

# Ohio City 45874

ZIP code · OH · Ohio > Van Wert County > Ohio City

SELLER'S MARKET

\$77K

MEDIAN SALE PRICE

+69.3%

1-YR CHANGE

29

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

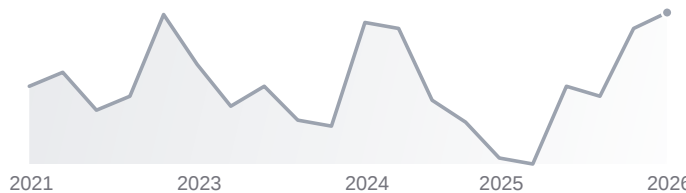
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

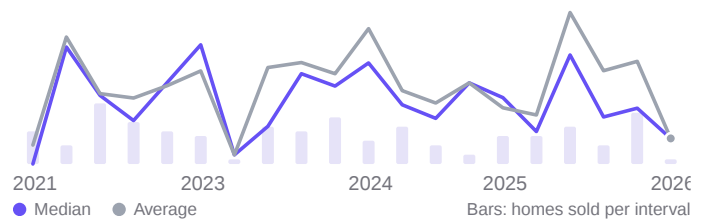
Market temperature (0–100)

79 / 100



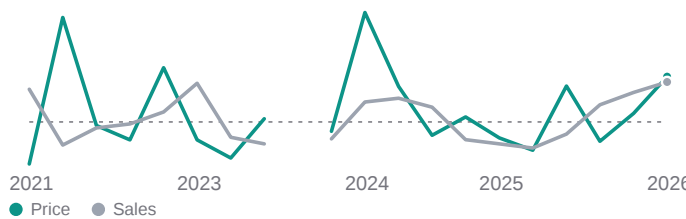
Sale prices

Median \$70K · Average \$70K



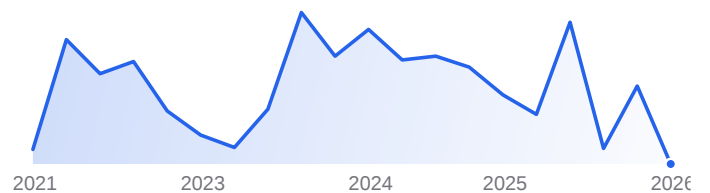
Growth (year over year)

Price +69.3% · Sales +61.1%



Price per square foot

\$34/ft²



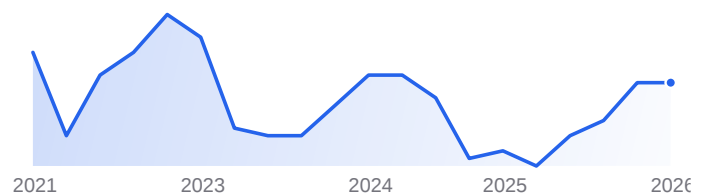
Sale premium vs estimated value

-74.9%



Annual turnover (share of homes sold)

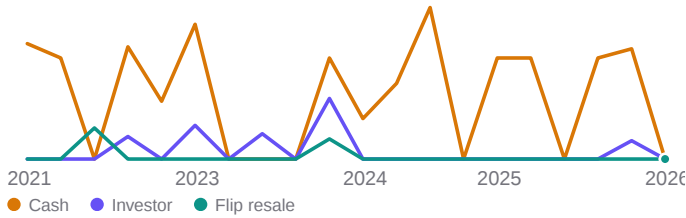
3.0%



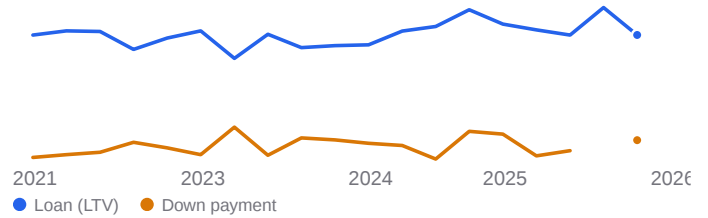
## BUYERS & OUTCOMES

### Buyer mix

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

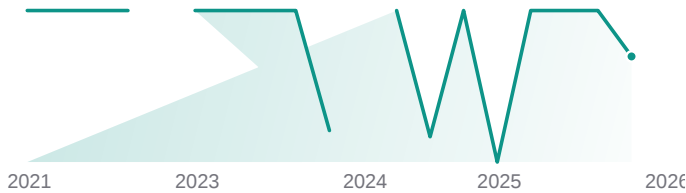


Financing (share of purchase price) Loan (LTV) 92% · Down payment 16%



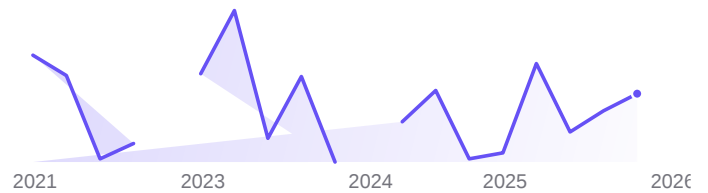
### Sellers who sold at a gain

88%



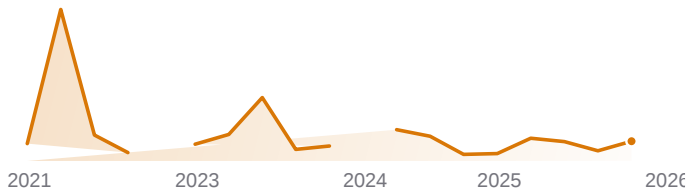
### Typical hold before selling

7.6 yrs



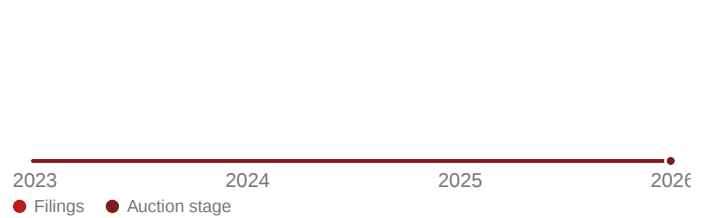
### Median annualized return at resale

+8.9%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 979       |
| Median value (AVM) | \$162K    |
| Median size        | 1,494 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1969      |
| Single family      | 70%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 62%      |
| Underwater (LTV 125% or more) | 5.8%     |
| Owner occupied                | 71%      |
| Company owned                 | 16%      |
| Median loan-to-value          | 31%      |
| Typical ownership tenure      | 29.9 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,254    |
| Density                          | 38 / mi² |
| Median household income          | \$69K    |
| Average household income         | \$84K    |
| Crime index (US avg 100)         | 137      |
| Air pollution index (US avg 100) | 195      |
| Earthquake index (US avg 100)    | 61       |
| Homes occupied                   | 93%      |
| Bachelor's or higher             | 14%      |
| Poverty rate                     | 4.3%     |
| Unemployment                     | 1.1%     |
| Average temp                     | 50°F     |
| Annual precip                    | 37 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.