Alger 45812

ZIP code · OH · Ohio › Hardin County › Alger

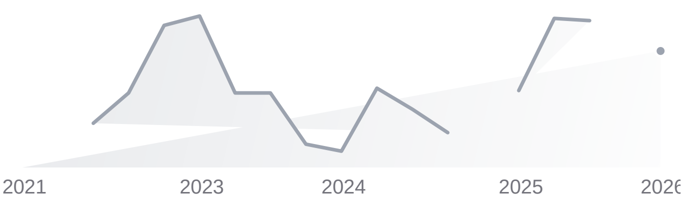
BALANCED MARKET

$296K	+201.0%	26	$128K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

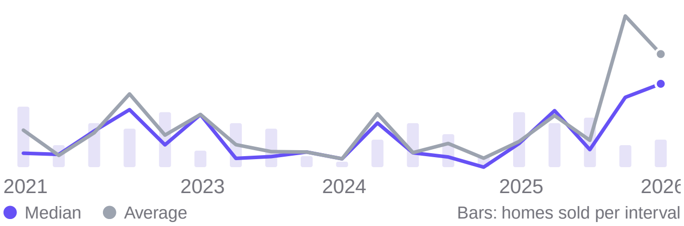
Market temperature Balanced market · 56 / 100

MARKET TRENDS (5 YEARS)

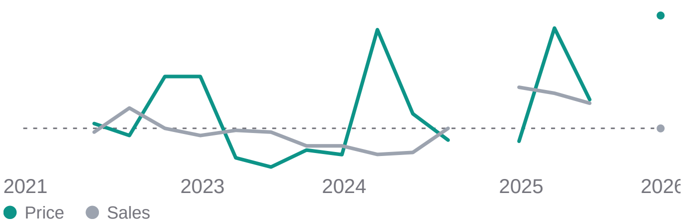
Market temperature (0–100) 56 / 100



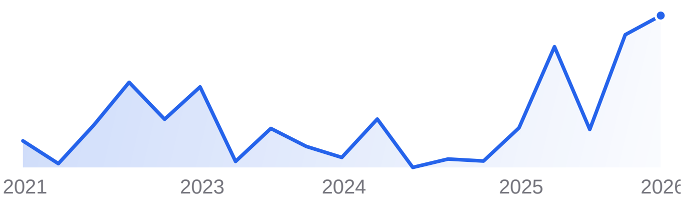
Sale prices Median $245K · Average $325K



Growth (year over year) Price +201.0% · Sales +0.0%

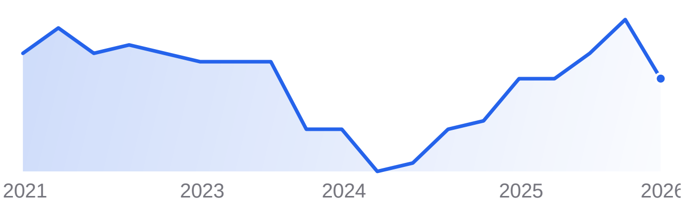


Price per square foot $162/ft²



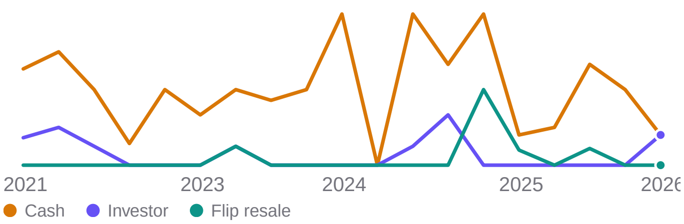
Sale premium vs estimated value -4.5%

Annual turnover (share of homes sold) 2.8%

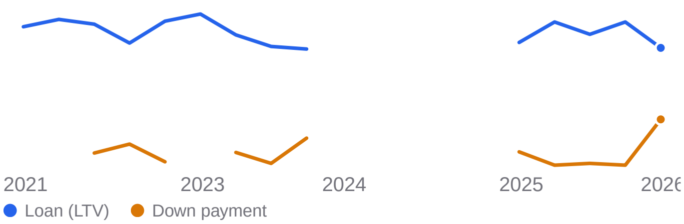


BUYERS & OUTCOMES

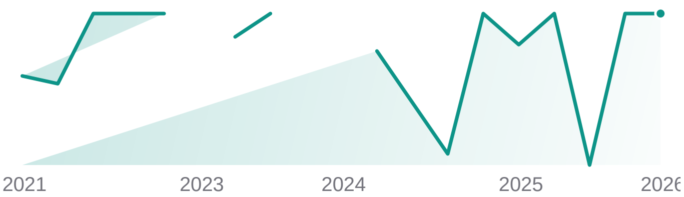
Buyer mix — Cash 20% · Investor 20% · Flip resale 0%



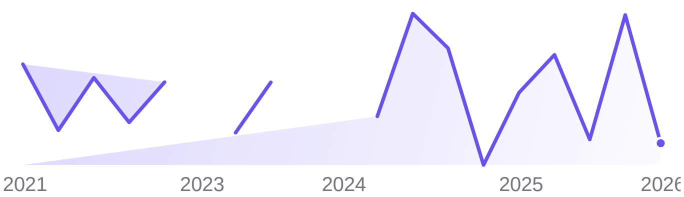
Financing (share of purchase price) — Loan (LTV) 81% · Down payment 33%



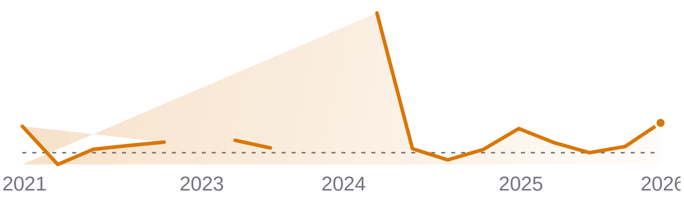
Sellers who sold at a gain — 100%



Typical hold before selling — 1.8 yrs



Median annualized return at resale — +27.6%



HOUSING STOCK

Homes	913
Median value (AVM)	$128K
Median size	1,390 ft²
Median bedrooms	3
Median year built	1979
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	5.5%
Owner occupied	70%
Company owned	6.4%
Median loan-to-value	21%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	**2,039**
Density	**61 / mi²**
Median household income	**$50K**
Average household income	**$70K**
Crime index (US avg 100)	**153**
Air pollution index (US avg 100)	**198**
Earthquake index (US avg 100)	**64**
Homes occupied	**91%**
Bachelor's or higher	**9%**
Poverty rate	**29.3%**
Unemployment	**1.6%**
Average temp	**50°F**
Annual precip	**37 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.