

Minford 45653

ZIP code · OH · Ohio · Scioto County · Minford

STRONG SELLER'S MARKET

\$168K

MEDIAN SALE PRICE

+126.6%

1-YR CHANGE

51

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

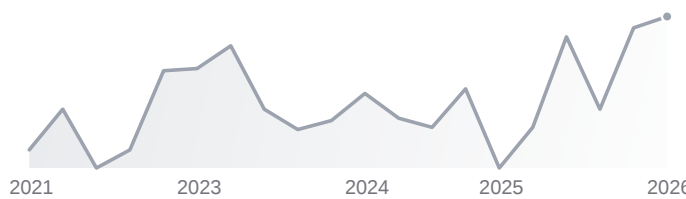
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

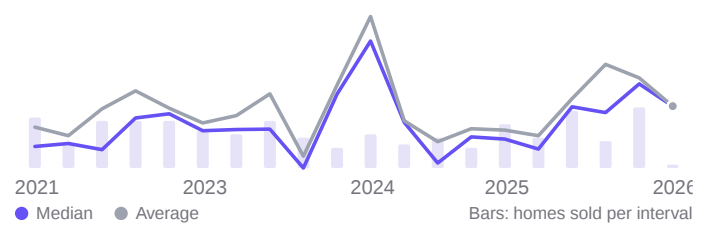
Market temperature (0–100)

80 / 100



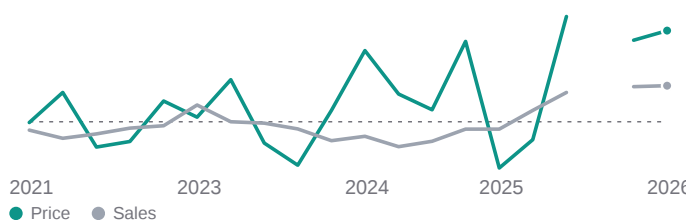
Sale prices

Median \$158K · Average \$158K



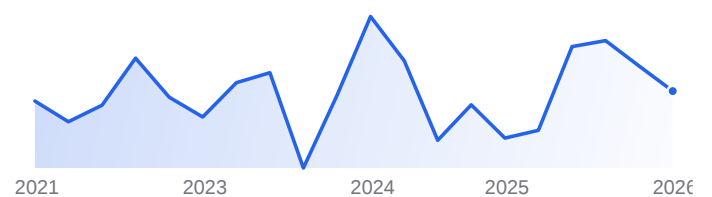
Growth (year over year)

Price +126.6% · Sales +50.0%



Price per square foot

\$121/ft²



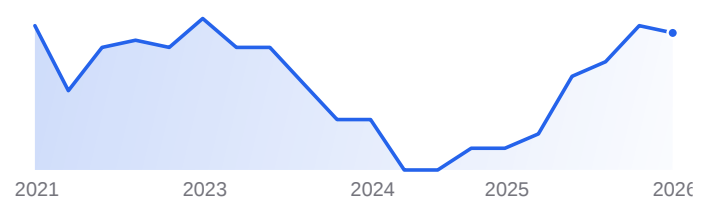
Sale premium vs estimated value

-21.4%



Annual turnover (share of homes sold)

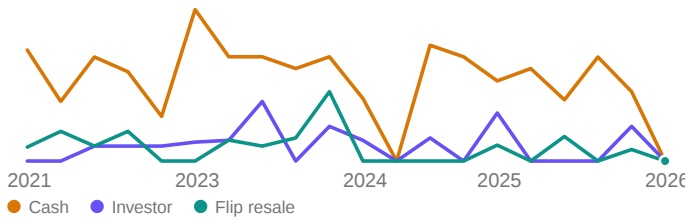
3.6%



BUYERS & OUTCOMES

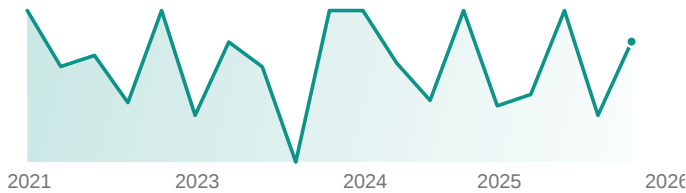
Buyer mix

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



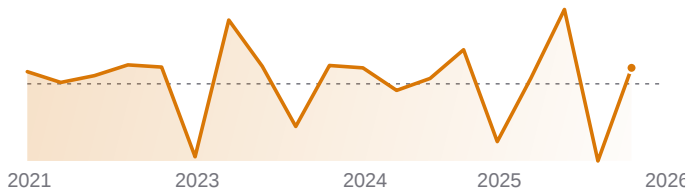
Sellers who sold at a gain

85%

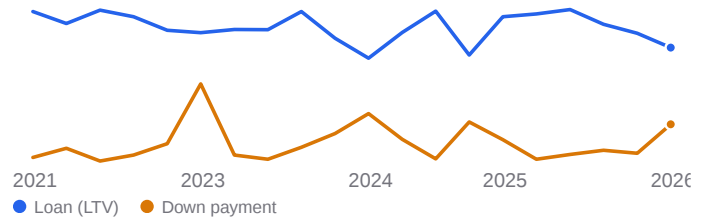


Median annualized return at resale

+6.2%

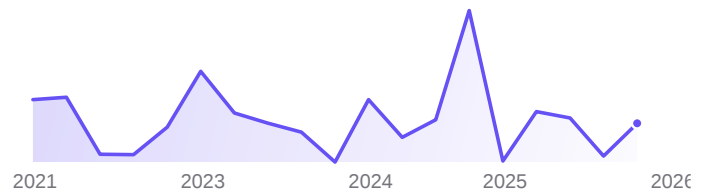


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



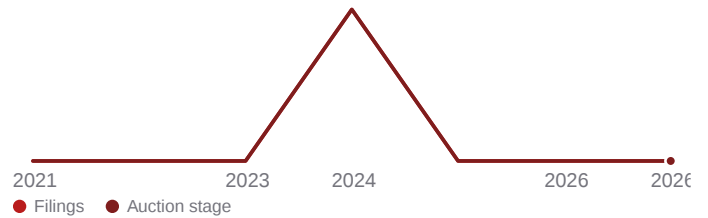
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,428
Median value (AVM)	\$137K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1974
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	4.8%
Owner occupied	69%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	3,314
Density	72 / mi²
Median household income	\$69K
Average household income	\$86K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	165
Earthquake index (US avg 100)	42
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	24.0%
Unemployment	1.4%
Average temp	54°F
Annual precip	41 in
Sunshine	51%

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