

Wellston 45692

ZIP code · OH · Ohio · Jackson County · Wellston

BALANCED MARKET

\$101K

MEDIAN SALE PRICE

-11.6%

1-YR CHANGE

139

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



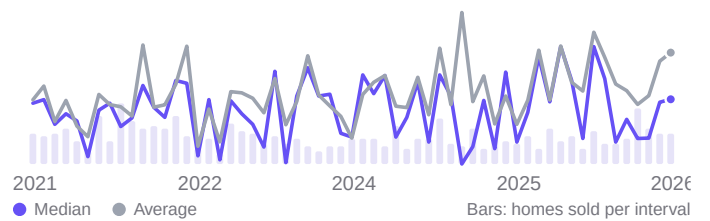
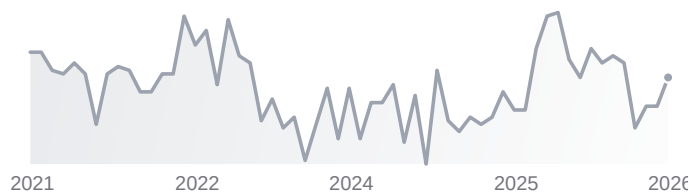
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$121K · Average \$186K

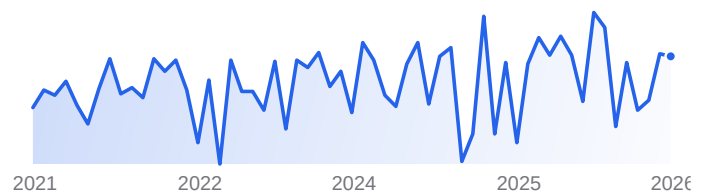
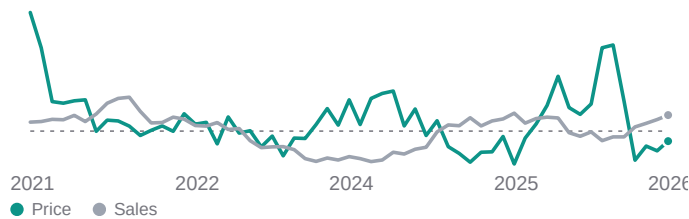


Growth (year over year)

Price -11.6% · Sales +18.8%

Price per square foot

\$100/ft²



Sale premium vs estimated value

-8.6%

Annual turnover (share of homes sold)

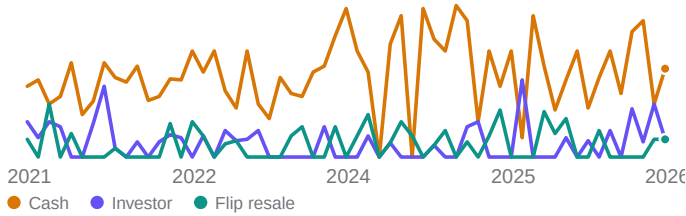
3.3%



BUYERS & OUTCOMES

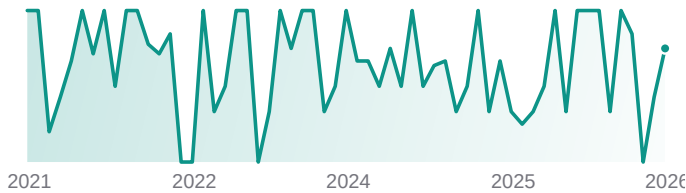
Buyer mix

Cash 42% · Investor 8.3% · Flip resale 8.3%



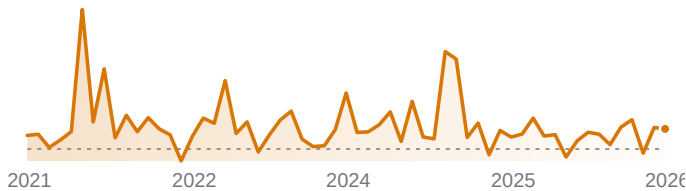
Sellers who sold at a gain

88%

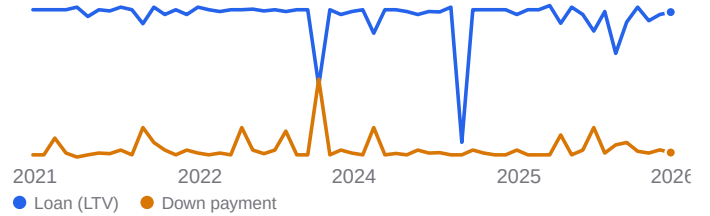


Median annualized return at resale

+8.3%

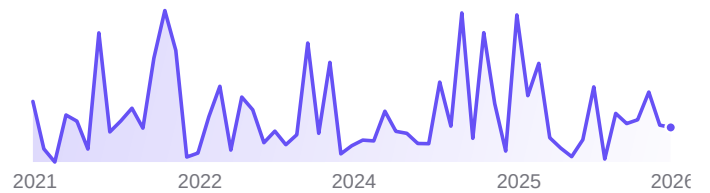


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



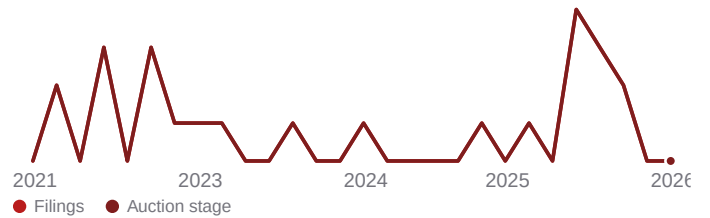
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,168
Median value (AVM)	\$131K
Median size	1,308 ft²
Median bedrooms	3
Median year built	1974
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.5%
Owner occupied	63%
Company owned	5.9%
Median loan-to-value	0%
Typical ownership tenure	19.8 yrs

COMMUNITY

Population	8,730
Density	107 / mi²
Median household income	\$54K
Average household income	\$62K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	161
Earthquake index (US avg 100)	38
Homes occupied	91%
Bachelor's or higher	5%
Poverty rate	20.7%
Unemployment	1.2%
Average temp	53°F
Annual precip	41 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.