

Greene County, IN

County · IN · Indiana

BALANCED MARKET

\$243K

MEDIAN SALE PRICE

+80.2%

1-YR CHANGE

347

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

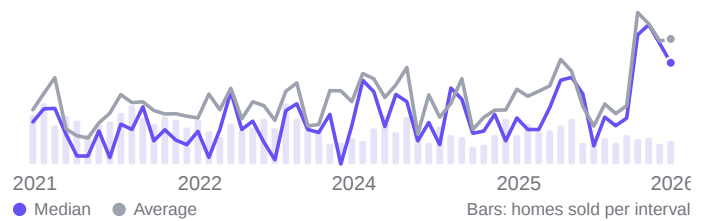
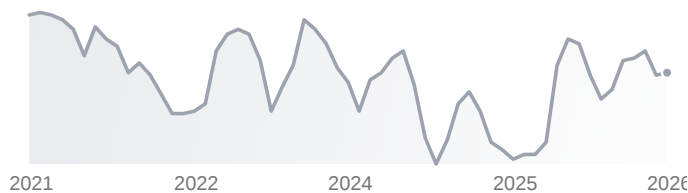
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$218K · Average \$250K

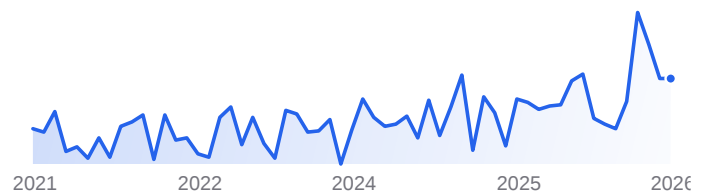
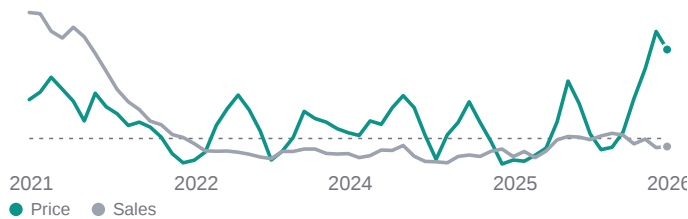


Growth (year over year)

Price +80.2% · Sales -7.2%

Price per square foot

\$143/ft²



Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

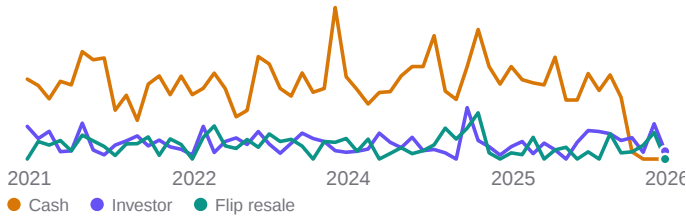
2.5%



BUYERS & OUTCOMES

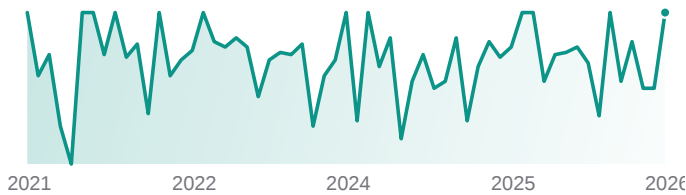
Buyer mix

Cash 0% · Investor 4.2% · Flip resale 0%



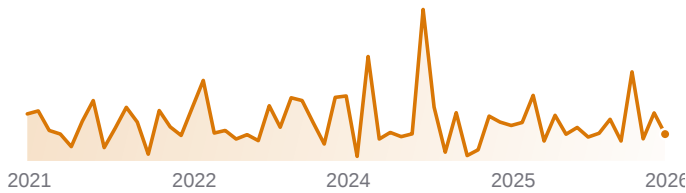
Sellers who sold at a gain

100%

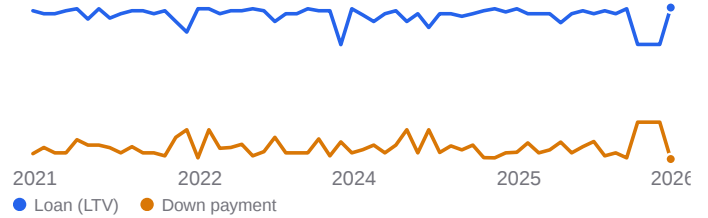


Median annualized return at resale

+6.8%

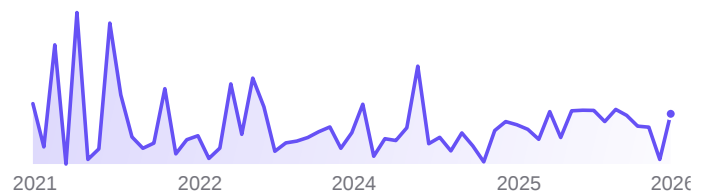


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



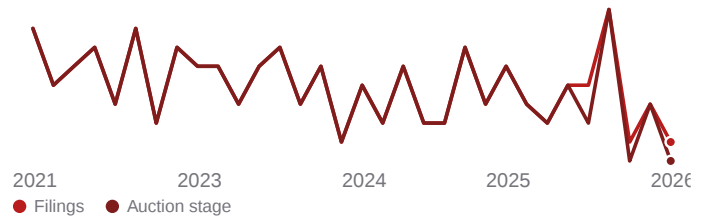
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	13,746
Median value (AVM)	\$160K
Median size	1,482 ft²
Median bedrooms	3
Median year built	1974
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.8%
Owner occupied	79%
Company owned	8.5%
Median loan-to-value	19%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	31,465
Density	58 / mi²
Median household income	\$59K
Average household income	\$77K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	85
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	16.4%
Unemployment	1.4%
Average temp	54°F
Annual precip	45 in
Sunshine	59%

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.