

Mc Dermott 45652

ZIP code · OH · Ohio · Scioto County

BUYER'S MARKET

\$167K

MEDIAN SALE PRICE

-17.0%

1-YR CHANGE

33

SALES (12 MO)

\$141K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



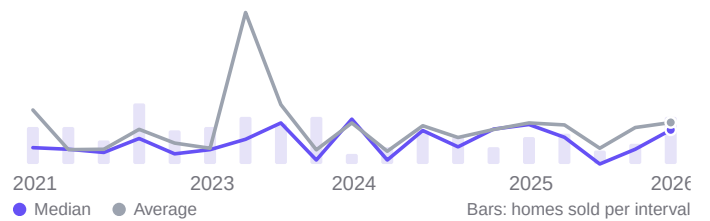
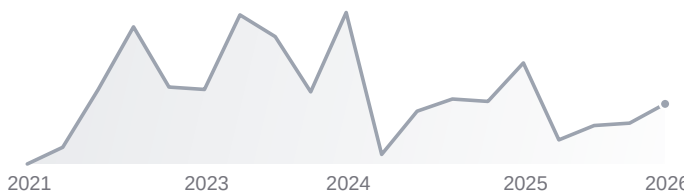
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$182K · Average \$215K

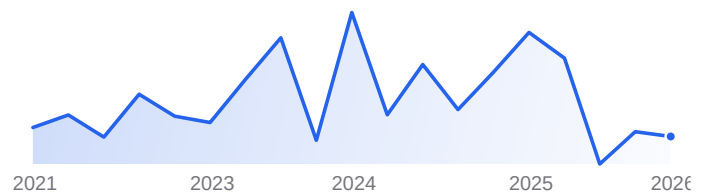
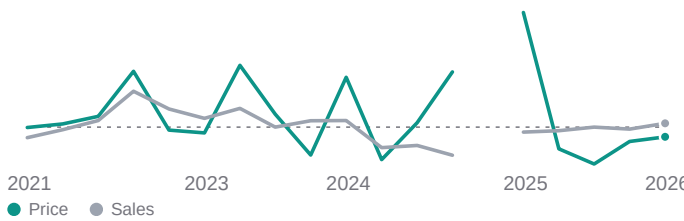


Growth (year over year)

Price -17.0% · Sales +6.5%

Price per square foot

\$68/ft²

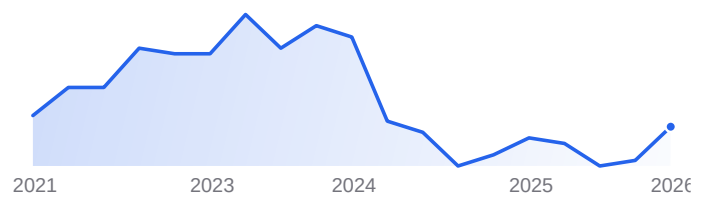


Sale premium vs estimated value

-15.4%

Annual turnover (share of homes sold)

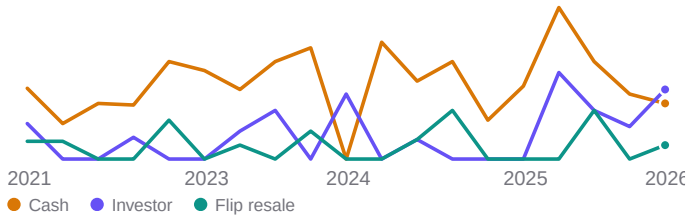
2.5%



BUYERS & OUTCOMES

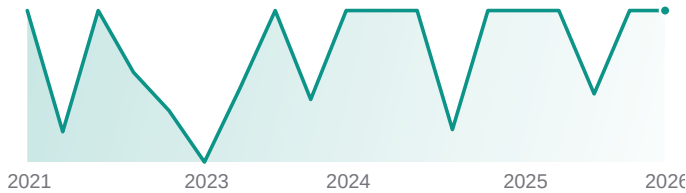
Buyer mix

Cash 29% · Investor 36% · Flip resale 7.1%



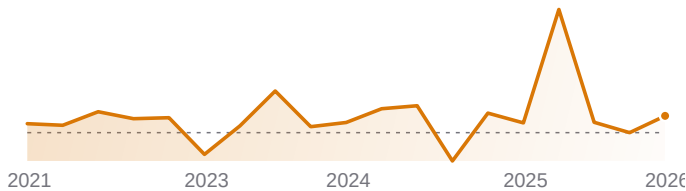
Sellers who sold at a gain

100%



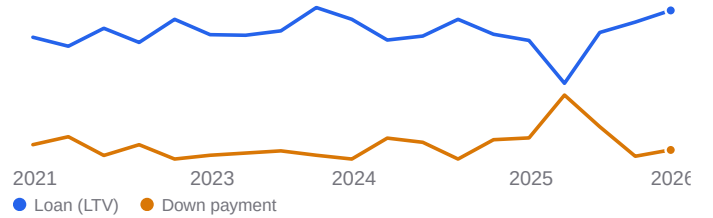
Median annualized return at resale

+8.6%



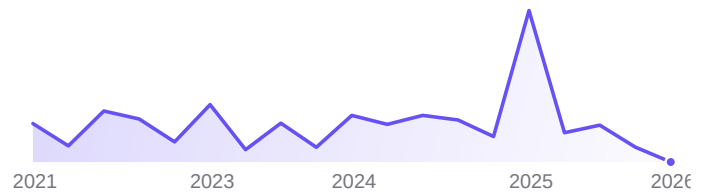
Financing (share of purchase price)

Loan (LTV) 104% · Down payment 8.1%



Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,303
Median value (AVM)	\$141K
Median size	1,208 ft²
Median bedrooms	3
Median year built	1972
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.5%
Owner occupied	60%
Company owned	9.0%
Median loan-to-value	0%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	3,012
Density	87 / mi²
Median household income	\$45K
Average household income	\$63K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	166
Earthquake index (US avg 100)	50
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	23.4%
Unemployment	1.5%
Average temp	54°F
Annual precip	42 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.