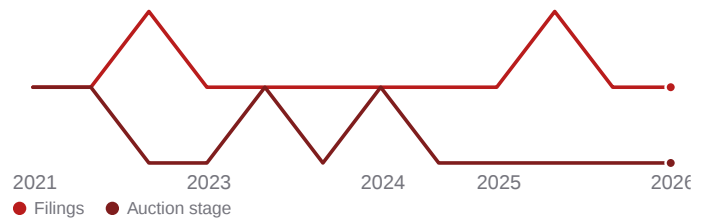
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	474
Median value (AVM)	\$156K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1952
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.2%
Owner occupied	87%
Company owned	7.6%
Median loan-to-value	35%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	1,098
Density	59 / mi²
Median household income	\$70K
Average household income	\$87K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	215
Earthquake index (US avg 100)	52
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	12.8%
Unemployment	1.3%
Average temp	51°F
Annual precip	39 in
Sunshine	54%

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