

Dayton 45404

ZIP code · OH · Ohio · Montgomery County · Dayton

BALANCED MARKET

\$97K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

145

SALES (12 MO)

\$89K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



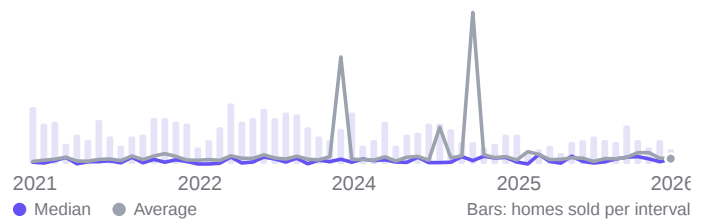
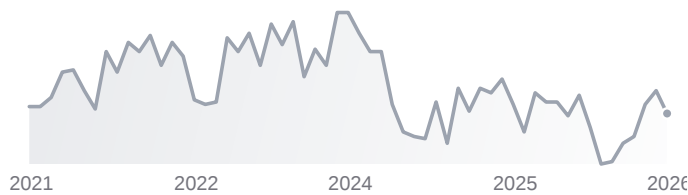
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$103K · Average \$115K

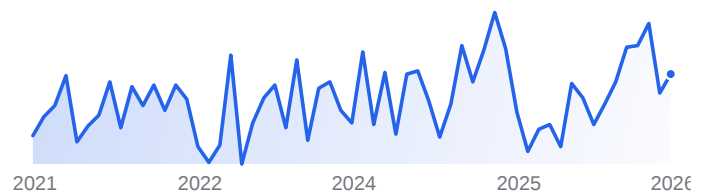
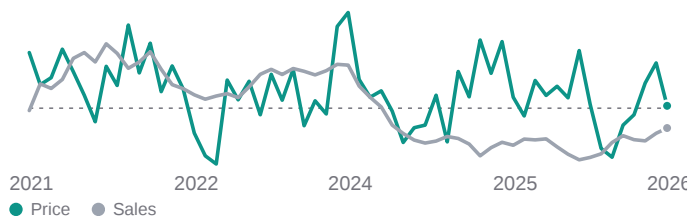


Growth (year over year)

Price +1.7% · Sales -14.7%

Price per square foot

\$90/ft²

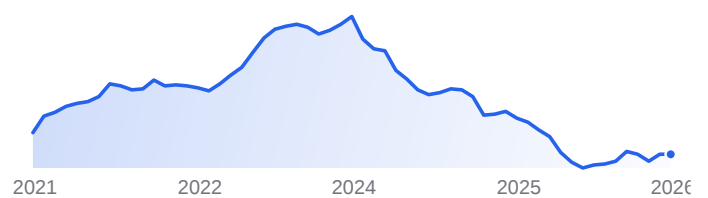
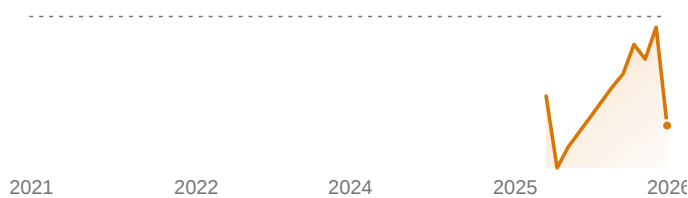


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

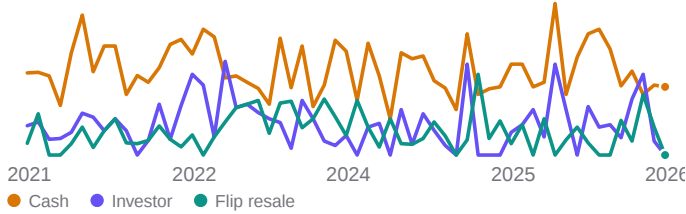
3.8%



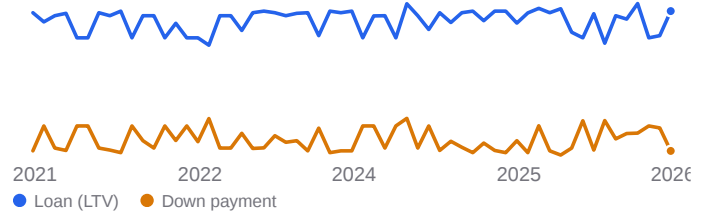
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%

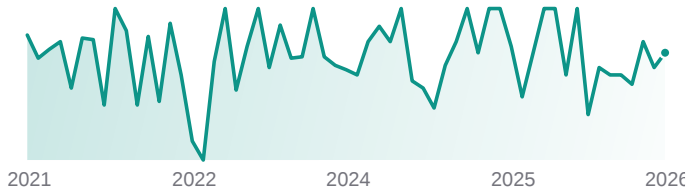


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



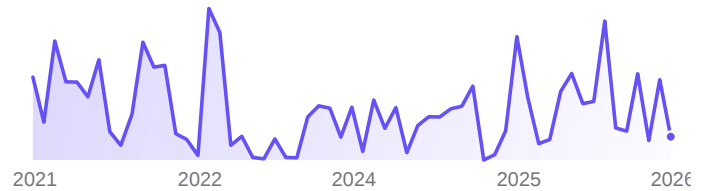
Sellers who sold at a gain

83%



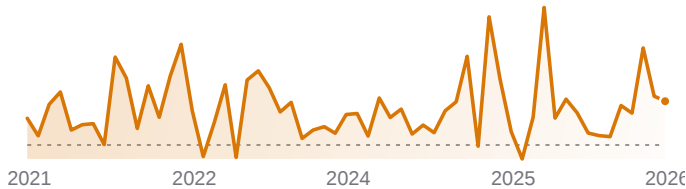
Typical hold before selling

3.2 yrs



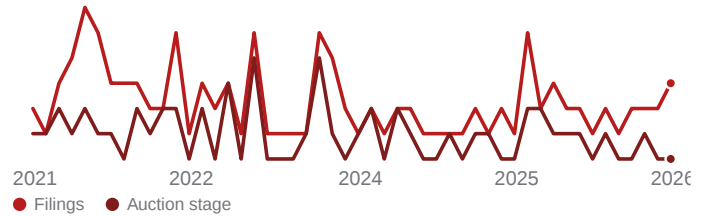
Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	3,801
Median value (AVM)	\$89K
Median size	1,214 ft²
Median bedrooms	3
Median year built	1930
Single family	89%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.8%
Owner occupied	61%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	11,302
Density	1,627 / mi ²
Median household income	\$40K
Average household income	\$52K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	211
Earthquake index (US avg 100)	43
Homes occupied	87%
Bachelor's or higher	7%
Poverty rate	30.6%
Unemployment	1.3%
Average temp	53°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.