

Boswell

City · PA · Pennsylvania · Somerset County

SELLER'S MARKET

\$172K

MEDIAN SALE PRICE

+149.7%

1-YR CHANGE

42

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



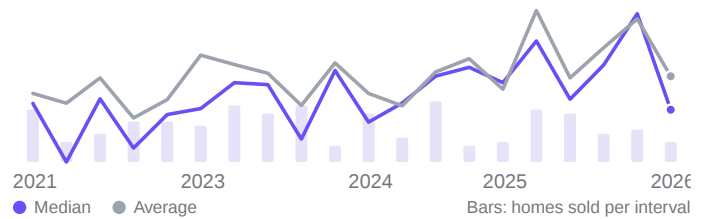
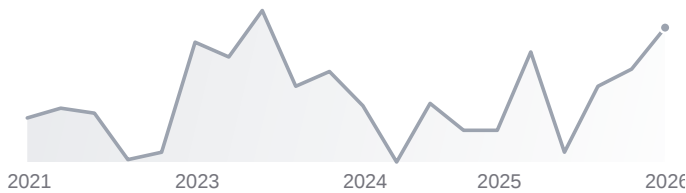
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$100K · Average \$139K

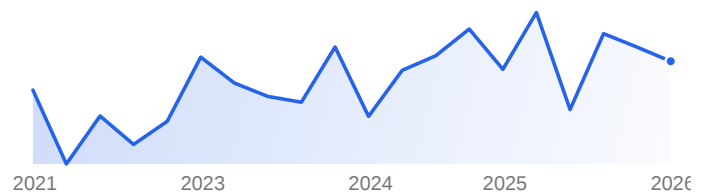
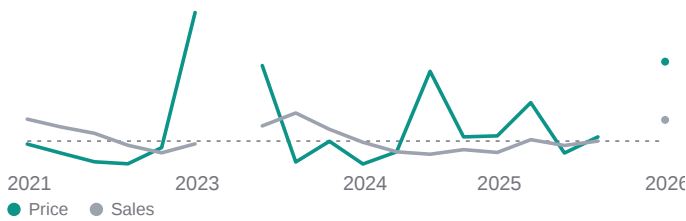


Growth (year over year)

Price +149.7% · Sales +40.0%

Price per square foot

\$93/ft²

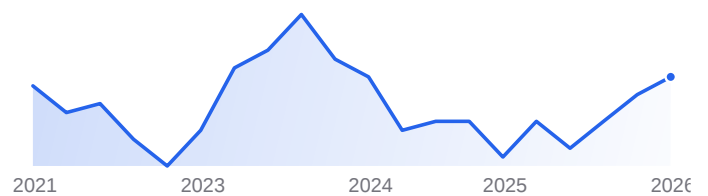


Sale premium vs estimated value

+3.5%

Annual turnover (share of homes sold)

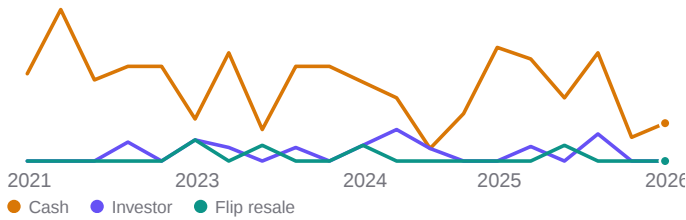
2.6%



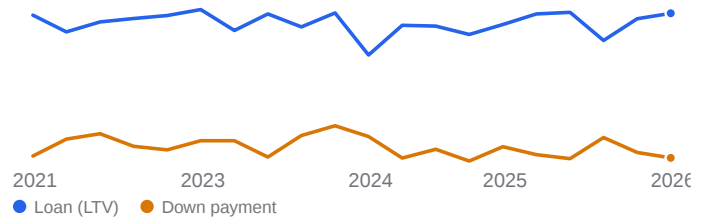
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

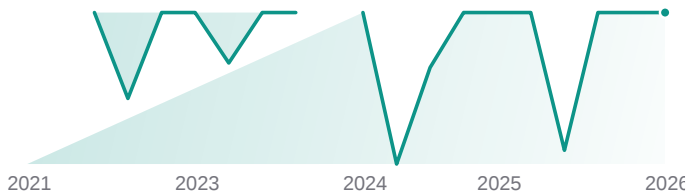


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



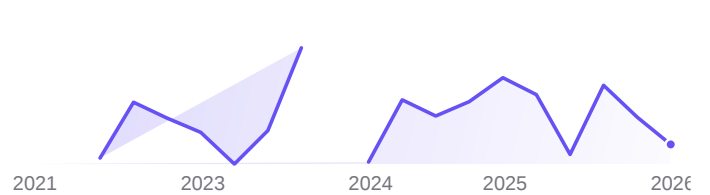
Sellers who sold at a gain

100%



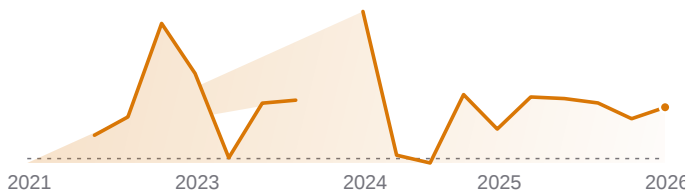
Typical hold before selling

3.2 yrs



Median annualized return at resale

+4.9%



HOUSING STOCK

Homes	1,594
Median value (AVM)	\$149K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1956
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	4.0%
Owner occupied	76%
Company owned	5.3%
Median loan-to-value	36%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	1,217
Density	1,646 / mi²
Median household income	\$51K
Average household income	\$61K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	3%
Poverty rate	16.8%
Unemployment	1.2%
Average temp	47°F
Annual precip	43 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.