

Winchester 45697

ZIP code · OH · Ohio > Brown County > Winchester

SELLER'S MARKET

\$217K

MEDIAN SALE PRICE

+51.1%

1-YR CHANGE

90

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

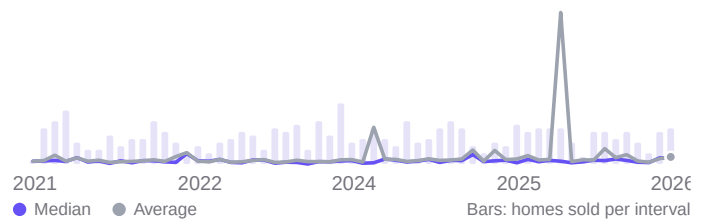
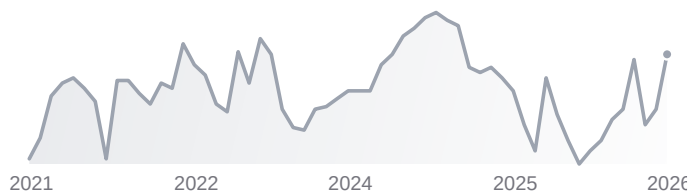
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$275K · Average \$329K

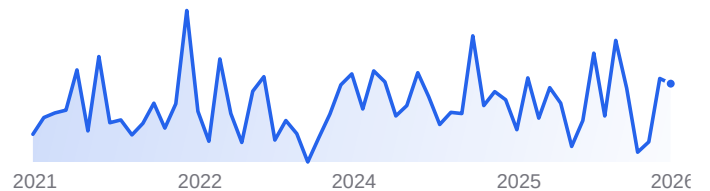
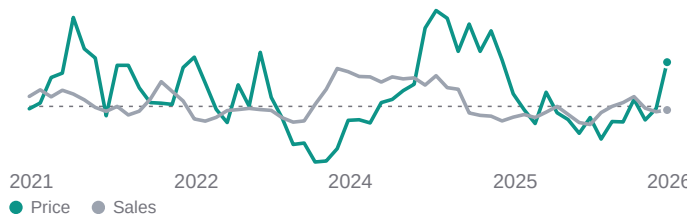


Growth (year over year)

Price +51.1% · Sales -4.3%

Price per square foot

\$153/ft²

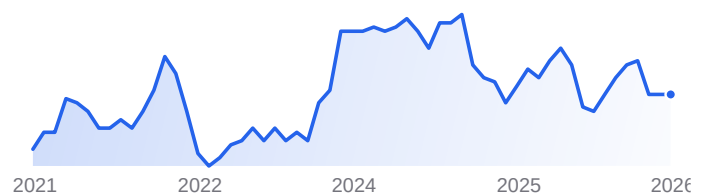


Sale premium vs estimated value

+24.7%

Annual turnover (share of homes sold)

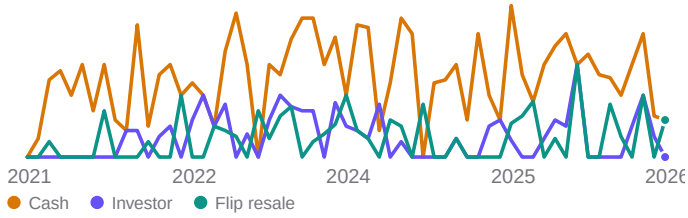
4.3%



BUYERS & OUTCOMES

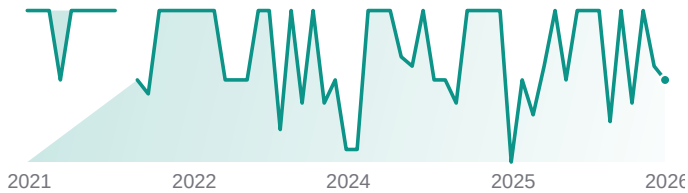
Buyer mix

Cash 20% · Investor 0% · Flip resale 20%



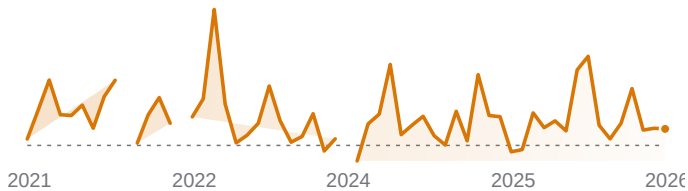
Sellers who sold at a gain

75%

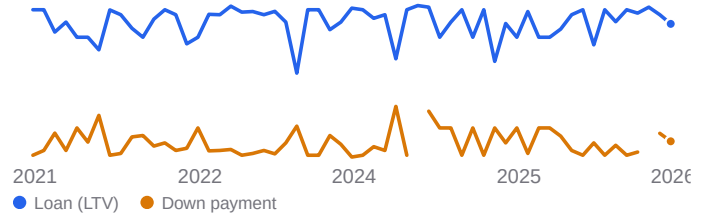


Median annualized return at resale

+6.7%

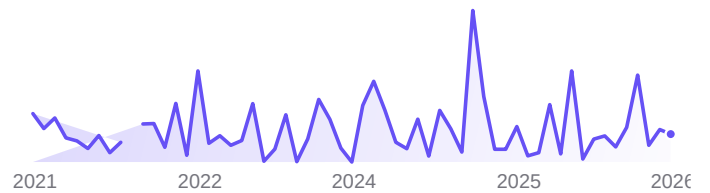


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



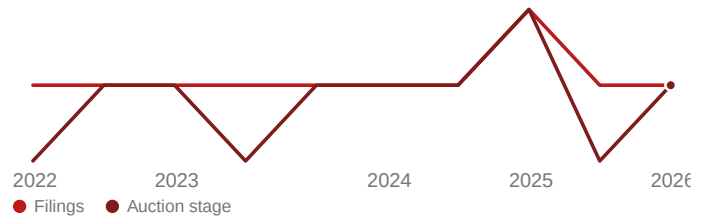
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,087
Median value (AVM)	\$189K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1987
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	6.6%
Owner occupied	68%
Company owned	10.0%
Median loan-to-value	37%
Typical ownership tenure	16.5 yrs

COMMUNITY

Population	5,452
Density	53 / mi²
Median household income	\$72K
Average household income	\$89K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	186
Earthquake index (US avg 100)	54
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	11.9%
Unemployment	1.5%
Average temp	53°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.