

Coolville 45723

ZIP code · OH · Ohio > Athens County > Coolville

BALANCED MARKET

\$210K

MEDIAN SALE PRICE

+194.3%

1-YR CHANGE

40

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

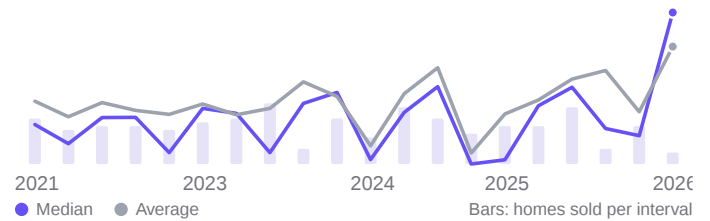
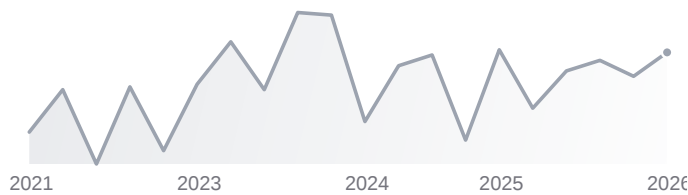
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$300K · Average \$247K

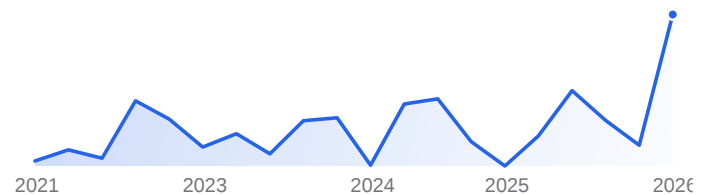
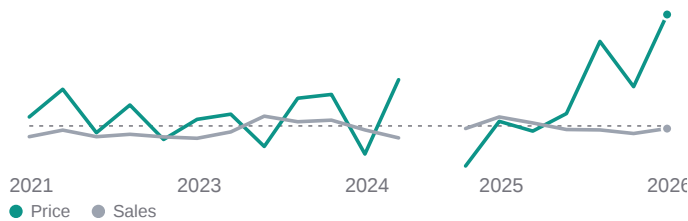


Growth (year over year)

Price +194.3% · Sales -4.8%

Price per square foot

\$205/ft²

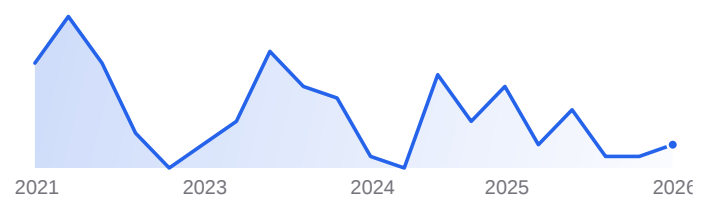


Sale premium vs estimated value

+19.5%

Annual turnover (share of homes sold)

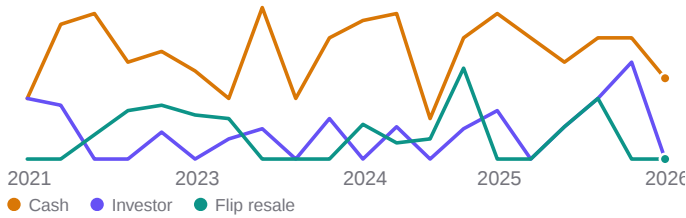
2.6%



BUYERS & OUTCOMES

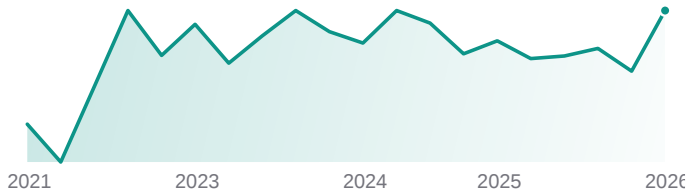
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



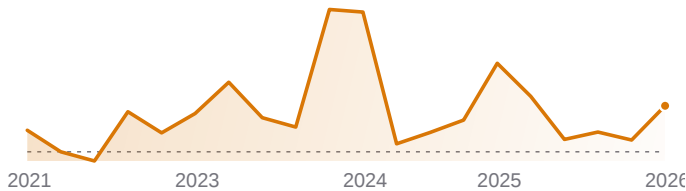
Sellers who sold at a gain

100%

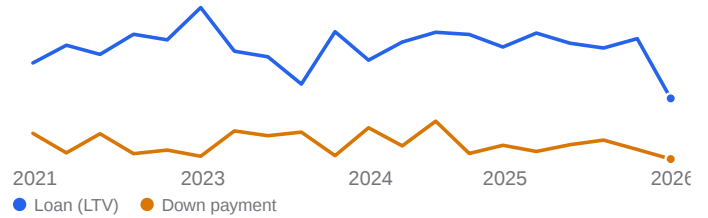


Median annualized return at resale

+10.2%

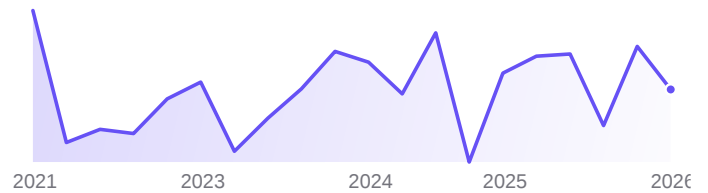


Financing (share of purchase price) Loan (LTV) 47% · Down payment 3.1%



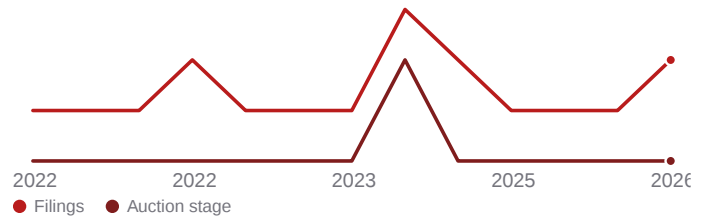
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,517
Median value (AVM)	\$135K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1985
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	5.0%
Owner occupied	68%
Company owned	5.1%
Median loan-to-value	6%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	3,622
Density	55 / mi²
Median household income	\$59K
Average household income	\$80K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	34
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	7.8%
Unemployment	1.5%
Average temp	53°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.