

Greene County, OH

County · OH · Ohio

BALANCED MARKET

\$278K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

2,514

SALES (12 MO)

\$293K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



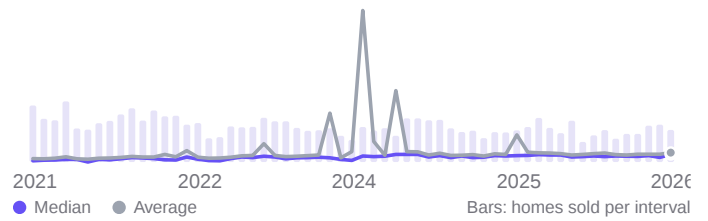
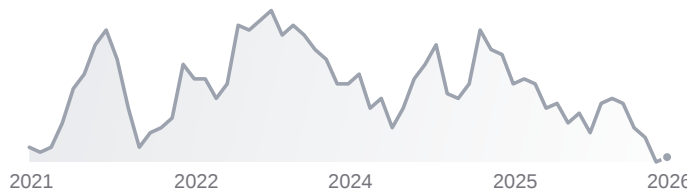
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$300K · Average \$327K

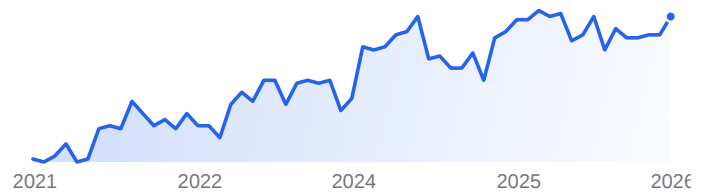
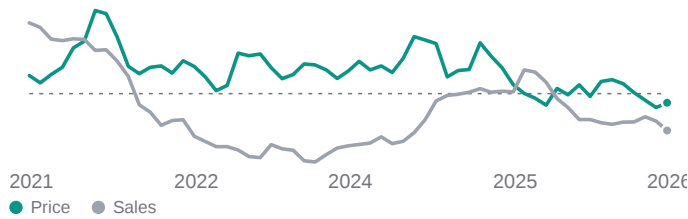


Growth (year over year)

Price -2.9% · Sales -11.6%

Price per square foot

\$179/ft²

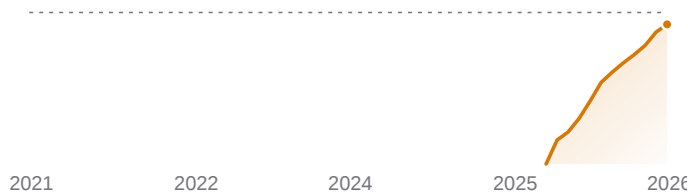


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

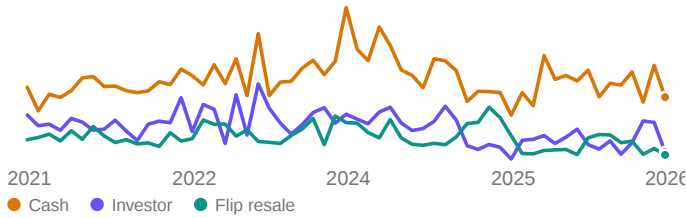
4.5%



BUYERS & OUTCOMES

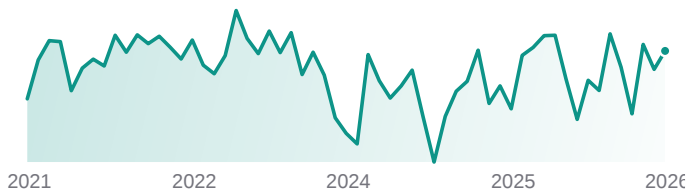
Buyer mix

Cash 23% · Investor 5.9% · Flip resale 5.0%



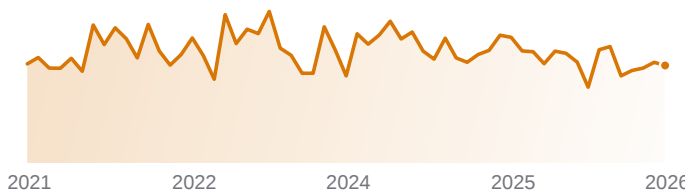
Sellers who sold at a gain

95%

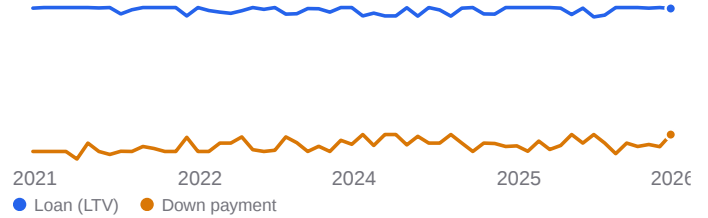


Median annualized return at resale

+5.3%

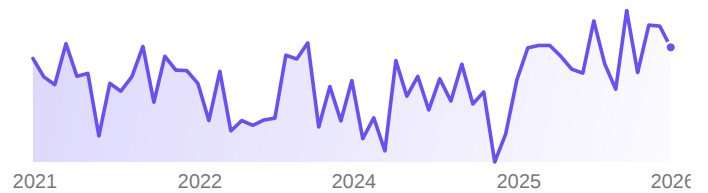


Financing (share of purchase price) Loan (LTV) 94% · Down payment 20%



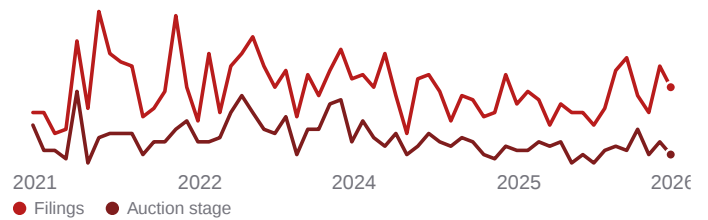
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 18 · Auction stage 2



HOUSING STOCK

Homes	56,229
Median value (AVM)	\$293K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1972
Single family	92%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.8%
Owner occupied	81%
Company owned	9.7%
Median loan-to-value	47%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	173,216
Density	419 / mi²
Median household income	\$82K
Average household income	\$107K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	207
Earthquake index (US avg 100)	46
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	9.1%
Unemployment	1.2%
Average temp	52°F
Annual precip	40 in
Sunshine	54%

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.