

Shade 45776

ZIP code · OH · Ohio · Meigs County

STRONG SELLER'S MARKET

\$50K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100



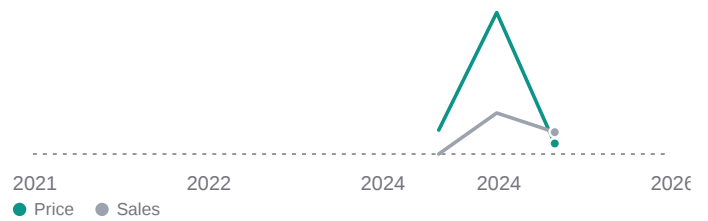
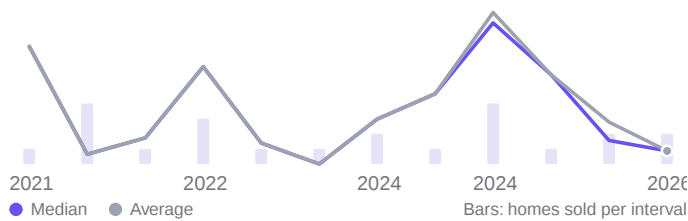
MARKET TRENDS (5 YEARS)

Sale prices

Median \$50K · Average \$50K

Growth (year over year)

Price +64.6% · Sales +133.3%



Price per square foot

\$58/ft²

Sale premium vs estimated value

-58.3%



Annual turnover (share of homes sold)

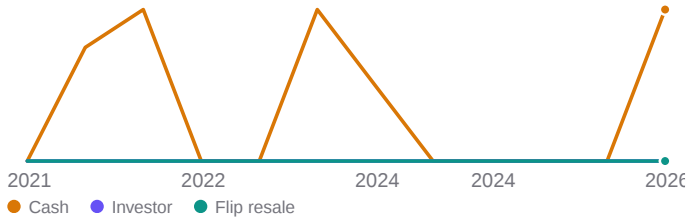
1.4%



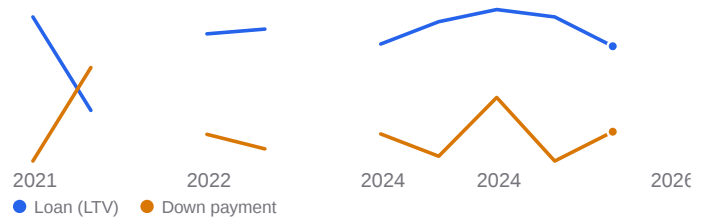
BUYERS & OUTCOMES

Buyer mix

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

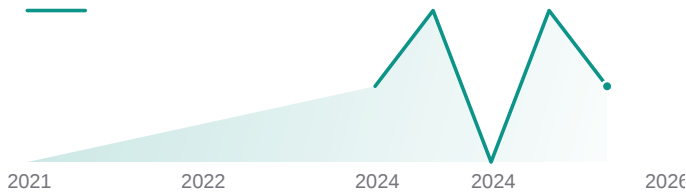


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



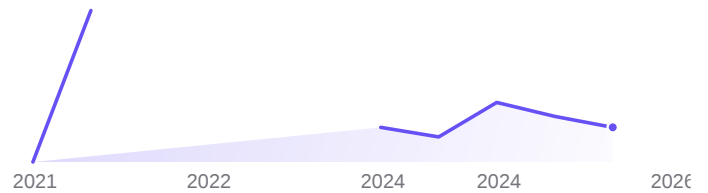
Sellers who sold at a gain

50%



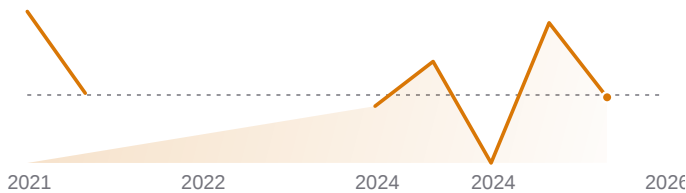
Typical hold before selling

4.6 yrs



Median annualized return at resale

-1.0%



HOUSING STOCK

Homes	286
Median value (AVM)	\$145K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1989
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.2%
Owner occupied	74%
Company owned	8.8%
Median loan-to-value	0%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	800
Density	38 / mi²
Median household income	\$65K
Average household income	\$80K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	138
Earthquake index (US avg 100)	39
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	11.5%
Unemployment	1.4%
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.