

Mc Comb 45858

ZIP code · OH · Ohio · Hancock County

BALANCED MARKET

\$160K

MEDIAN SALE PRICE

-13.8%

1-YR CHANGE

49

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



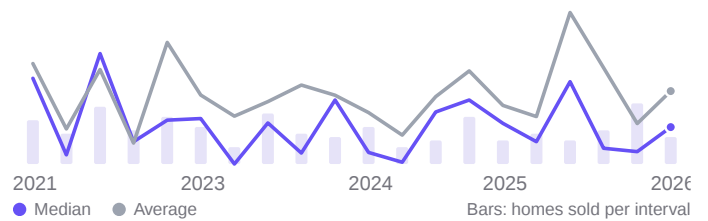
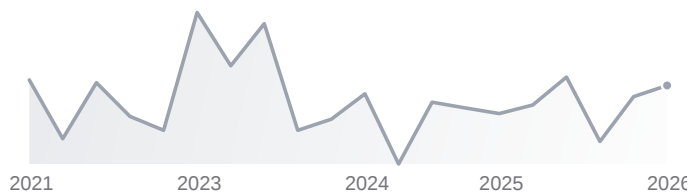
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$145K · Average \$186K

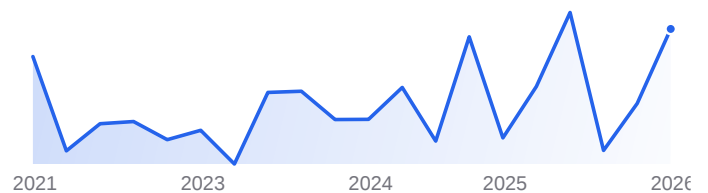
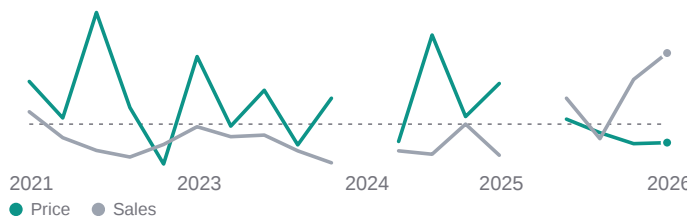


Growth (year over year)

Price -13.8% · Sales +53.1%

Price per square foot

\$123/ft²

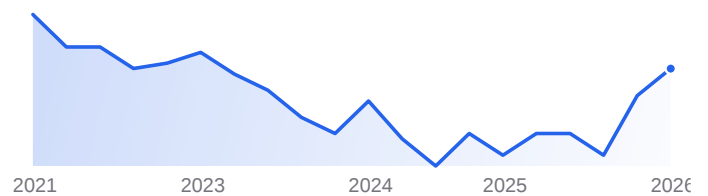
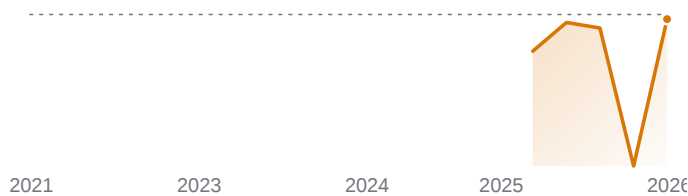


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

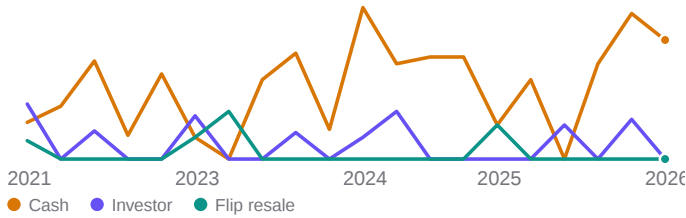
3.9%



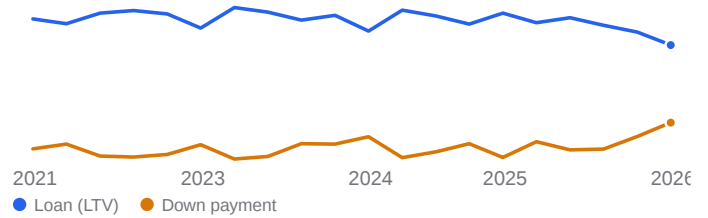
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

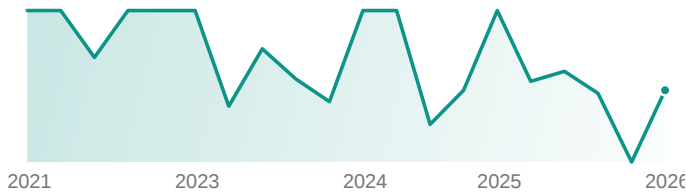


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



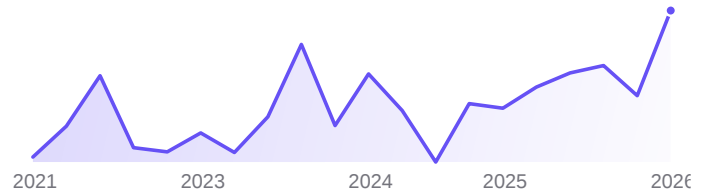
Sellers who sold at a gain

75%



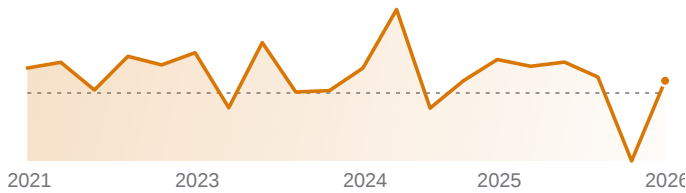
Typical hold before selling

14.3 yrs



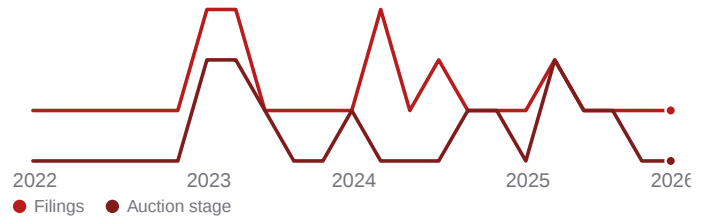
Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,271
Median value (AVM)	\$183K
Median size	1,678 ft²
Median bedrooms	3
Median year built	1969
Single family	74%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.9%
Owner occupied	80%
Company owned	15%
Median loan-to-value	47%

Typical ownership tenure

29.0 yrs

COMMUNITY

Population	3,235
Density	52 / mi²
Median household income	\$67K
Average household income	\$85K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	176
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	4.4%
Unemployment	1.4%
Average temp	50°F
Annual precip	35 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.