

Greene County, NY

County · NY · New York

BALANCED MARKET

\$352K

MEDIAN SALE PRICE

+9.3%

1-YR CHANGE

786

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



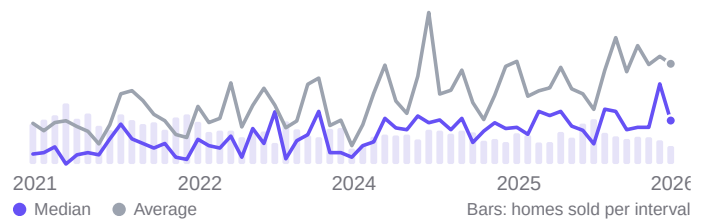
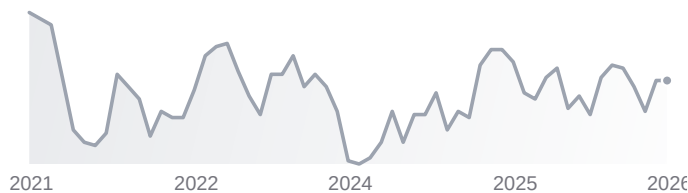
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$330K · Average \$454K

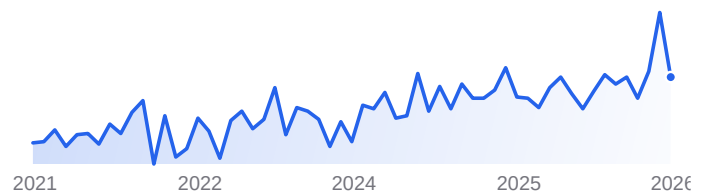
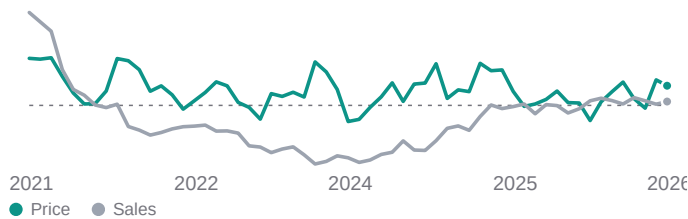


Growth (year over year)

Price +9.3% · Sales +1.8%

Price per square foot

\$233/ft²

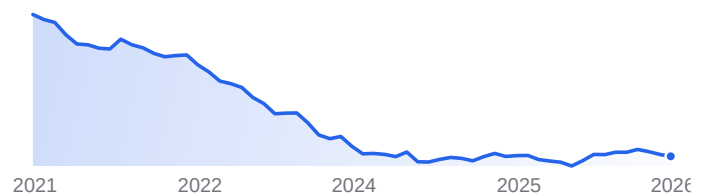
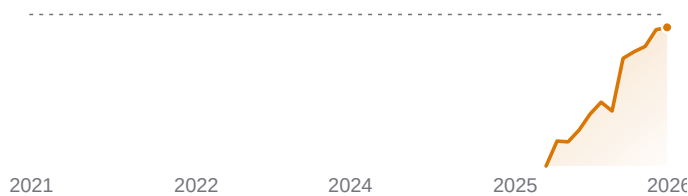


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

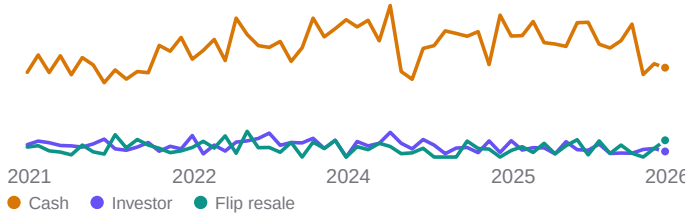
3.1%



BUYERS & OUTCOMES

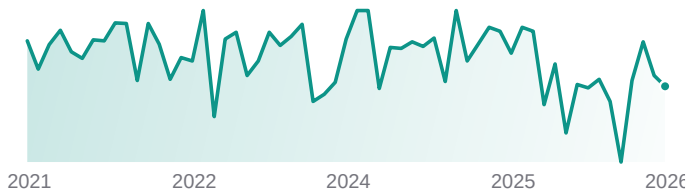
Buyer mix

Cash 39% · Investor 2.4% · Flip resale 7.3%



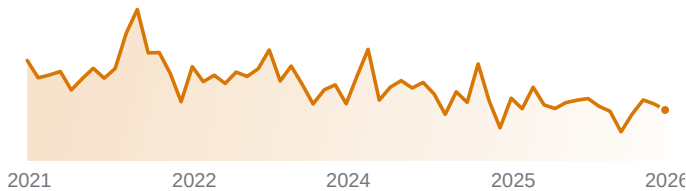
Sellers who sold at a gain

83%

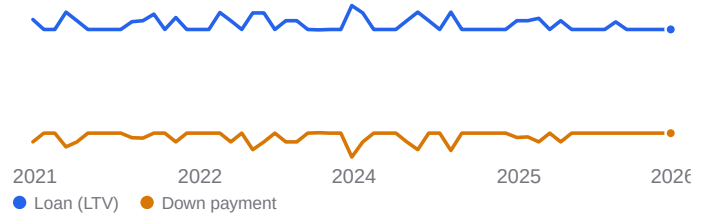


Median annualized return at resale

+7.7%

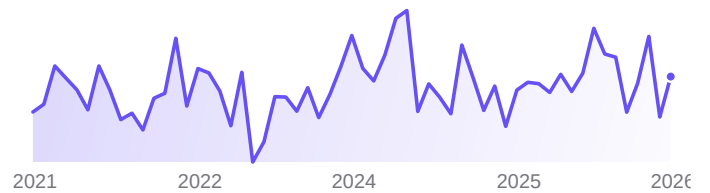


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



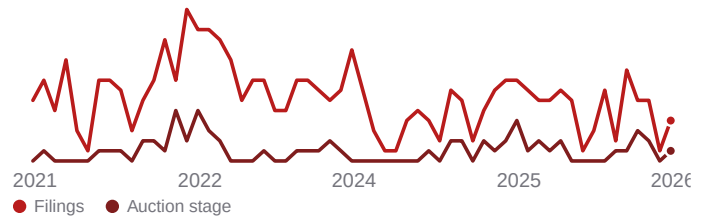
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	25,343
Median value (AVM)	\$383K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1971
Single family	67%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.6%
Owner occupied	55%
Company owned	14%
Median loan-to-value	0%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	47,215
Density	73 / mi²
Median household income	\$72K
Average household income	\$92K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	54
Homes occupied	71%
Bachelor's or higher	19%
Poverty rate	10.1%
Unemployment	1.0%
Average temp	47°F
Annual precip	43 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.