

Greenville 42345

ZIP code · KY · Kentucky > Muhlenberg County > Greenville

BUYER'S MARKET

\$105K

MEDIAN SALE PRICE

-31.3%

1-YR CHANGE

116

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



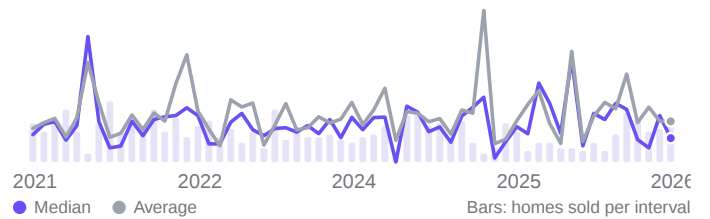
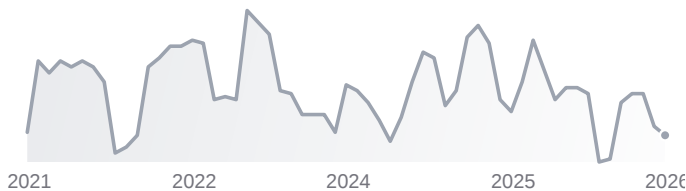
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$94K · Average \$136K

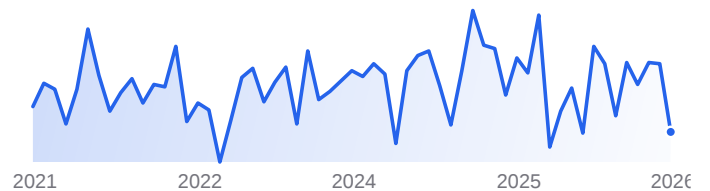
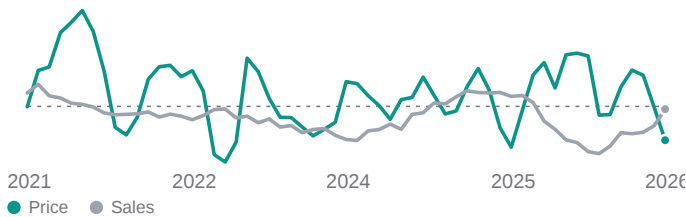


Growth (year over year)

Price -31.3% · Sales -2.5%

Price per square foot

\$55/ft²

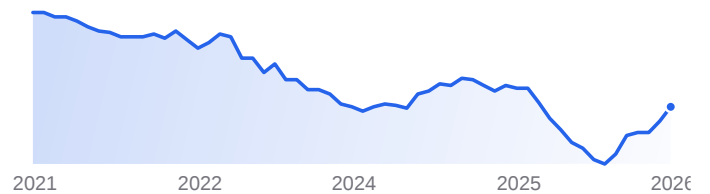


Sale premium vs estimated value

-26.7%

Annual turnover (share of homes sold)

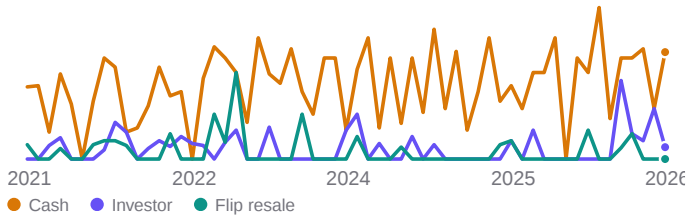
2.1%



BUYERS & OUTCOMES

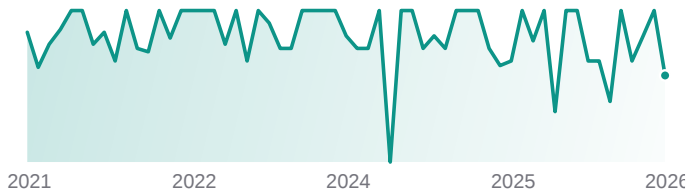
Buyer mix

Cash 53% · Investor 5.9% · Flip resale 0%



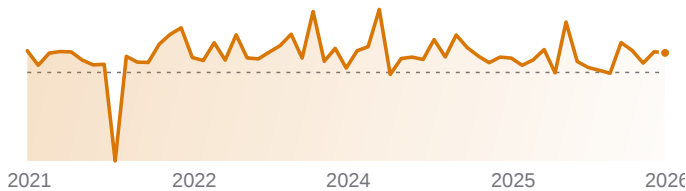
Sellers who sold at a gain

57%

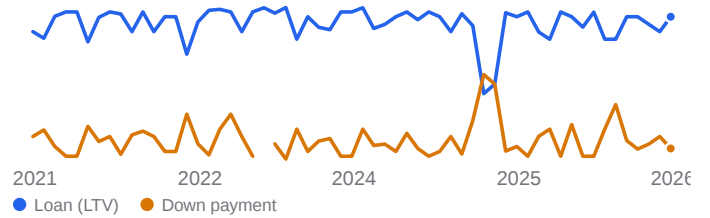


Median annualized return at resale

+6.3%

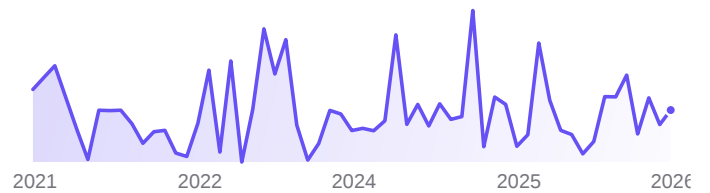


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.1%



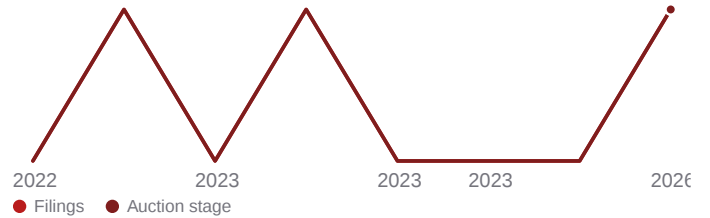
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,497
Median value (AVM)	\$143K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1977
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.3%
Owner occupied	65%
Company owned	7.7%
Median loan-to-value	39%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	10,852
Density	67 / mi²
Median household income	\$62K
Average household income	\$83K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	102
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	15.5%
Unemployment	2.1%
Average temp	57°F
Annual precip	50 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.