

Beaverdam 45808

ZIP code · OH · Ohio > Allen County > Beaverdam

\$155K

MEDIAN SALE PRICE

+35.9%

1-YR CHANGE

8

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

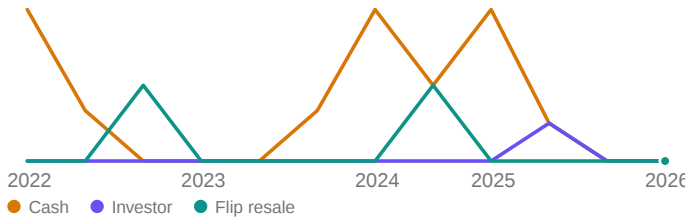
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

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

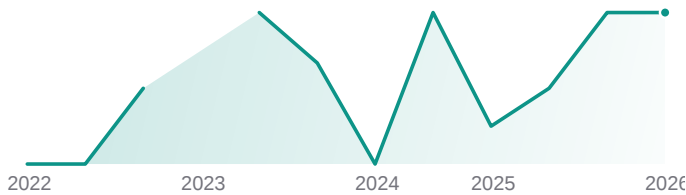


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.1%



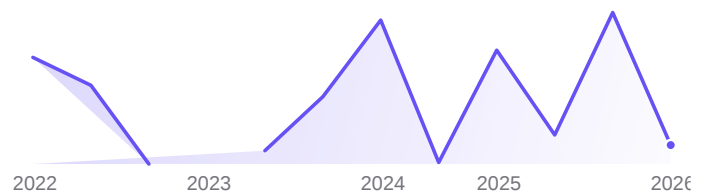
Sellers who sold at a gain

100%



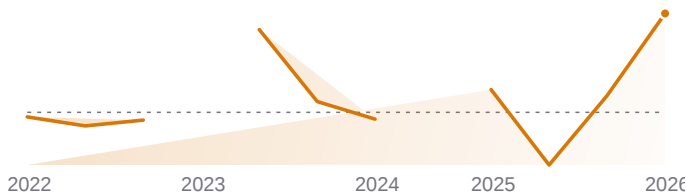
Typical hold before selling

2.8 yrs



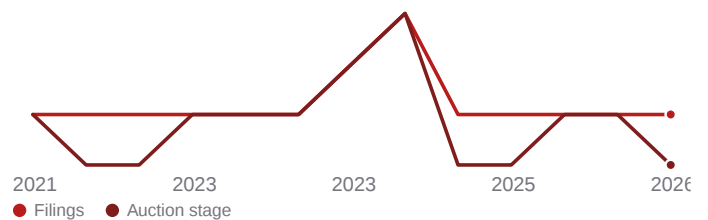
Median annualized return at resale

+17.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	159
Median value (AVM)	\$112K
Median size	1,357 ft²
Median bedrooms	3
Median year built	1920
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.1%
Owner occupied	85%
Company owned	9.4%
Median loan-to-value	38%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	31
Density	61 / mi ²
Median household income	\$83K
Average household income	\$103K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	191
Earthquake index (US avg 100)	62
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	3.4%
Unemployment	1.3%
Average temp	50°F
Annual precip	36 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.