

East Greenville 18041

ZIP code · PA · Pennsylvania > Montgomery County > East Greenville

SELLER'S MARKET

\$413K

MEDIAN SALE PRICE

+53.1%

1-YR CHANGE

67

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

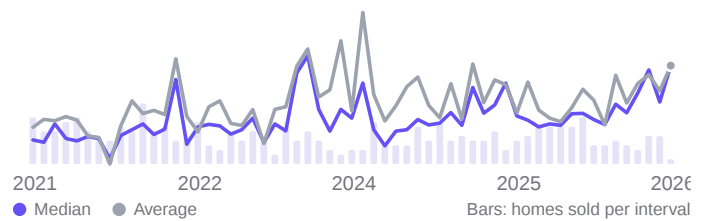
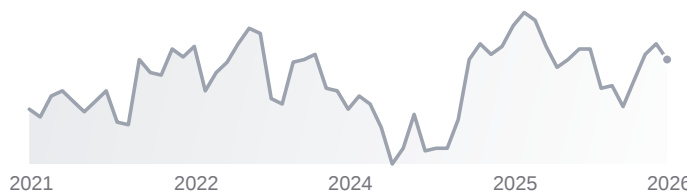
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$460K · Average \$460K

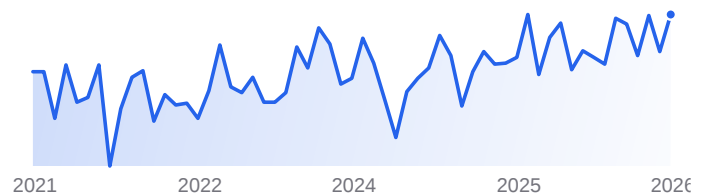
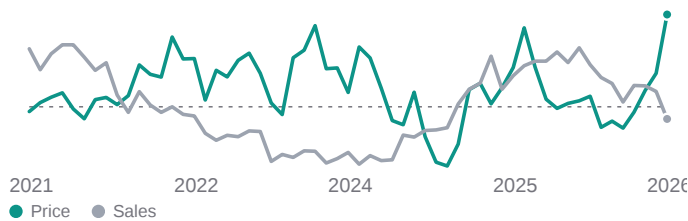


Growth (year over year)

Price +53.1% · Sales -6.9%

Price per square foot

\$224/ft²

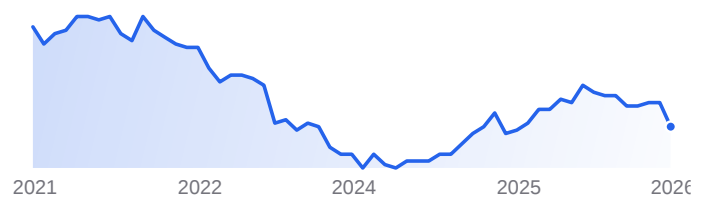
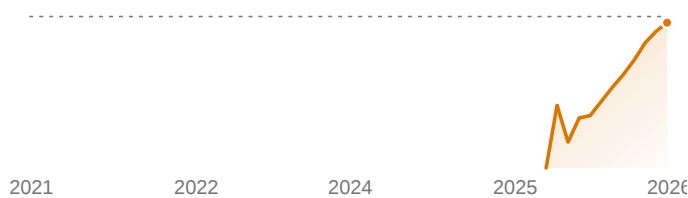


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

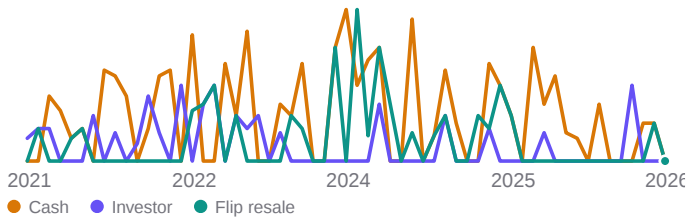
3.5%



BUYERS & OUTCOMES

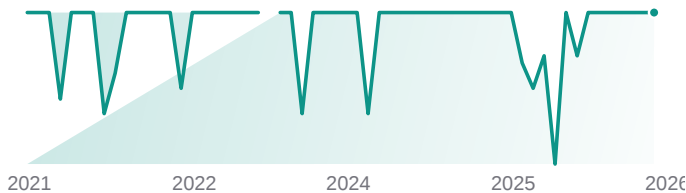
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



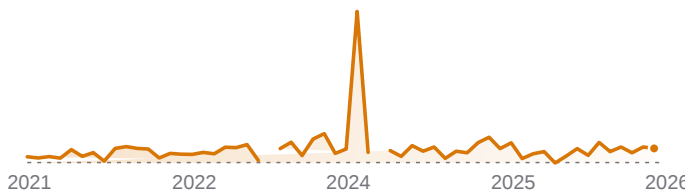
Sellers who sold at a gain

100%

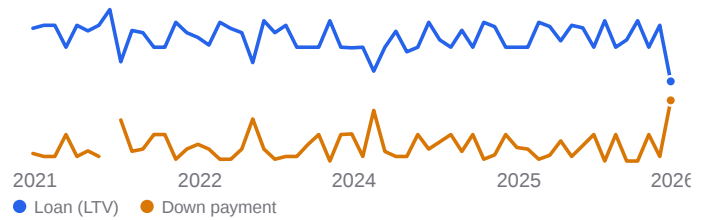


Median annualized return at resale

+7.0%

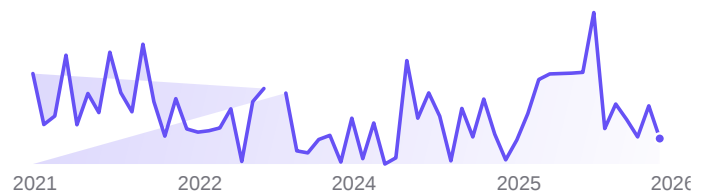


Financing (share of purchase price) Loan (LTV) 57% · Down payment 43%



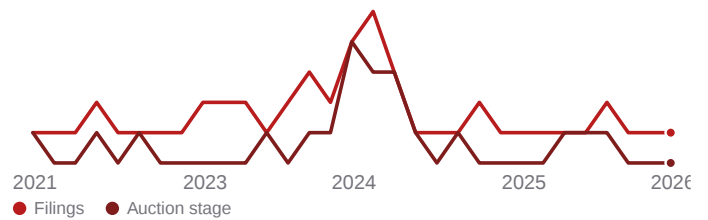
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,939
Median value (AVM)	\$379K
Median size	1,734 ft²
Median bedrooms	3
Median year built	1974
Single family	81%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	6.9%
Median loan-to-value	47%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	5,922
Density	427 / mi²
Median household income	\$93K
Average household income	\$101K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	73
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	7.0%
Unemployment	1.1%
Average temp	52°F
Annual precip	47 in
Sunshine	55%

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.