

New Matamoras 45767

ZIP code · OH · Ohio · Washington County

BALANCED MARKET

\$134K

MEDIAN SALE PRICE

+48.9%

1-YR CHANGE

34

SALES (12 MO)

\$108K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



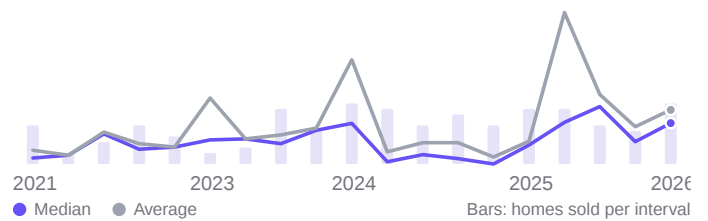
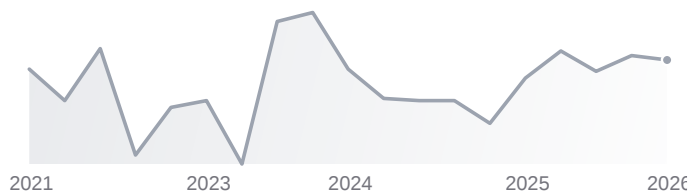
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$137K · Average \$166K

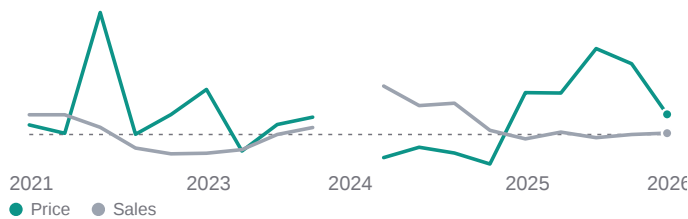


Growth (year over year)

Price +48.9% · Sales +3.0%

Price per square foot

\$87/ft²

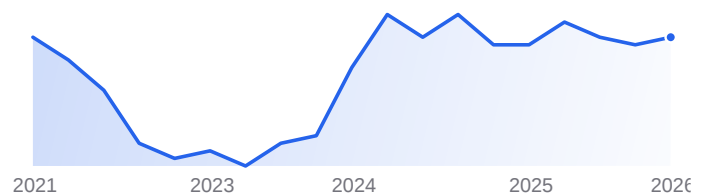


Sale premium vs estimated value

-9.9%

Annual turnover (share of homes sold)

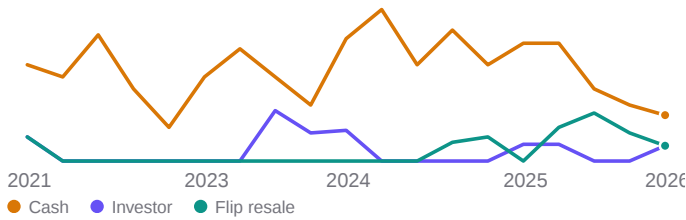
2.3%



BUYERS & OUTCOMES

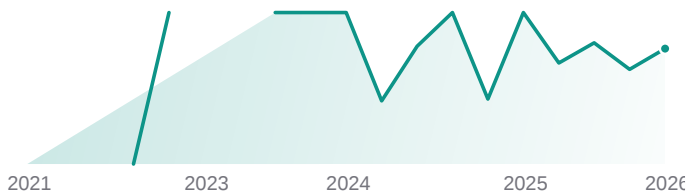
Buyer mix

Cash 27% · Investor 9.1% · Flip resale 9.1%



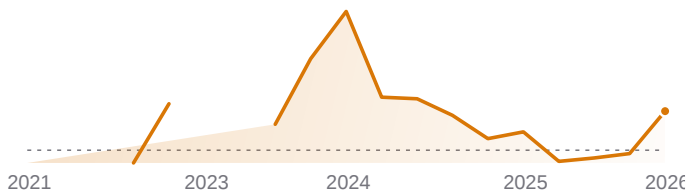
Sellers who sold at a gain

76%

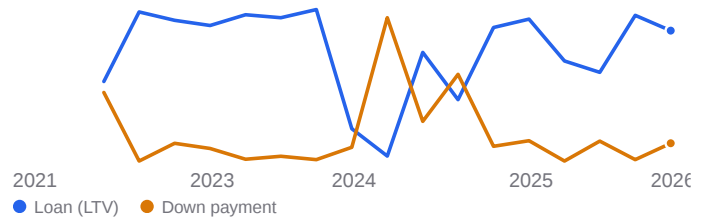


Median annualized return at resale

+7.7%

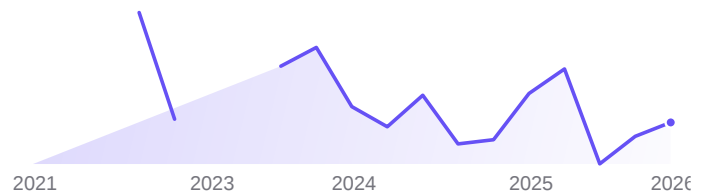


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



Typical hold before selling

4.7 yrs



HOUSING STOCK

Homes	1,510
Median value (AVM)	\$108K
Median size	1,236 ft²
Median bedrooms	3
Median year built	1970
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	3.4%
Owner occupied	50%
Company owned	7.4%
Median loan-to-value	0%
Typical ownership tenure	28.6 yrs

COMMUNITY

Population	2,527
Density	22 / mi ²
Median household income	\$58K
Average household income	\$64K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	151
Earthquake index (US avg 100)	34
Homes occupied	80%
Bachelor's or higher	7%
Poverty rate	19.0%
Unemployment	1.3%
Average temp	52°F
Annual precip	44 in
Sunshine	50%

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.