

Greenville 45331

ZIP code · OH · Ohio · Darke County · Greenville

SELLER'S MARKET

\$196K

MEDIAN SALE PRICE

+18.1%

1-YR CHANGE

353

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

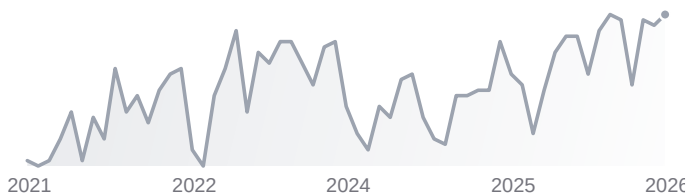
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

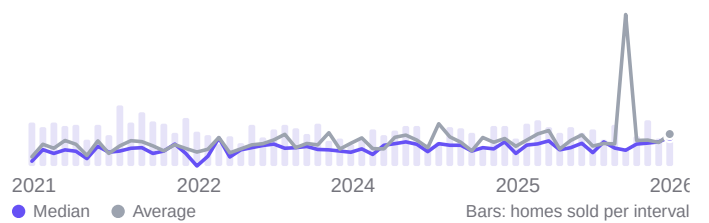
Market temperature (0–100)

65 / 100



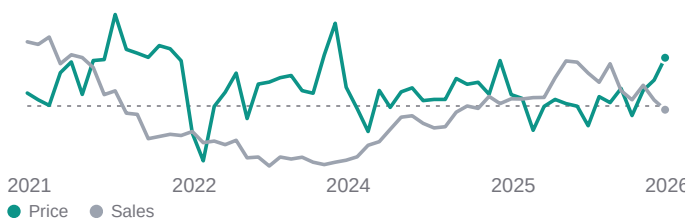
Sale prices

Median \$212K · Average \$224K



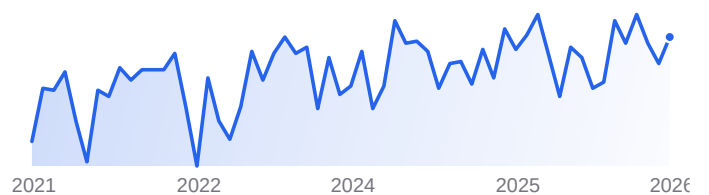
Growth (year over year)

Price +18.1% · Sales -1.4%



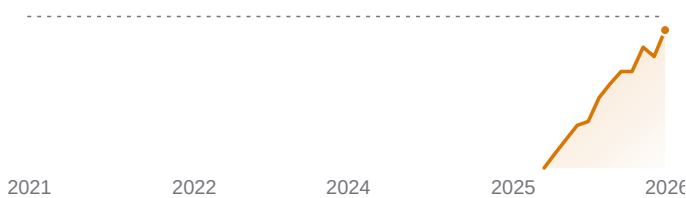
Price per square foot

\$130/ft²



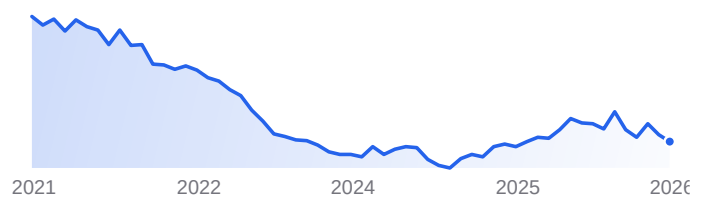
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

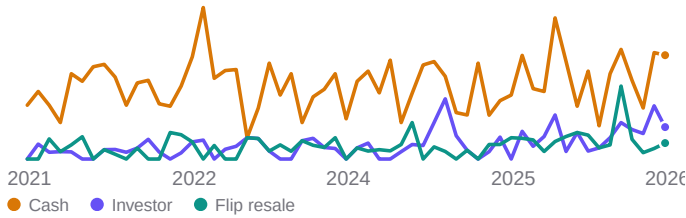
4.2%



BUYERS & OUTCOMES

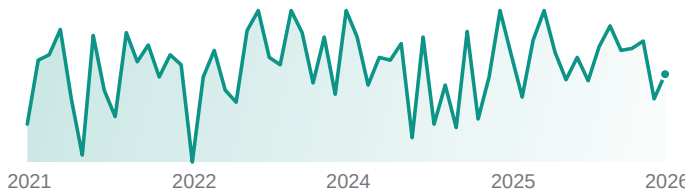
Buyer mix

Cash 41% · Investor 13% · Flip resale 6.3%



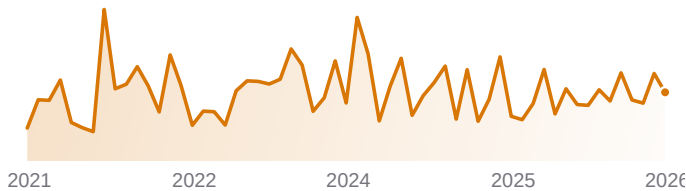
Sellers who sold at a gain

84%

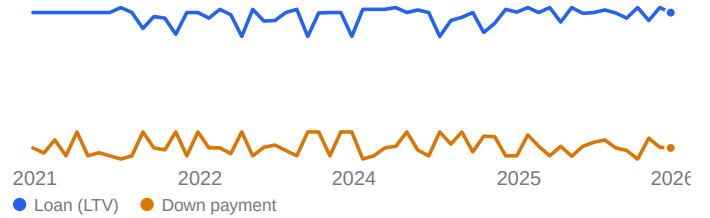


Median annualized return at resale

+5.9%

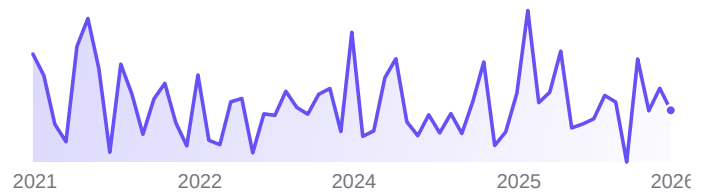


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



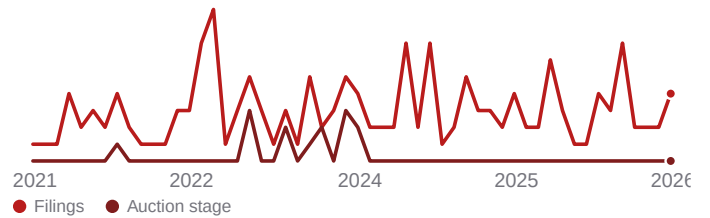
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	8,311
Median value (AVM)	\$186K
Median size	1,535 ft²
Median bedrooms	3
Median year built	1960
Single family	88%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.2%
Owner occupied	77%
Company owned	12%
Median loan-to-value	41%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	22,246
Density	147 / mi²
Median household income	\$57K
Average household income	\$72K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	218
Earthquake index (US avg 100)	64
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	13.3%
Unemployment	1.2%
Average temp	50°F
Annual precip	38 in
Sunshine	54%

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.