

Vincent 45784

ZIP code · OH · Ohio · Washington County · Vincent

BALANCED MARKET

\$289K

MEDIAN SALE PRICE

+9.0%

1-YR CHANGE

37

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



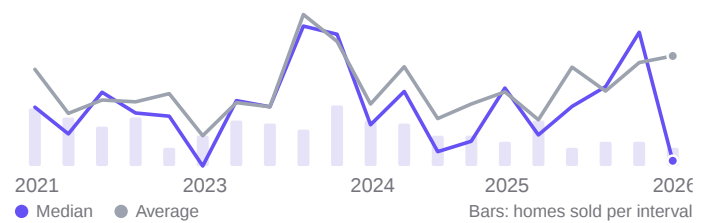
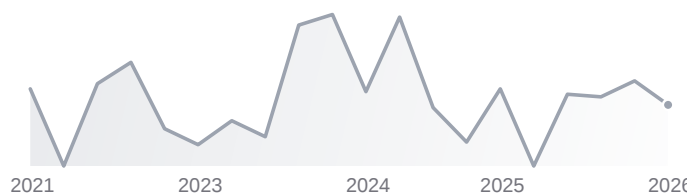
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$122K · Average \$309K

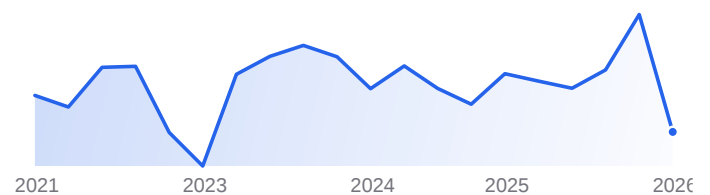
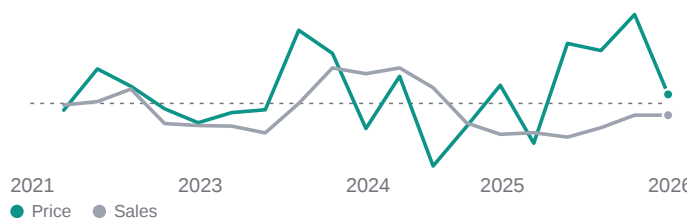


Growth (year over year)

Price +9.0% · Sales -11.9%

Price per square foot

\$88/ft²

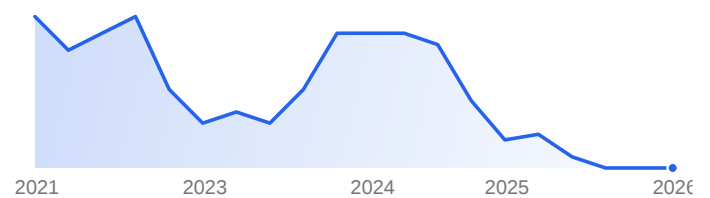


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

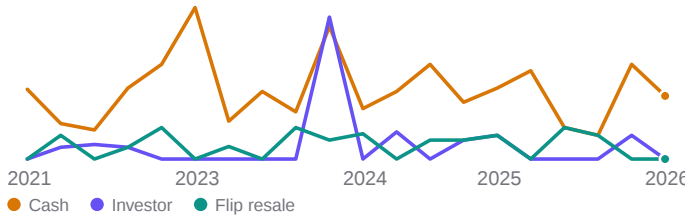
2.3%



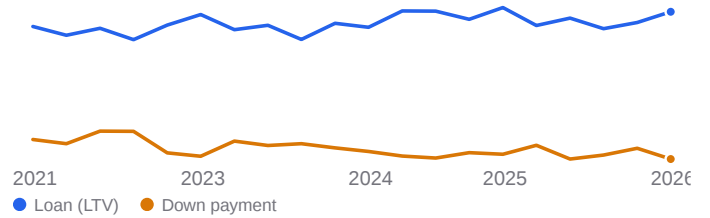
BUYERS & OUTCOMES

Buyer mix

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

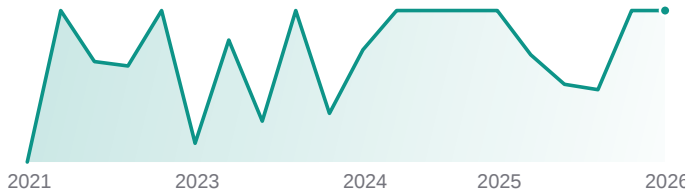


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



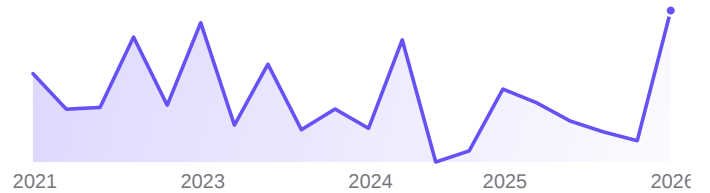
Sellers who sold at a gain

100%



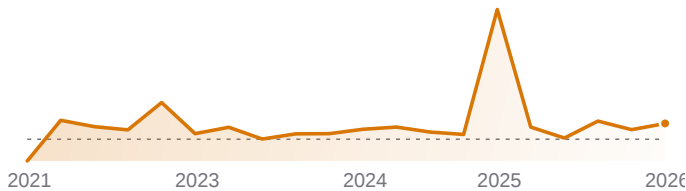
Typical hold before selling

9.0 yrs



Median annualized return at resale

+11.8%



HOUSING STOCK

Homes	1,598
Median value (AVM)	\$262K
Median size	1,533 ft²
Median bedrooms	3
Median year built	1989
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.6%
Owner occupied	71%
Company owned	7.9%
Median loan-to-value	24%
Typical ownership tenure	26.1 yrs

COMMUNITY

Population	2,367
Density	65 / mi²
Median household income	\$77K
Average household income	\$94K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	31
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	10.7%
Unemployment	1.5%
Average temp	53°F
Annual precip	41 in
Sunshine	50%

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.