

Greencastle 17225

ZIP code · PA · Pennsylvania > Franklin County > Greencastle

BALANCED MARKET

\$332K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

282

SALES (12 MO)

\$323K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



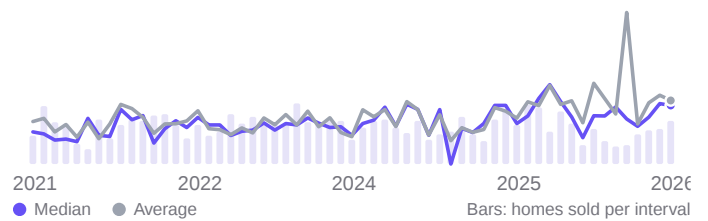
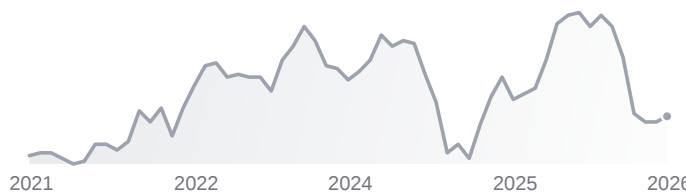
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$345K · Average \$364K

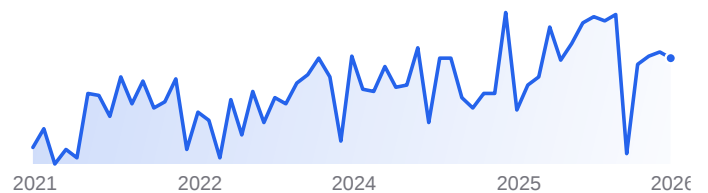
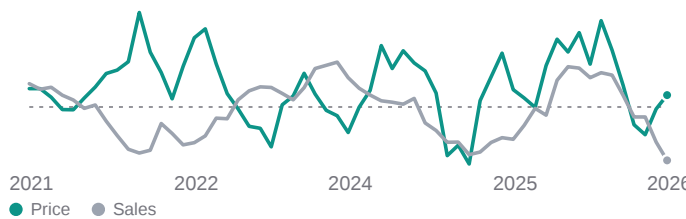


Growth (year over year)

Price +4.8% · Sales -21.4%

Price per square foot

\$178/ft²

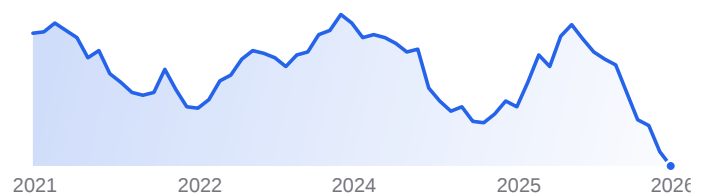
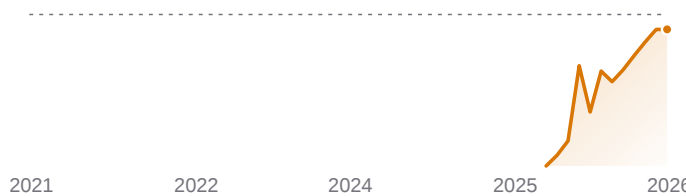


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

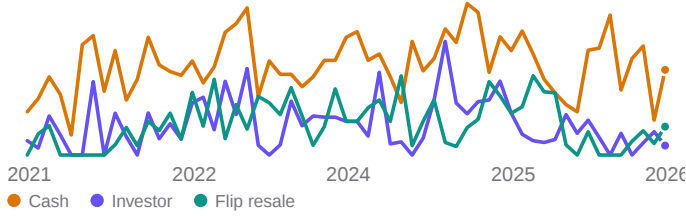
3.6%



BUYERS & OUTCOMES

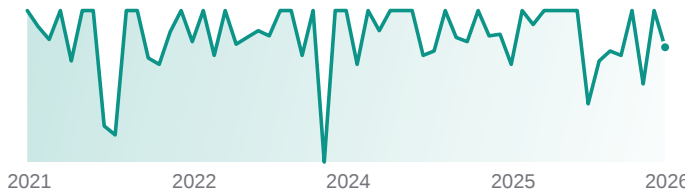
Buyer mix

Cash 28% · Investor 3.1% · Flip resale 9.4%



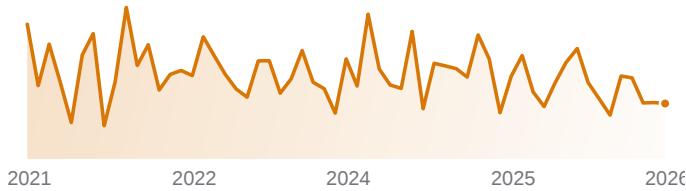
Sellers who sold at a gain

91%

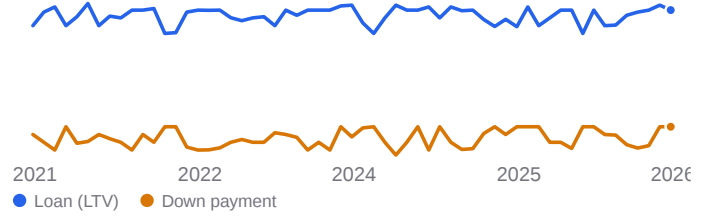


Median annualized return at resale

+4.0%

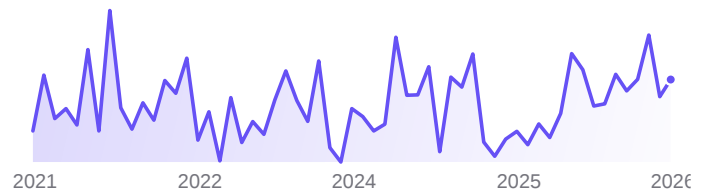


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



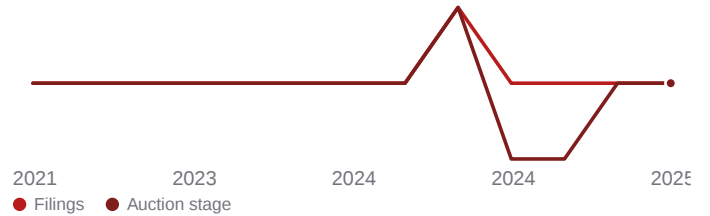
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,814
Median value (AVM)	\$323K
Median size	1,660 ft²
Median bedrooms	3
Median year built	1991
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.0%
Owner occupied	81%
Company owned	5.6%
Median loan-to-value	53%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	20,410
Density	242 / mi²
Median household income	\$89K
Average household income	\$110K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	4.7%
Unemployment	1.0%
Average temp	53°F
Annual precip	42 in
Sunshine	57%

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.