

Rices Landing 15357

ZIP code · PA · Pennsylvania > Greene County > Rices Landing

BUYER'S MARKET

\$73K

MEDIAN SALE PRICE

-38.0%

1-YR CHANGE

23

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



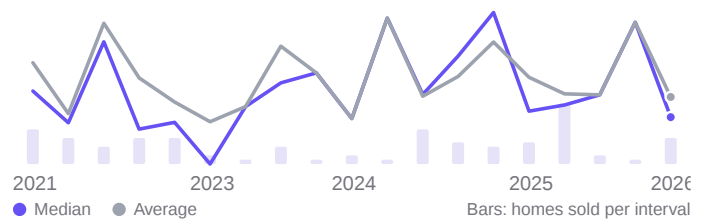
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$101K · Average \$137K

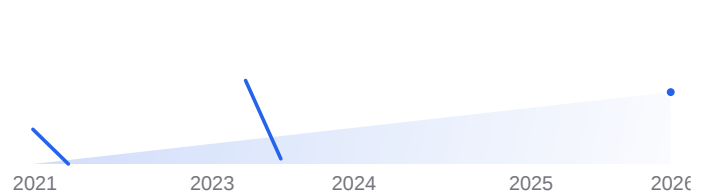
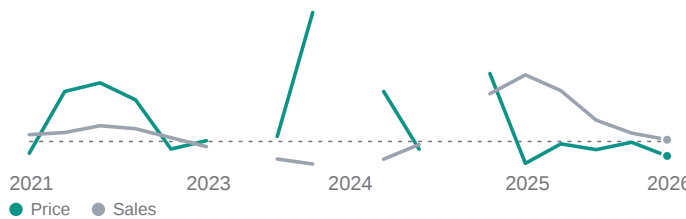


Growth (year over year)

Price -38.0% · Sales +4.5%

Price per square foot

\$140/ft²



Sale premium vs estimated value

-37.3%

Annual turnover (share of homes sold)

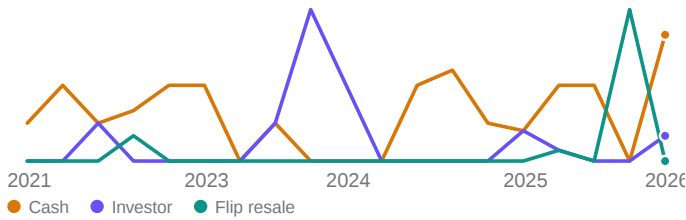
3.2%



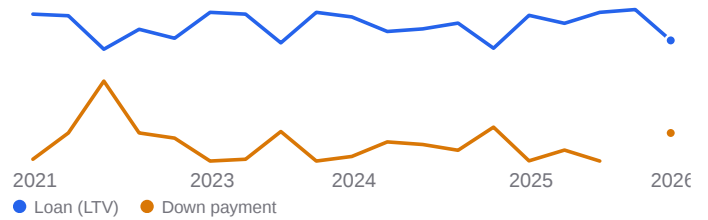
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 17% · Flip resale 0%

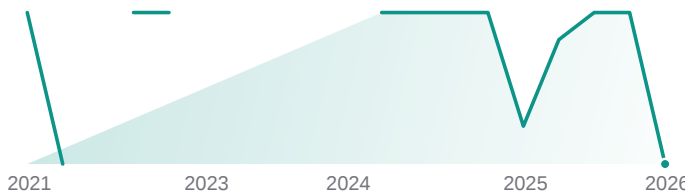


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



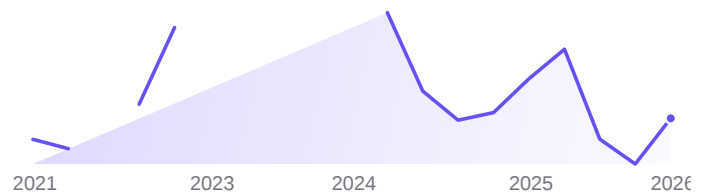
Sellers who sold at a gain

60%



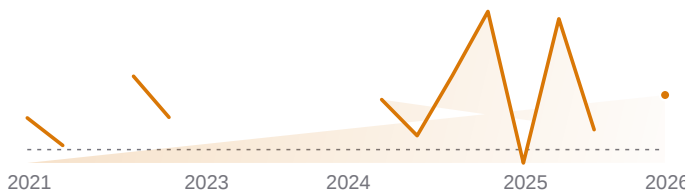
Typical hold before selling

5.4 yrs



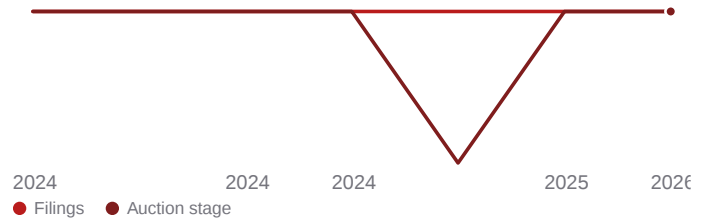
Median annualized return at resale

+14.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	709
Median value (AVM)	\$136K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1952
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	5.7%
Owner occupied	84%
Company owned	3.2%
Median loan-to-value	27%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	1,944
Density	186 / mi²
Median household income	\$85K
Average household income	\$84K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	32
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	5.2%
Unemployment	1.3%
Average temp	52°F
Annual precip	41 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.