

New Freeport

Community · PA · Pennsylvania > Greene County

BALANCED MARKET

\$40K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$70K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

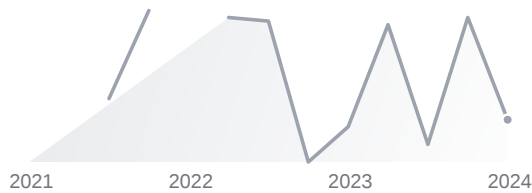
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$40K · Average \$40K



2021

2022

2023

2024

2025

2026

2021

2022

2023

2024

2025

2026

● Median ● Average

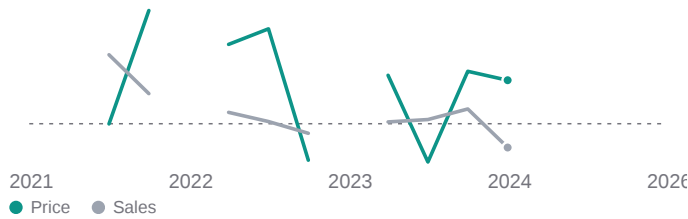
Bars: homes sold per interval

Growth (year over year)

Price +80.4% · Sales -44.0%

Price per square foot

\$30/ft²



2021

2022

2023

2024

2025

2026

● Price ● Sales

2021

2022

2023

2024

2025

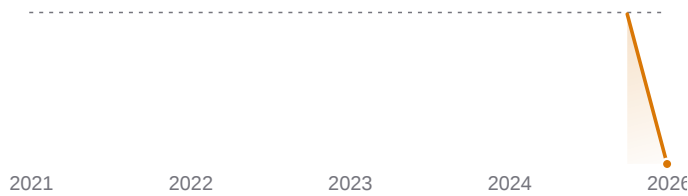
2026

Sale premium vs estimated value

-60.0%

Annual turnover (share of homes sold)

1.1%



2021

2022

2023

2024

2025

2026

2021

2022

2023

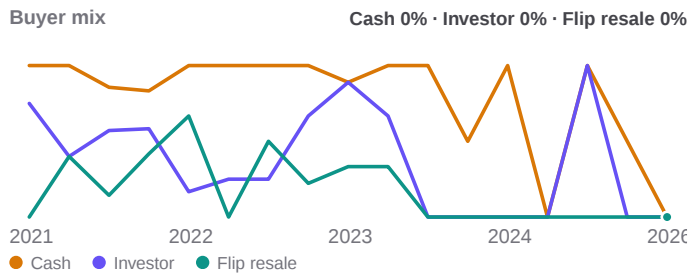
2024

2025

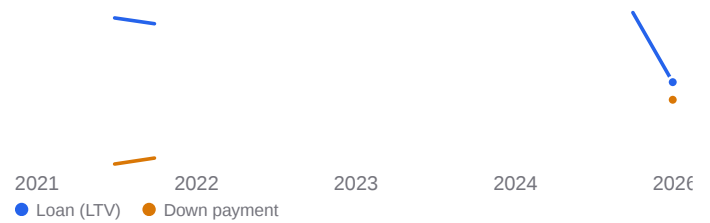
2026

BUYERS & OUTCOMES

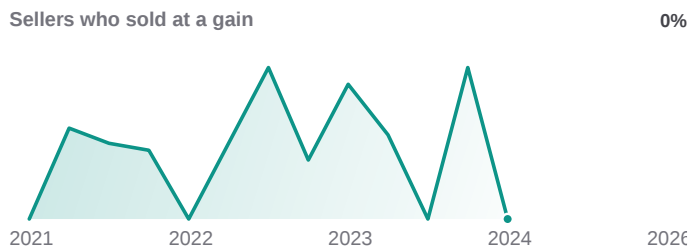
Buyer mix



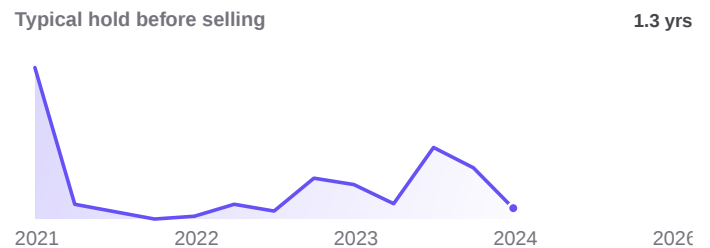
Financing (share of purchase price) Loan (LTV) 56% · Down payment 44%



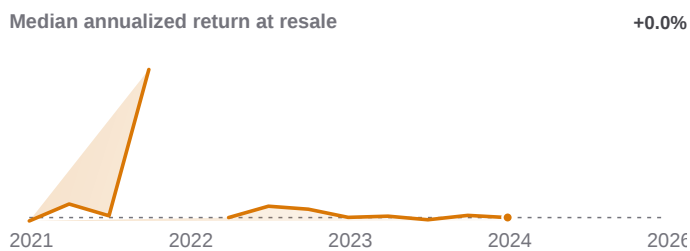
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	273
Median value (AVM)	\$70K
Median size	1,848 ft²
Median bedrooms	2
Median year built	1954
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	3.6%
Owner occupied	84%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	6.0 yrs

COMMUNITY

Population	8
Density	15 / mi²
Median household income	\$53K
Average household income	\$73K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	33
Homes occupied	76%
Bachelor's or higher	6%
Poverty rate	12.1%
Unemployment	1.3%
Average temp	51°F
Annual precip	44 in
Sunshine	45%

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