

Dayton 45459

ZIP code · OH · Ohio · Montgomery County · Dayton

SELLER'S MARKET

\$329K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

531

SALES (12 MO)

\$345K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

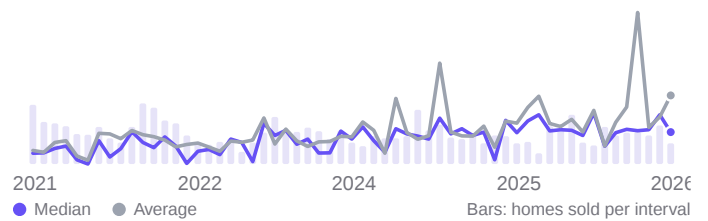
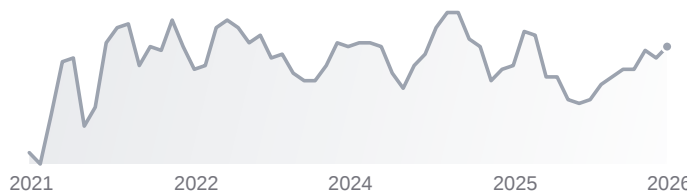
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$310K · Average \$416K

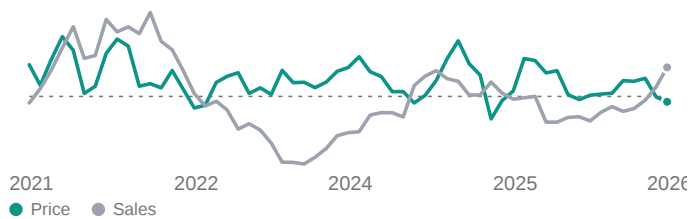


Growth (year over year)

Price -2.3% · Sales +12.3%

Price per square foot

\$165/ft²

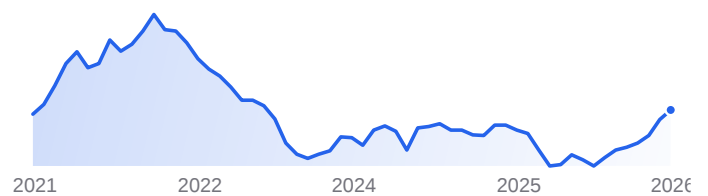
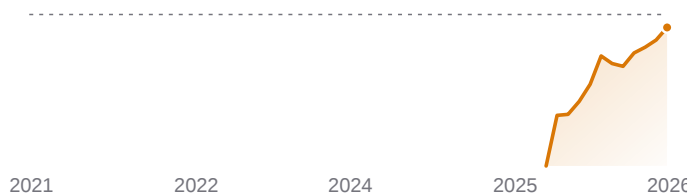


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

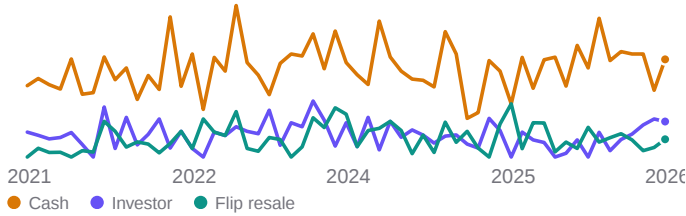
5.0%



BUYERS & OUTCOMES

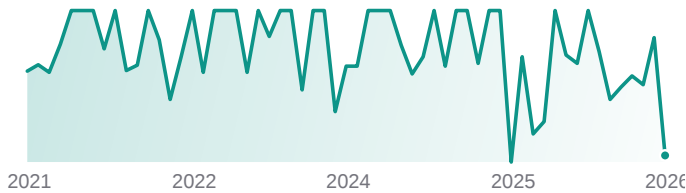
Buyer mix

Cash 38% · Investor 14% · Flip resale 6.9%



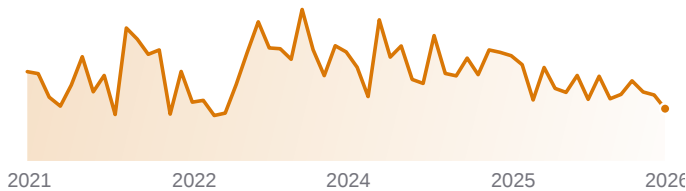
Sellers who sold at a gain

87%

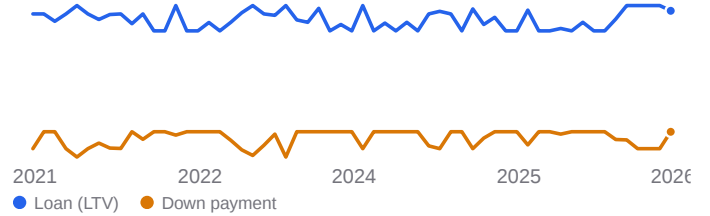


Median annualized return at resale

+3.6%

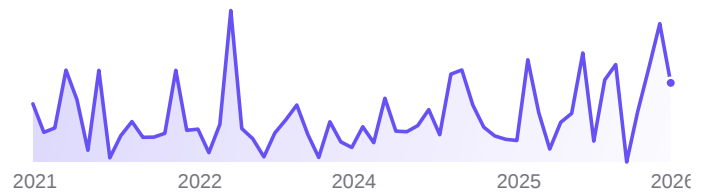


Financing (share of purchase price) Loan (LTV) 92% · Down payment 20%



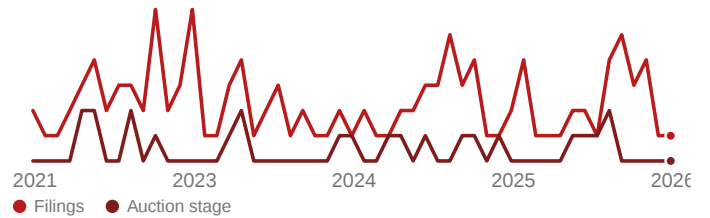
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,591
Median value (AVM)	\$345K
Median size	2,008 ft²
Median bedrooms	3
Median year built	1973
Single family	73%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.7%
Owner occupied	86%
Company owned	15%
Median loan-to-value	44%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	28,658
Density	2,041 / mi²
Median household income	\$90K
Average household income	\$115K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	206
Earthquake index (US avg 100)	46
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	4.1%
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.