

Yellow Springs 45387

ZIP code · OH · Ohio > Greene County > Yellow Springs

BALANCED MARKET

\$398K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

69

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



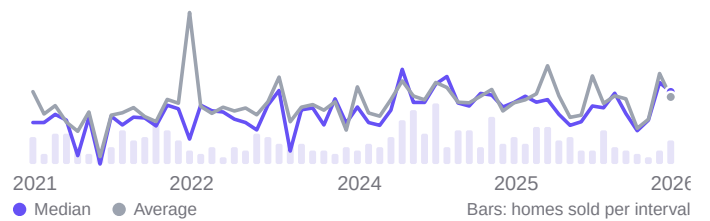
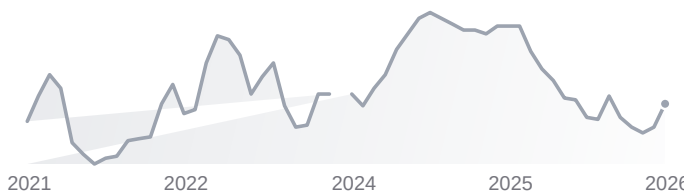
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$432K · Average \$405K

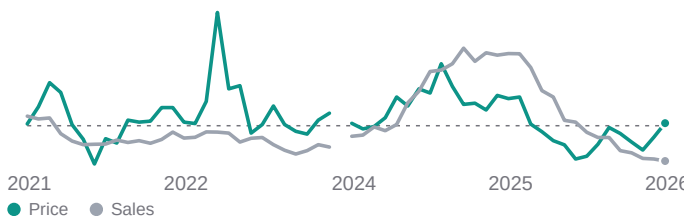


Growth (year over year)

Price +3.0% · Sales -41.5%

Price per square foot

\$239/ft²

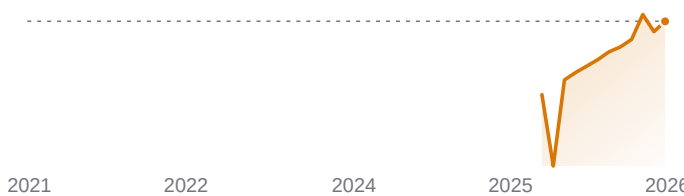


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

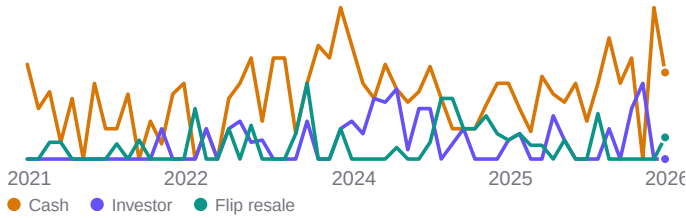
3.3%



BUYERS & OUTCOMES

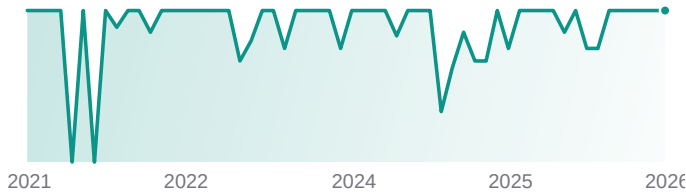
Buyer mix

Cash 57% · Investor 0% · Flip resale 14%



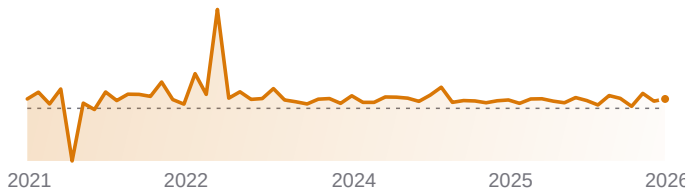
Sellers who sold at a gain

100%

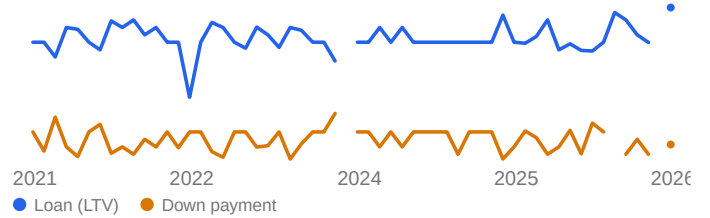


Median annualized return at resale

+6.0%

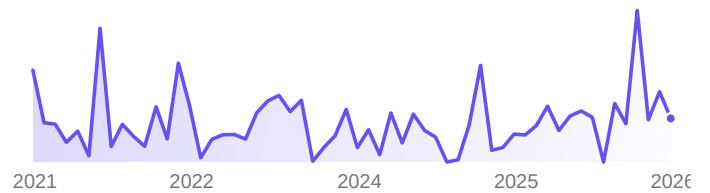


Financing (share of purchase price) Loan (LTV) 103% · Down payment 12%



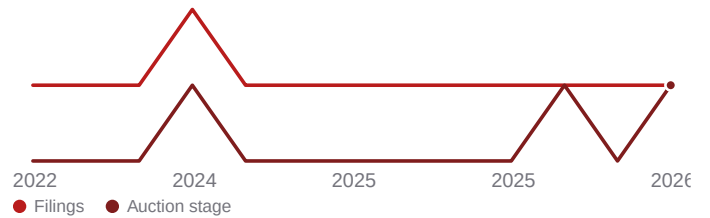
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,116
Median value (AVM)	\$373K
Median size	1,714 ft²
Median bedrooms	3
Median year built	1960
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	13%
Median loan-to-value	35%
Typical ownership tenure	17.2 yrs

COMMUNITY

Population	5,227
Density	202 / mi²
Median household income	\$82K
Average household income	\$113K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	203
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	6.5%
Unemployment	1.1%
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.