

Waverly 45690

ZIP code · OH · Ohio > Pike County > Waverly

BALANCED MARKET

\$169K

MEDIAN SALE PRICE

+20.9%

1-YR CHANGE

260

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

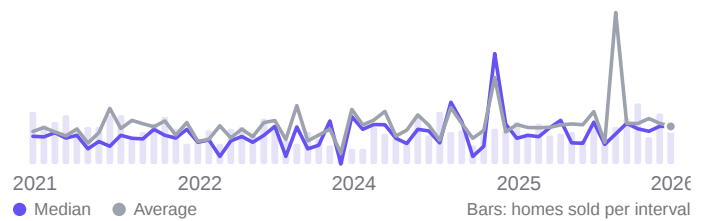
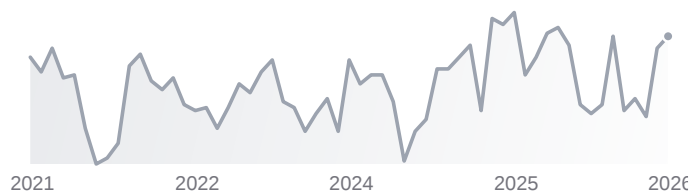
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$175K · Average \$175K

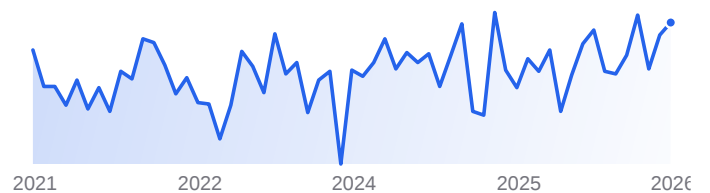
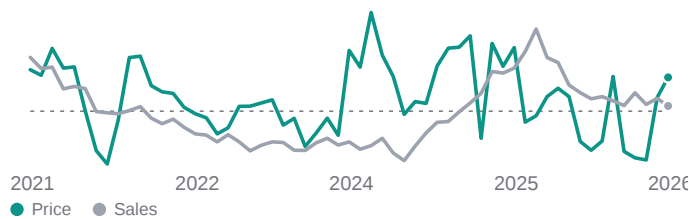


Growth (year over year)

Price +20.9% · Sales +3.2%

Price per square foot

\$155/ft²

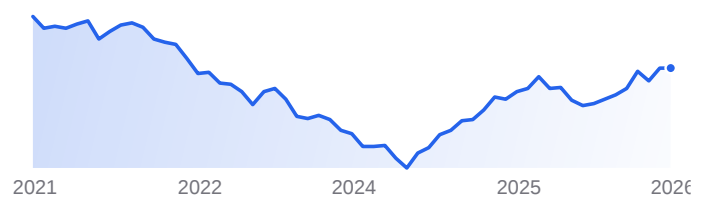


Sale premium vs estimated value

+21.8%

Annual turnover (share of homes sold)

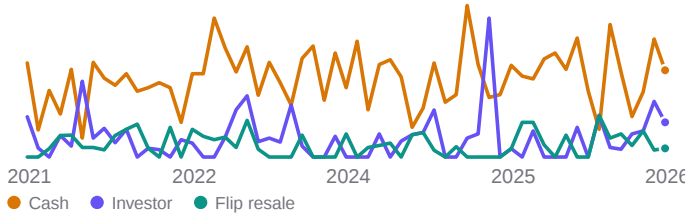
3.4%



BUYERS & OUTCOMES

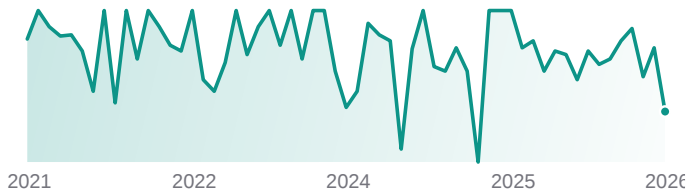
Buyer mix

Cash 42% · Investor 17% · Flip resale 4.2%



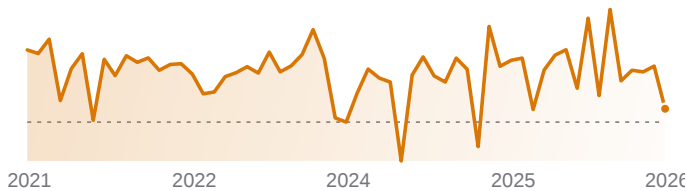
Sellers who sold at a gain

58%

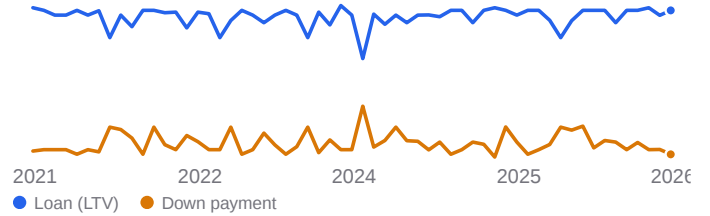


Median annualized return at resale

+1.9%

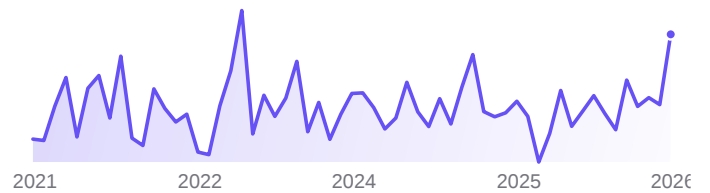


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



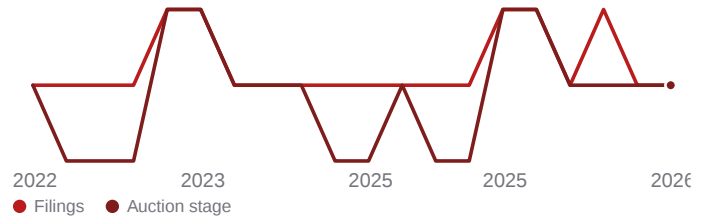
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,610
Median value (AVM)	\$176K
Median size	1,306 ft²
Median bedrooms	3
Median year built	1977
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.9%
Owner occupied	67%
Company owned	19%
Median loan-to-value	8%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	13,866
Density	96 / mi²
Median household income	\$56K
Average household income	\$80K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	170
Earthquake index (US avg 100)	41
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	15.9%
Unemployment	1.5%
Average temp	53°F
Annual precip	40 in
Sunshine	51%

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.