

Minster 45865

ZIP code · OH · Ohio > Auglaize County > Minster

SELLER'S MARKET

\$305K

MEDIAN SALE PRICE

+52.5%

1-YR CHANGE

86

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

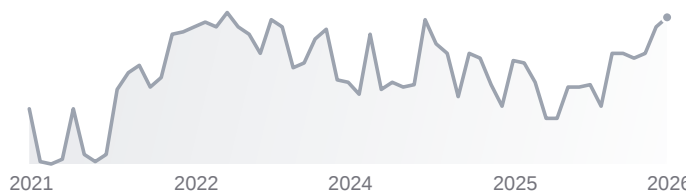
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

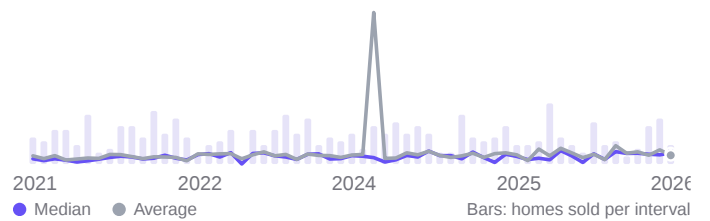
Market temperature (0–100)

73 / 100



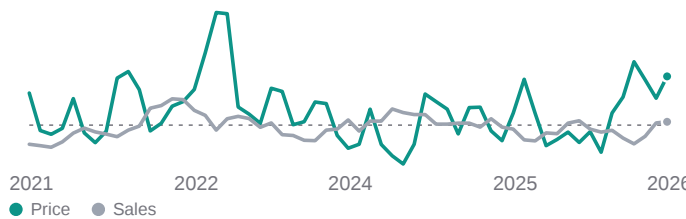
Sale prices

Median \$330K · Average \$272K



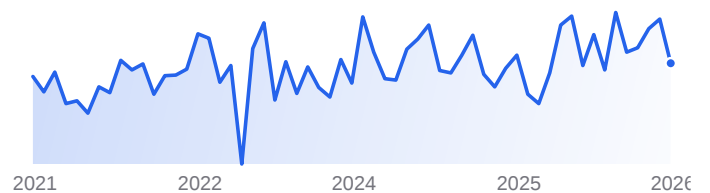
Growth (year over year)

Price +52.5% · Sales +3.6%



Price per square foot

\$159/ft²



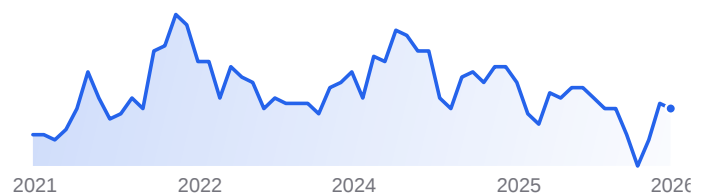
Sale premium vs estimated value

+8.5%



Annual turnover (share of homes sold)

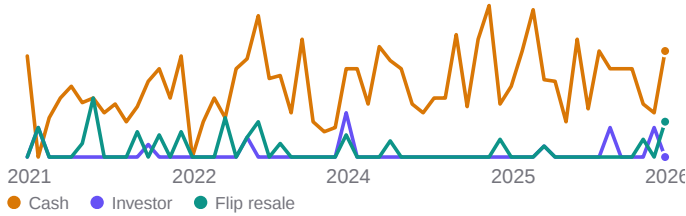
3.7%



BUYERS & OUTCOMES

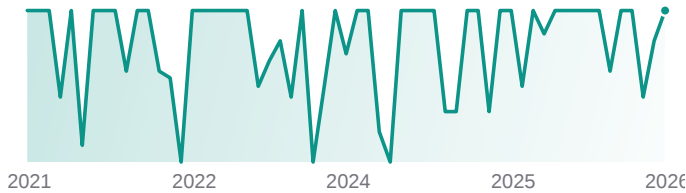
Buyer mix

Cash 60% · Investor 0% · Flip resale 20%



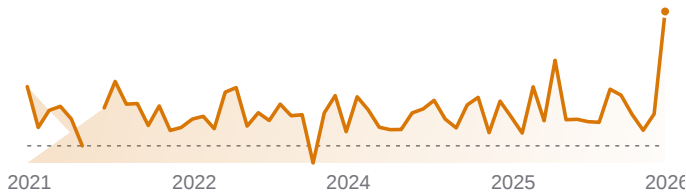
Sellers who sold at a gain

100%

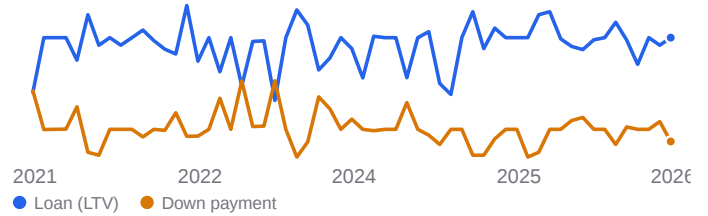


Median annualized return at resale

+29.6%

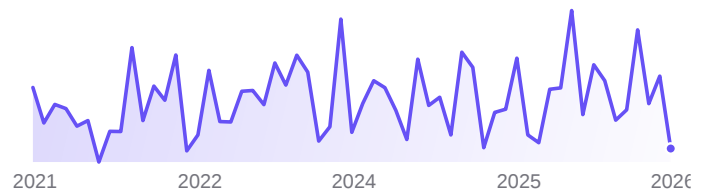


Financing (share of purchase price) Loan (LTV) 80% · Down payment 12%



Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,339
Median value (AVM)	\$315K
Median size	1,848 ft²
Median bedrooms	3
Median year built	1972
Single family	77%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.2%
Owner occupied	71%
Company owned	13%
Median loan-to-value	35%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	5,559
Density	160 / mi²
Median household income	\$101K
Average household income	\$118K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	215
Earthquake index (US avg 100)	82
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	5.5%
Unemployment	1.4%
Average temp	51°F
Annual precip	38 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.