

Grover Hill 45849

ZIP code · OH · Ohio > Paulding County > Grover Hill

STRONG BUYER'S MARKET

\$60K

MEDIAN SALE PRICE

-58.5%

1-YR CHANGE

12

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



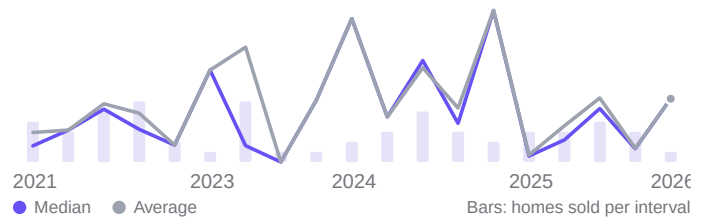
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$100K · Average \$100K

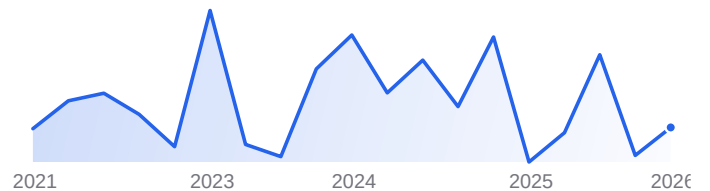
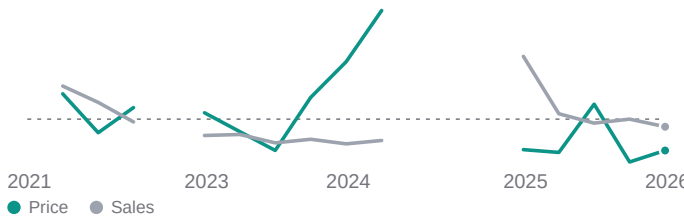


Growth (year over year)

Price -58.5% · Sales -14.3%

Price per square foot

\$44/ft²

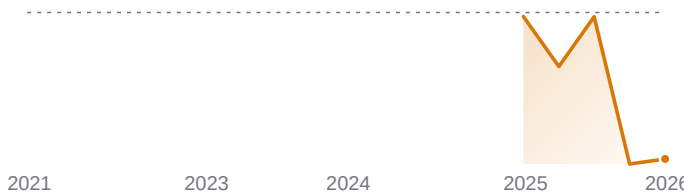


Sale premium vs estimated value

-75.0%

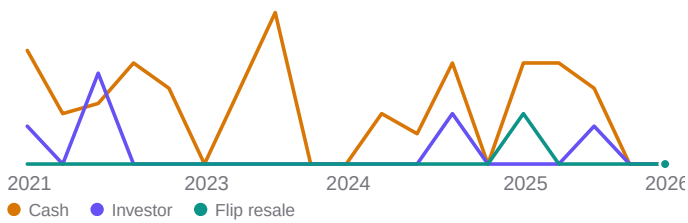
Annual turnover (share of homes sold)

2.3%

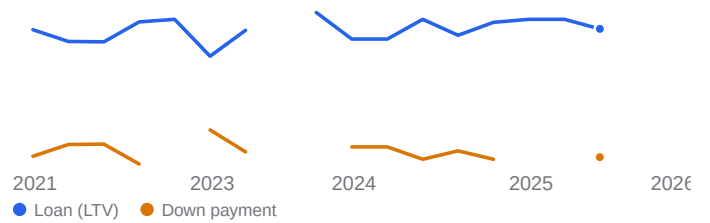


BUYERS & OUTCOMES

Buyer mix

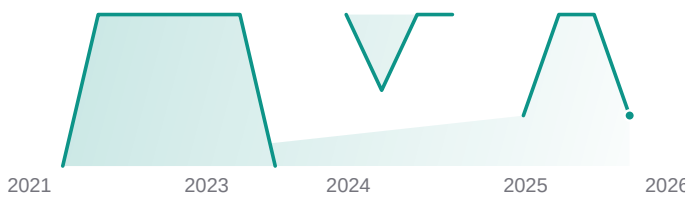


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.5%



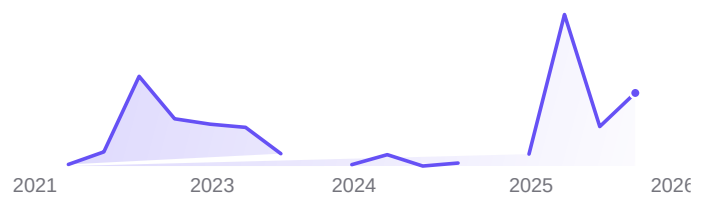
Sellers who sold at a gain

33%



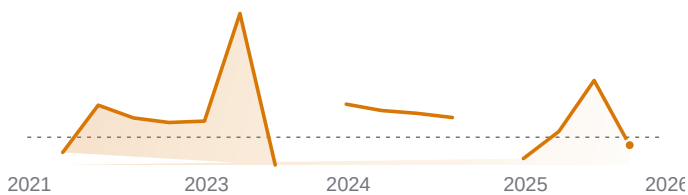
Typical hold before selling

11.3 yrs



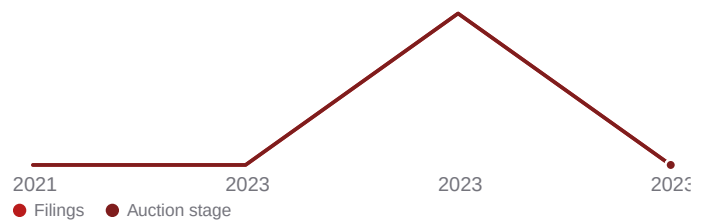
Median annualized return at resale

-3.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	524
Median value (AVM)	\$127K
Median size	1,515 ft²
Median bedrooms	3
Median year built	1966
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.4%
Owner occupied	79%
Company owned	16%
Median loan-to-value	25%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	1,058
Density	25 / mi²
Median household income	\$72K
Average household income	\$85K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	153
Earthquake index (US avg 100)	50
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	7.5%
Unemployment	1.4%
Average temp	50°F
Annual precip	36 in
Sunshine	52%

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.