

Dayton 45409

ZIP code · OH · Ohio · Montgomery County · Dayton

BALANCED MARKET

\$263K

MEDIAN SALE PRICE

-29.6%

1-YR CHANGE

116

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



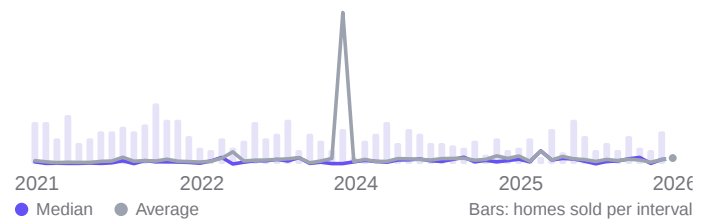
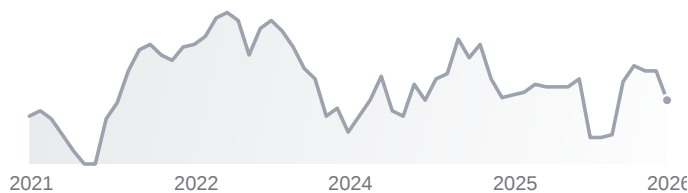
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$315K · Average \$347K

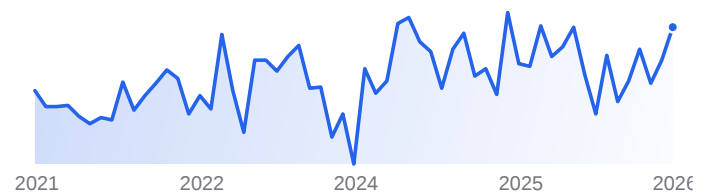
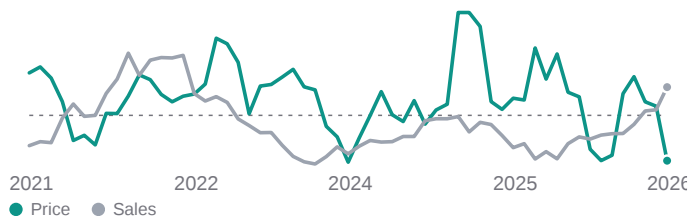


Growth (year over year)

Price -29.6% · Sales +18.4%

Price per square foot

\$202/ft²

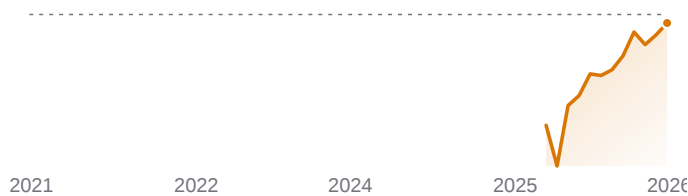


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

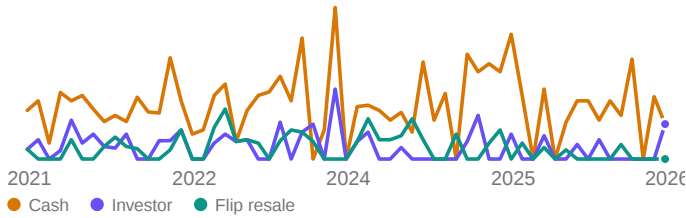
4.5%



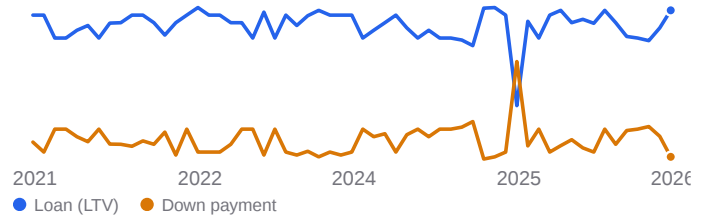
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 20% · Flip resale 0%

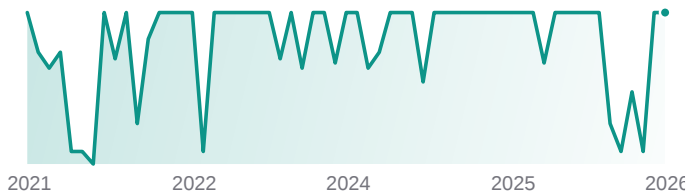


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



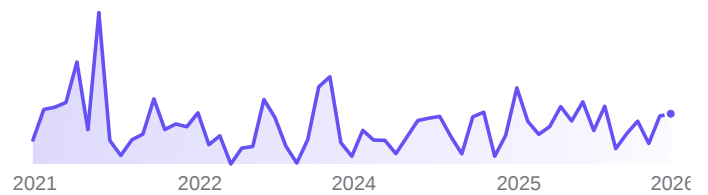
Sellers who sold at a gain

100%



Typical hold before selling

7.5 yrs



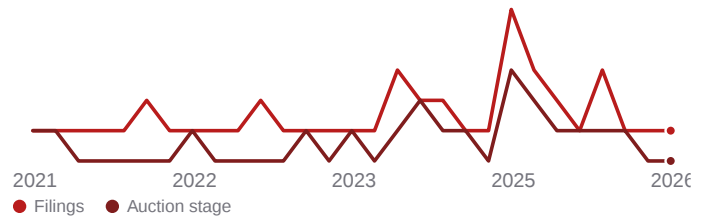
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,589
Median value (AVM)	\$261K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1943
Single family	82%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.4%
Owner occupied	72%
Company owned	21%
Median loan-to-value	43%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	11,063
Density	3,275 / mi²
Median household income	\$78K
Average household income	\$104K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	213
Earthquake index (US avg 100)	46
Homes occupied	81%
Bachelor's or higher	35%
Poverty rate	10.6%
Unemployment	1.0%
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.