

Greene County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$151K

MEDIAN SALE PRICE

+16.3%

1-YR CHANGE

332

SALES (12 MO)

\$120K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

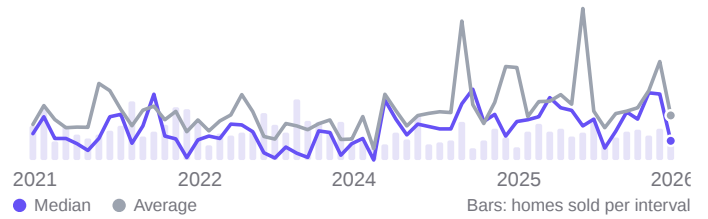
Market temperature (0–100)

57 / 100



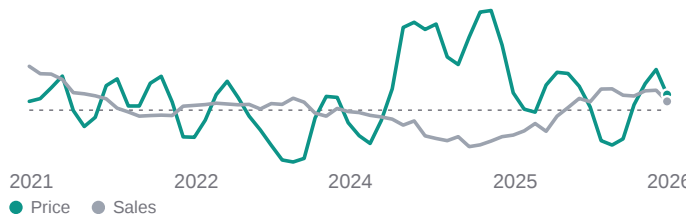
Sale prices

Median \$85K · Average \$138K



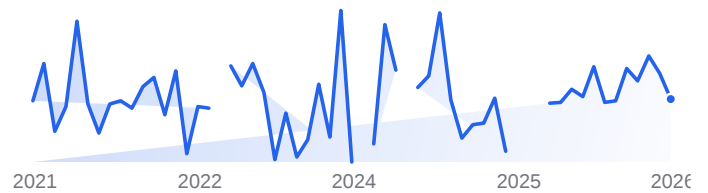
Growth (year over year)

Price +16.3% · Sales +9.2%



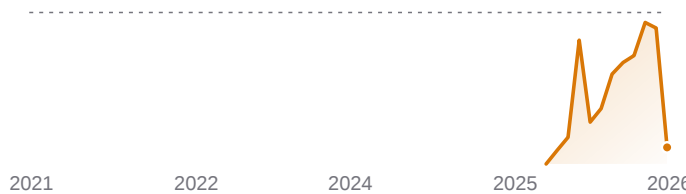
Price per square foot

\$87/ft²



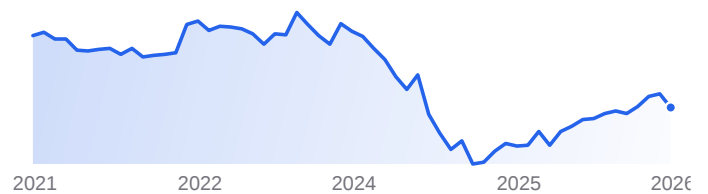
Sale premium vs estimated value

-3.5%



Annual turnover (share of homes sold)

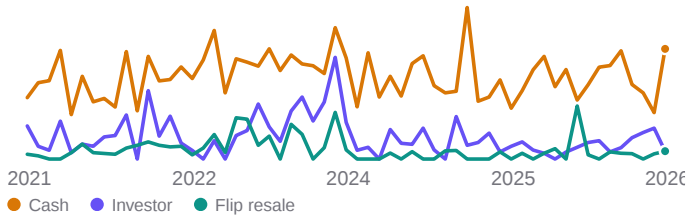
2.5%



BUYERS & OUTCOMES

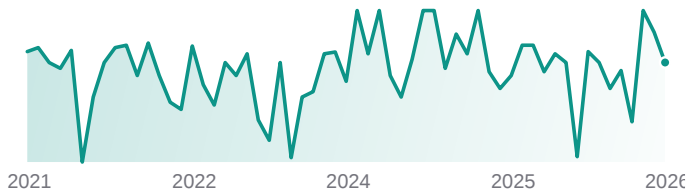
Buyer mix

Cash 67% · Investor 4.8% · Flip resale 4.8%



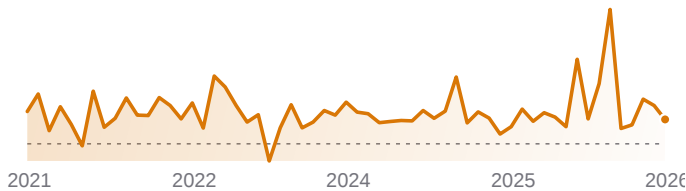
Sellers who sold at a gain

80%

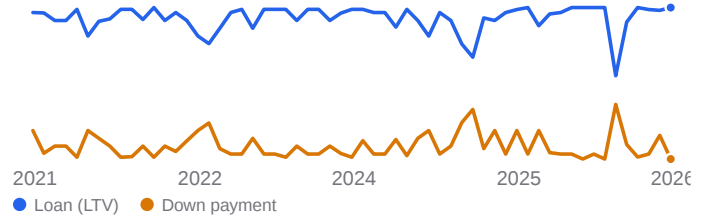


Median annualized return at resale

+3.9%

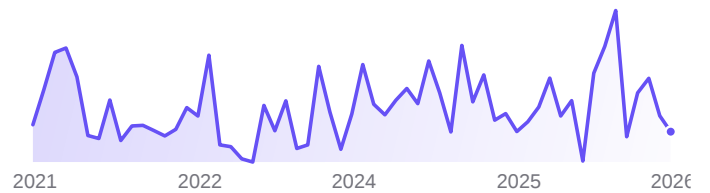


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



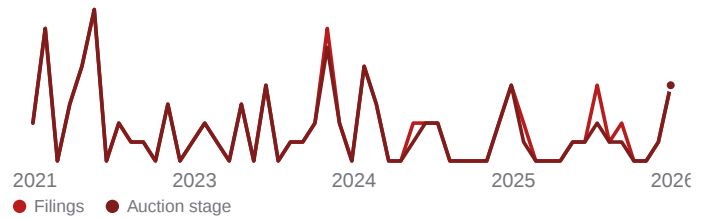
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	13,114
Median value (AVM)	\$120K
Median size	1,354 ft²
Median bedrooms	3
Median year built	1949
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.4%
Owner occupied	82%
Company owned	10%
Median loan-to-value	3%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	34,057
Density	59 / mi²
Median household income	\$67K
Average household income	\$82K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	32
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	12.6%
Unemployment	1.1%
Average temp	52°F
Annual precip	42 in
Sunshine	45%

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.