

Waterford 45786

ZIP code · OH · Ohio > Washington County > Waterford

SELLER'S MARKET

\$302K

MEDIAN SALE PRICE

+105.9%

1-YR CHANGE

36

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

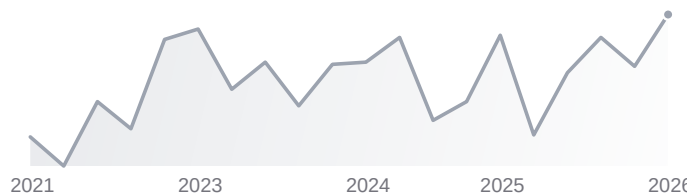
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

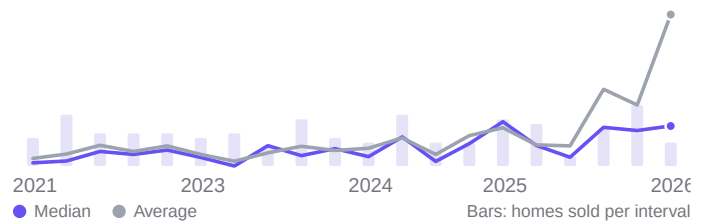
Market temperature (0–100)

75 / 100



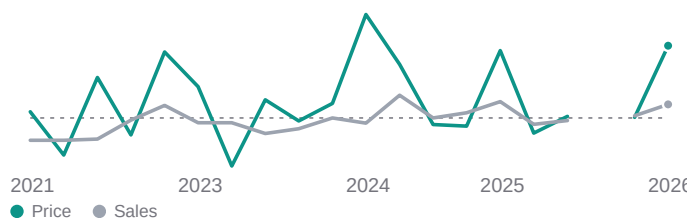
Sale prices

Median \$350K · Average \$1.2M



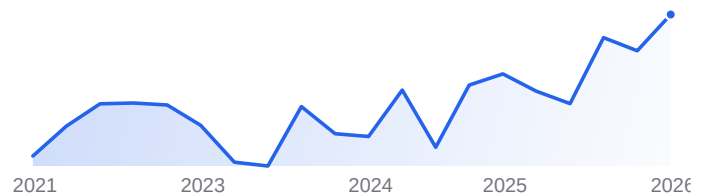
Growth (year over year)

Price +105.9% · Sales +20.0%



Price per square foot

\$248/ft²



Sale premium vs estimated value

+129.8%



Annual turnover (share of homes sold)

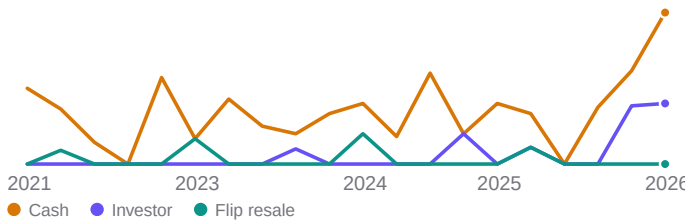
2.2%



BUYERS & OUTCOMES

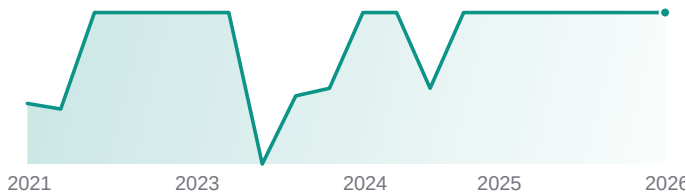
Buyer mix

Cash 100% · Investor 40% · Flip resale 0%



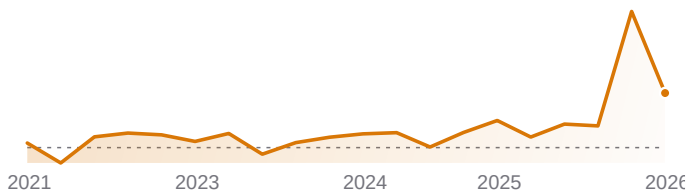
Sellers who sold at a gain

100%

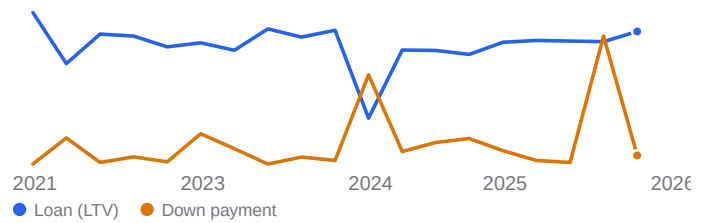


Median annualized return at resale

+23.9%

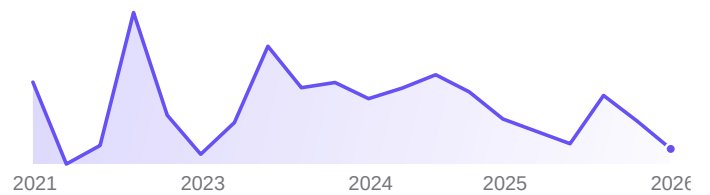


Financing (share of purchase price) Loan (LTV) 96% · Down payment 8.0%



Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,665
Median value (AVM)	\$175K
Median size	1,475 ft²
Median bedrooms	3
Median year built	1983
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	5.9%
Owner occupied	63%
Company owned	8.7%
Median loan-to-value	15%
Typical ownership tenure	27.9 yrs

COMMUNITY

Population	3,211
Density	48 / mi²
Median household income	\$69K
Average household income	\$75K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	132
Earthquake index (US avg 100)	30
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	7.3%
Unemployment	1.7%
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.