

Forest 45843

ZIP code · OH · Ohio · Hardin County · Forest

BUYER'S MARKET

\$107K

MEDIAN SALE PRICE

-36.4%

1-YR CHANGE

44

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



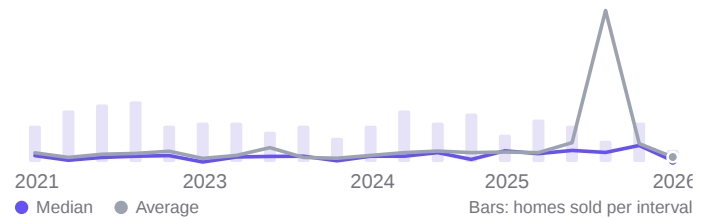
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

21 / 100

Sale prices

Median \$85K · Average \$122K

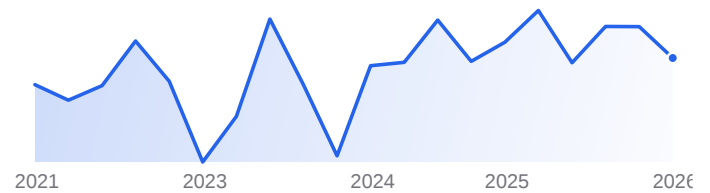
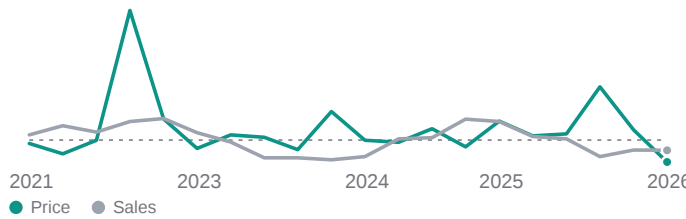


Growth (year over year)

Price -36.4% · Sales -17.0%

Price per square foot

\$97/ft²

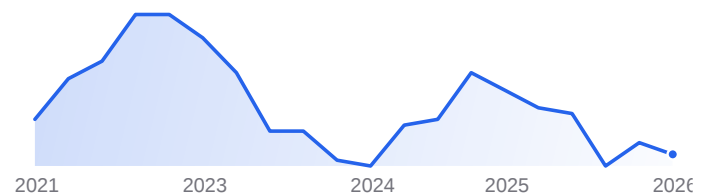


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

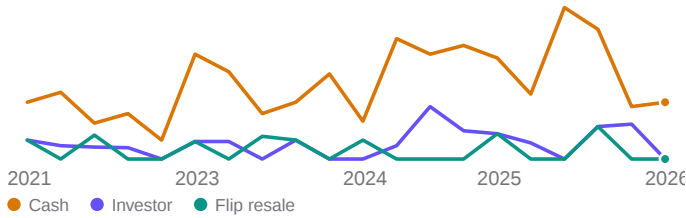
2.5%



BUYERS & OUTCOMES

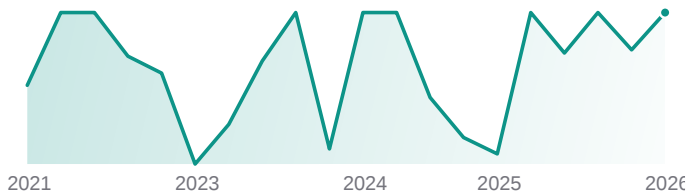
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



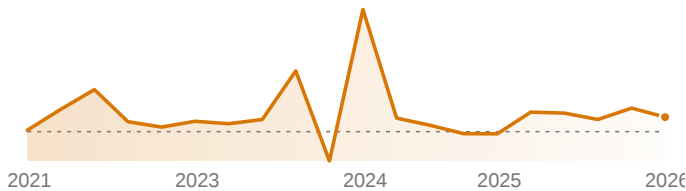
Sellers who sold at a gain

100%

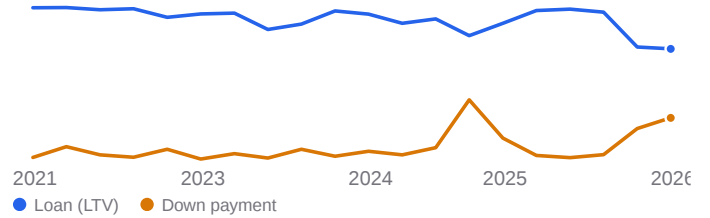


Median annualized return at resale

+6.4%

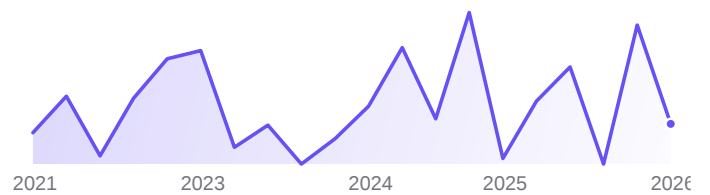


Financing (share of purchase price) Loan (LTV) 72% · Down payment 28%



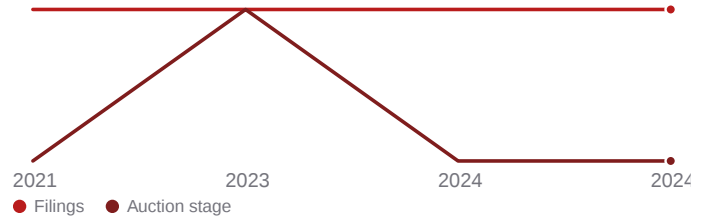
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,751
Median value (AVM)	\$166K
Median size	1,580 ft²
Median bedrooms	3
Median year built	1977
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.6%
Owner occupied	77%
Company owned	9.9%
Median loan-to-value	24%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	3,724
Density	41 / mi ²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	186
Earthquake index (US avg 100)	53
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	7.8%
Unemployment	1.5%
Average temp	50°F
Annual precip	36 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.