

New Marshfield 45766

ZIP code · OH · Ohio · Athens County · New Marshfield

BUYER'S MARKET

\$129K

MEDIAN SALE PRICE

+102.5%

1-YR CHANGE

8

SALES (12 MO)

\$84K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



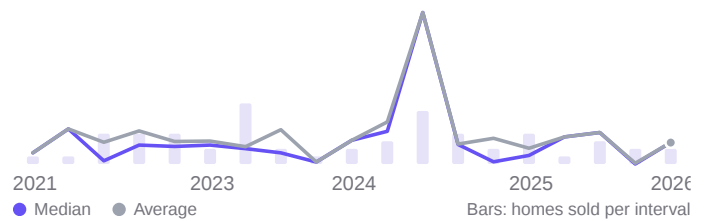
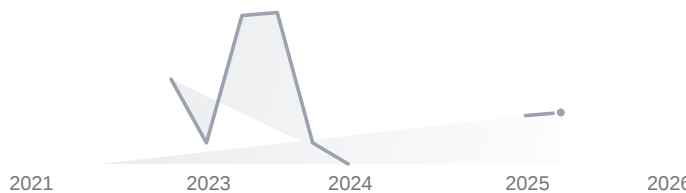
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$129K · Average \$129K

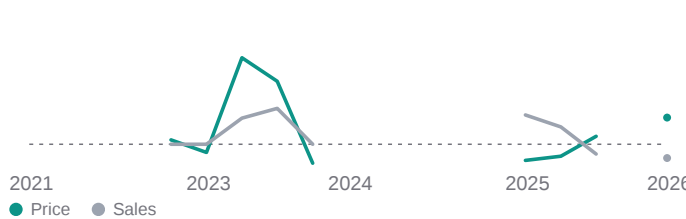


Growth (year over year)

Price +102.5% · Sales -52.9%

Price per square foot

\$101/ft²



Sale premium vs estimated value

+55.2%

Annual turnover (share of homes sold)

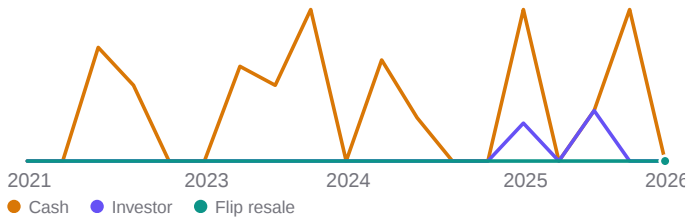
1.5%



BUYERS & OUTCOMES

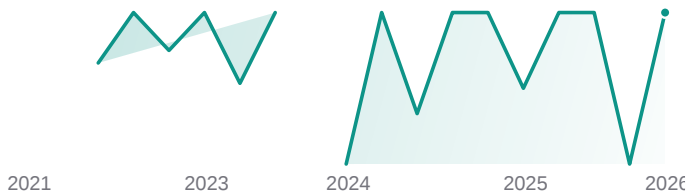
Buyer mix

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



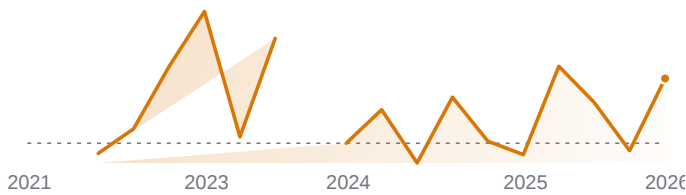
Sellers who sold at a gain

100%

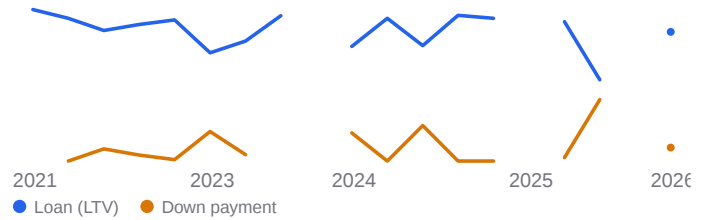


Median annualized return at resale

+11.3%

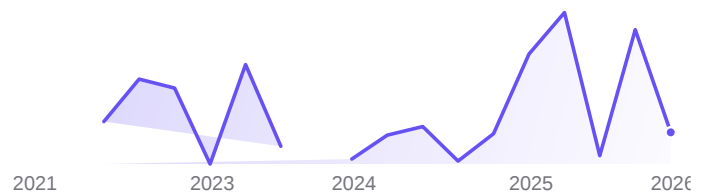


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



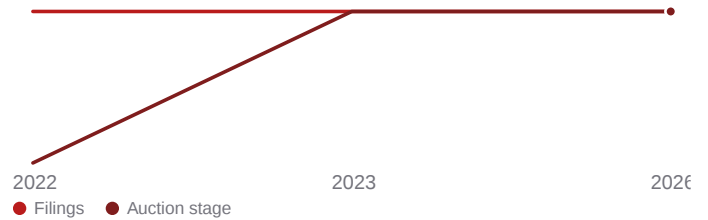
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	544
Median value (AVM)	\$84K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1985
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	7.9%
Owner occupied	66%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	25.1 yrs

COMMUNITY

Population	1,497
Density	48 / mi²
Median household income	\$51K
Average household income	\$56K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	32
Homes occupied	87%
Bachelor's or higher	6%
Poverty rate	9.3%
Unemployment	1.5%
Average temp	52°F
Annual precip	41 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.