

Dayton 45403

ZIP code · OH · Ohio · Montgomery County · Dayton

BALANCED MARKET

\$88K

MEDIAN SALE PRICE

-26.8%

1-YR CHANGE

262

SALES (12 MO)

\$91K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



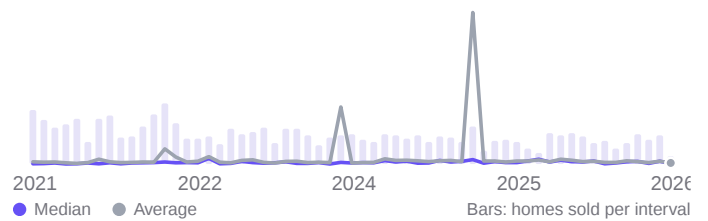
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$73K · Average \$84K

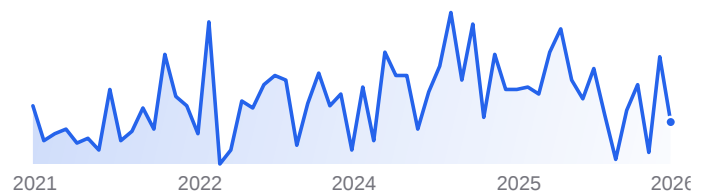
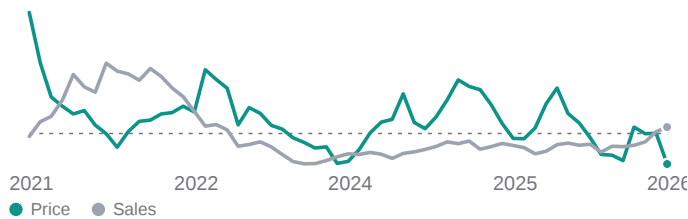


Growth (year over year)

Price -26.8% · Sales +5.6%

Price per square foot

\$63/ft²

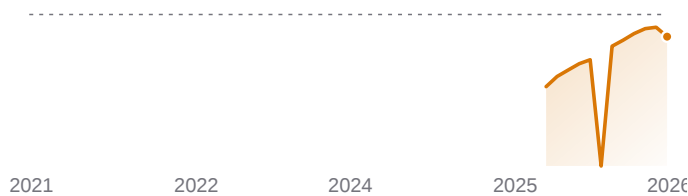


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

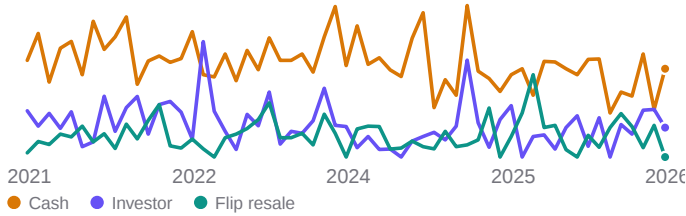
4.7%



BUYERS & OUTCOMES

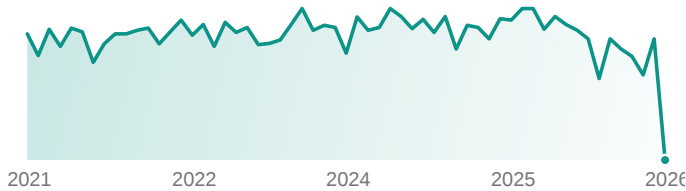
Buyer mix

Cash 43% · Investor 14% · Flip resale 0%



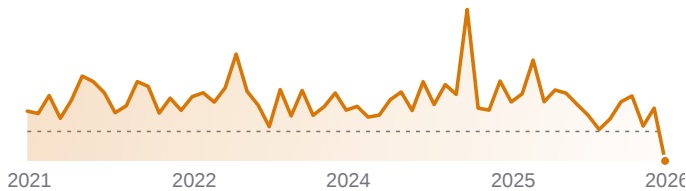
Sellers who sold at a gain

0%

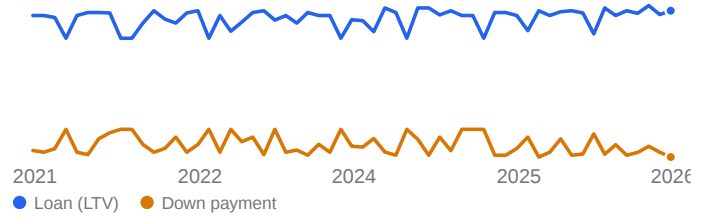


Median annualized return at resale

-7.7%

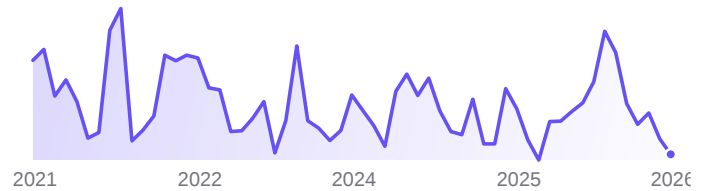


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



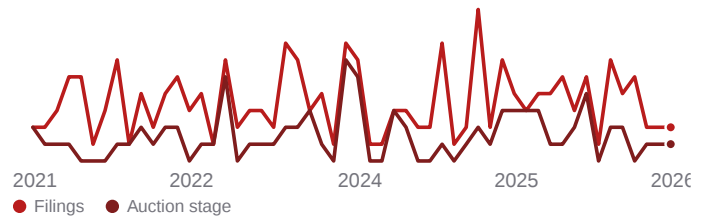
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,523
Median value (AVM)	\$91K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1920
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.2%
Owner occupied	53%
Company owned	21%
Median loan-to-value	13%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	15,605
Density	4,547 / mi²
Median household income	\$39K
Average household income	\$47K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	209
Earthquake index (US avg 100)	47
Homes occupied	86%
Bachelor's or higher	9%
Poverty rate	29.3%
Unemployment	1.3%
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.