

Reedsville 45772

ZIP code · OH · Ohio · Meigs County

STRONG BUYER'S MARKET

\$58K

MEDIAN SALE PRICE

-69.9%

1-YR CHANGE

17

SALES (12 MO)

\$109K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



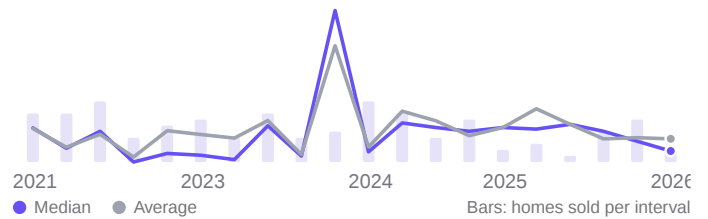
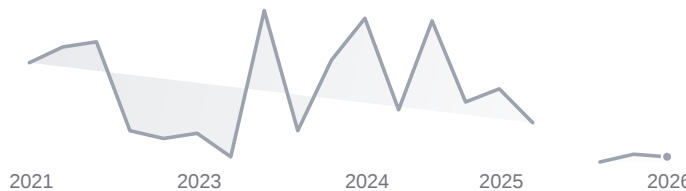
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$60K · Average \$101K

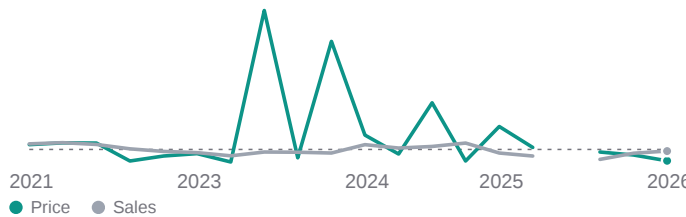


Growth (year over year)

Price -69.9% · Sales -10.5%

Price per square foot

\$23/ft²

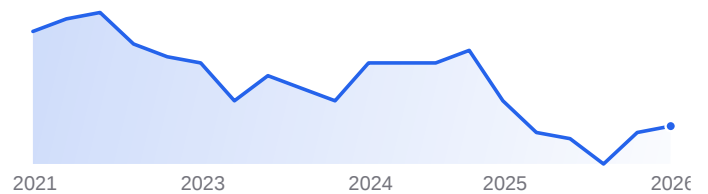


Sale premium vs estimated value

-68.6%

Annual turnover (share of homes sold)

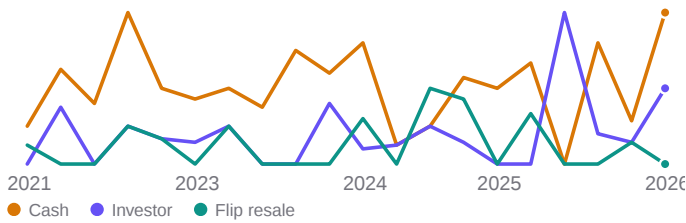
1.8%



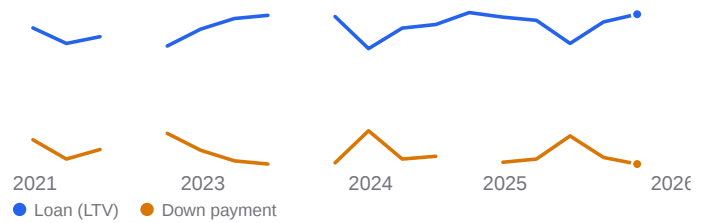
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 50% · Flip resale 0%

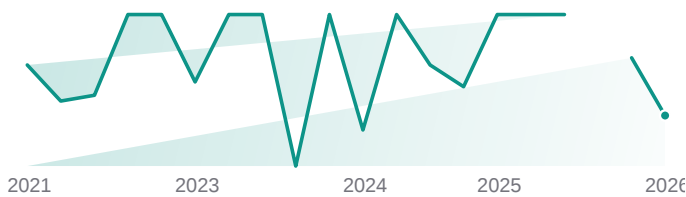


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.8%



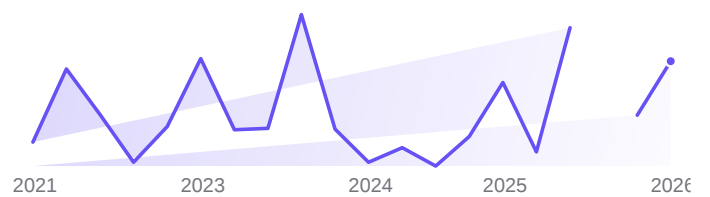
Sellers who sold at a gain

50%



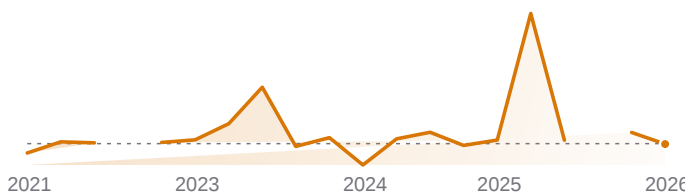
Typical hold before selling

8.9 yrs



Median annualized return at resale

-0.6%



HOUSING STOCK

Homes	965
Median value (AVM)	\$109K
Median size	1,242 ft²
Median bedrooms	3
Median year built	1988
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.6%
Owner occupied	71%
Company owned	6.0%
Median loan-to-value	0%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	1,759
Density	43 / mi²
Median household income	\$62K
Average household income	\$75K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	31
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	14.0%
Unemployment	1.7%
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.