

Kosciusko County, IN

County · IN · Indiana

SELLER'S MARKET

\$310K

MEDIAN SALE PRICE

+25.7%

1-YR CHANGE

1,138

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

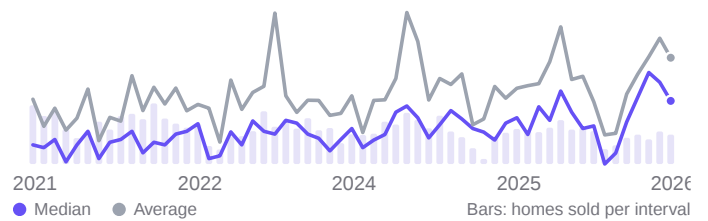
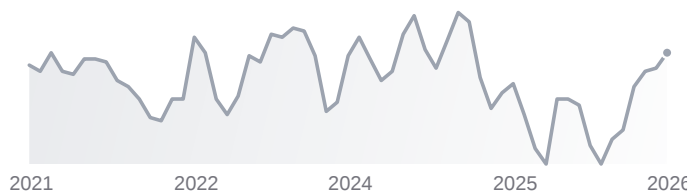
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$281K · Average \$360K

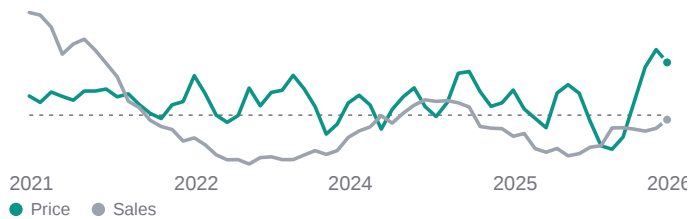


Growth (year over year)

Price +25.7% · Sales -2.1%

Price per square foot

\$182/ft²



Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

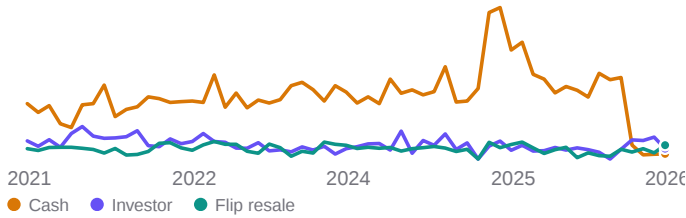
3.2%



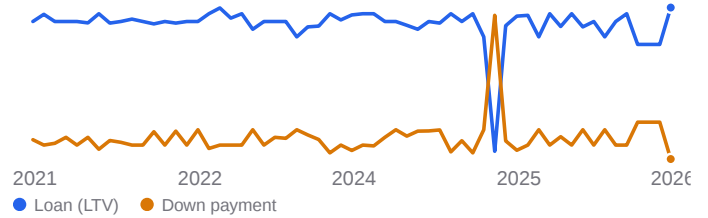
BUYERS & OUTCOMES

Buyer mix

Cash 3.2% · Investor 6.5% · Flip resale 8.6%

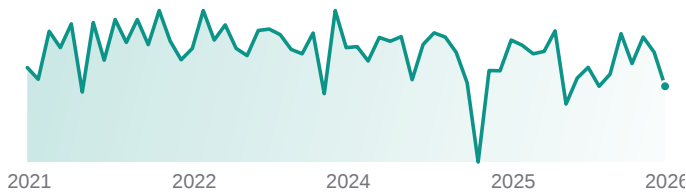


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



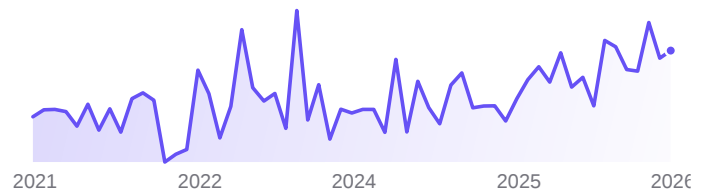
Sellers who sold at a gain

86%



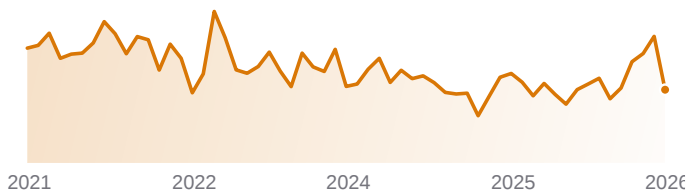
Typical hold before selling

5.1 yrs



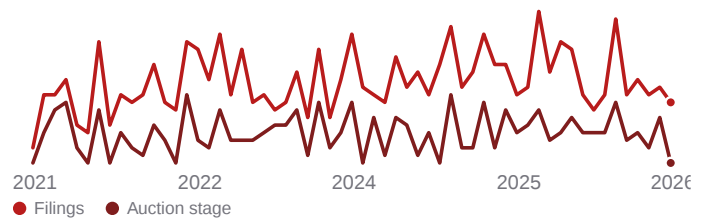
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 8 · Auction stage 0



HOUSING STOCK

Homes	35,229
Median value (AVM)	\$295K
Median size	1,580 ft²
Median bedrooms	3
Median year built	1977
Single family	74%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.6%
Owner occupied	70%
Company owned	15%
Median loan-to-value	37%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	80,964
Density	152 / mi²
Median household income	\$74K
Average household income	\$91K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	26
Homes occupied	83%
Bachelor's or higher	15%
Poverty rate	8.2%
Unemployment	1.5%
Average temp	50°F
Annual precip	37 in
Sunshine	60%

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.