

West Union 45693

ZIP code · OH · Ohio · Adams County · West Union

SELLER'S MARKET

\$142K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

174

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

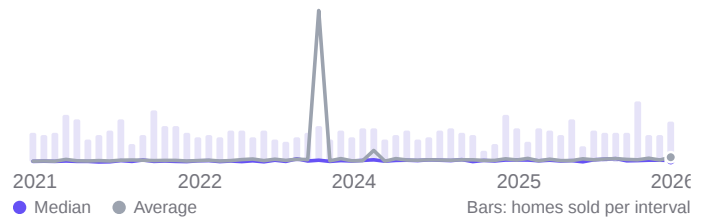
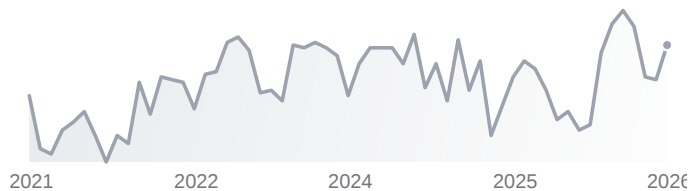
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$132K · Average \$325K

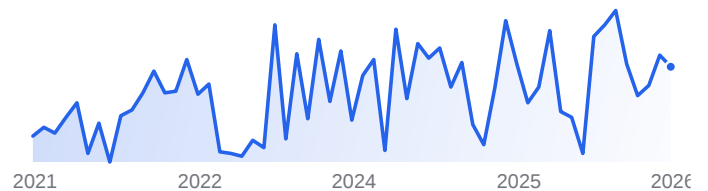
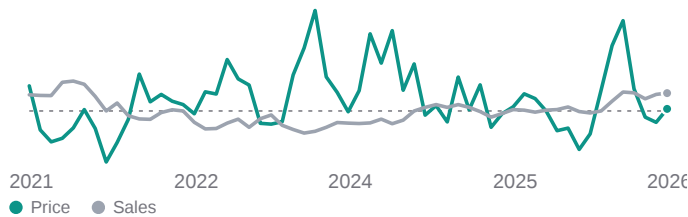


Growth (year over year)

Price +2.0% · Sales +17.6%

Price per square foot

\$114/ft²

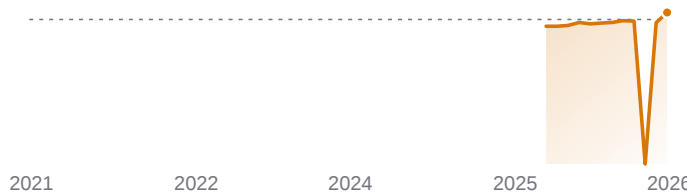


Sale premium vs estimated value

+2.8%

Annual turnover (share of homes sold)

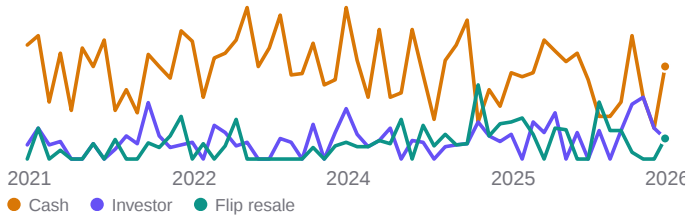
4.6%



BUYERS & OUTCOMES

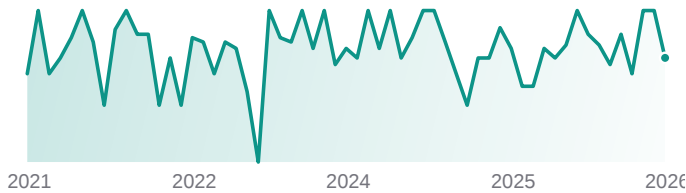
Buyer mix

Cash 50% · Investor 11% · Flip resale 11%



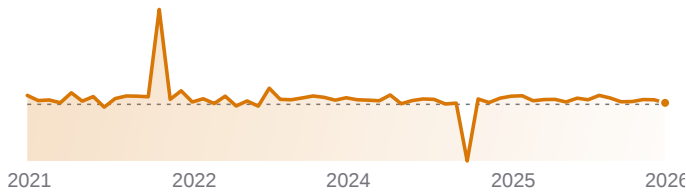
Sellers who sold at a gain

75%

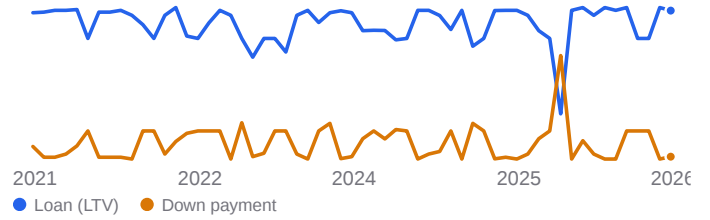


Median annualized return at resale

+2.8%

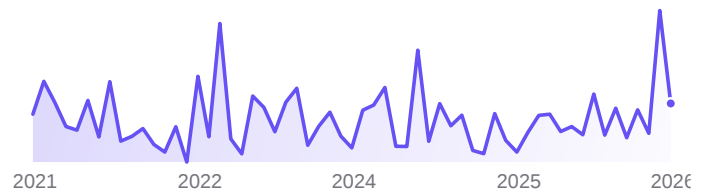


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.3%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,801
Median value (AVM)	\$155K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1977
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.1%
Owner occupied	60%
Company owned	12%
Median loan-to-value	20%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	8,371
Density	68 / mi²
Median household income	\$52K
Average household income	\$71K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	180
Earthquake index (US avg 100)	53
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	15.8%
Unemployment	1.4%
Average temp	54°F
Annual precip	44 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.