

Dayton 45430

ZIP code · OH · Ohio > Greene County > Dayton

BALANCED MARKET

\$325K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

129

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



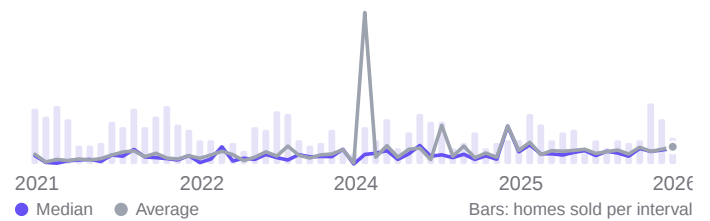
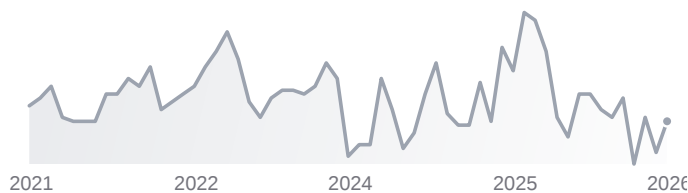
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$339K · Average \$350K

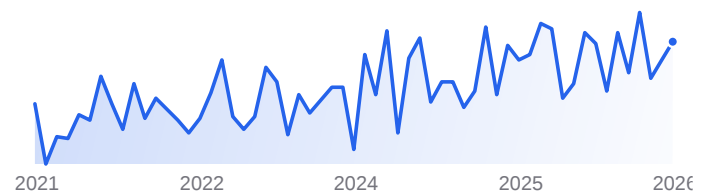
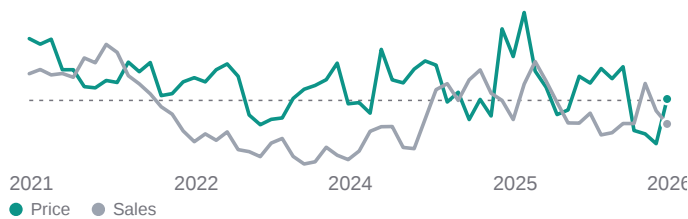


Growth (year over year)

Price +0.6% · Sales -9.8%

Price per square foot

\$194/ft²

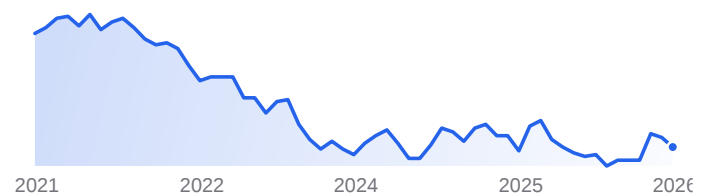
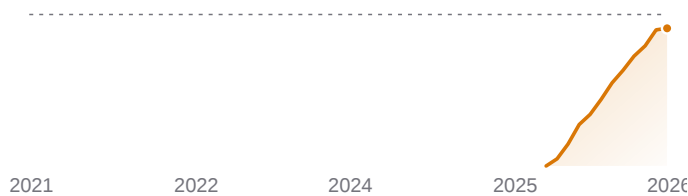


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

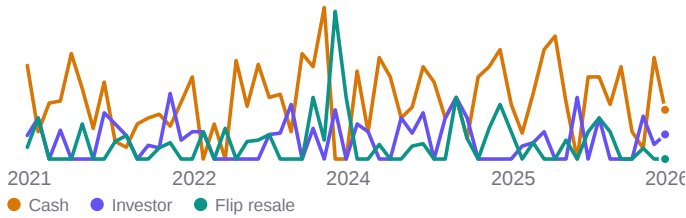
4.5%



BUYERS & OUTCOMES

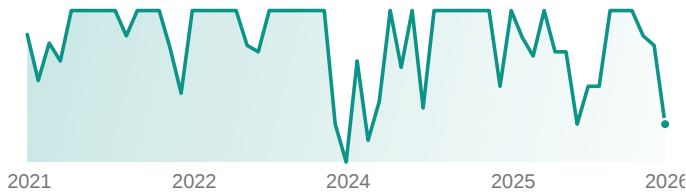
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



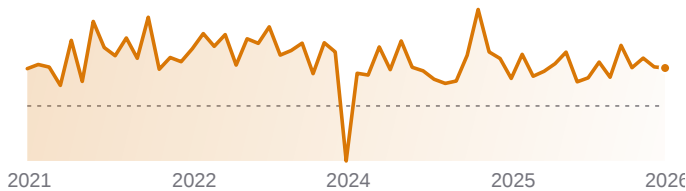
Sellers who sold at a gain

75%

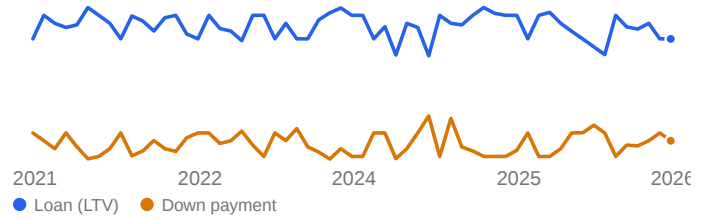


Median annualized return at resale

+4.3%

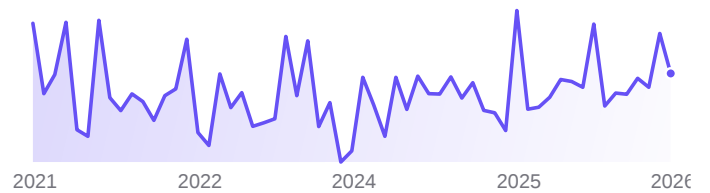


Financing (share of purchase price) Loan (LTV) 80% · Down payment 15%



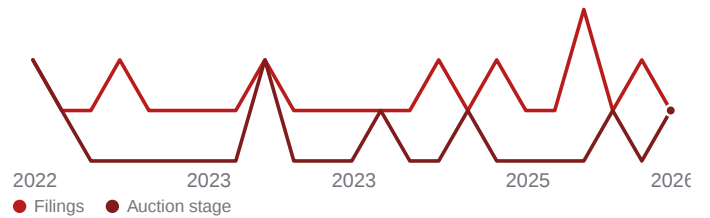
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,872
Median value (AVM)	\$315K
Median size	1,699 ft²
Median bedrooms	3
Median year built	1974
Single family	88%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.9%
Owner occupied	90%
Company owned	6.8%
Median loan-to-value	50%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	7,884
Density	1,531 / mi²
Median household income	\$114K
Average household income	\$127K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	210
Earthquake index (US avg 100)	42
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	6.1%
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.