

Boswell 15531

ZIP code · PA · Pennsylvania > Somerset County > Boswell

SELLER'S MARKET

\$172K

MEDIAN SALE PRICE

+149.7%

1-YR CHANGE

42

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

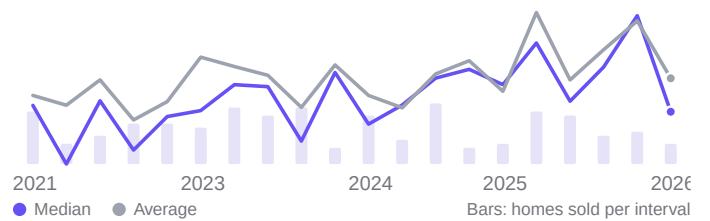
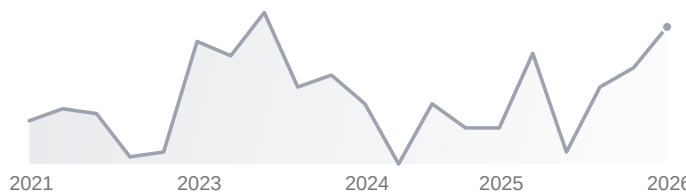
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

72 / 100

Sale prices

Median \$100K · Average \$139K

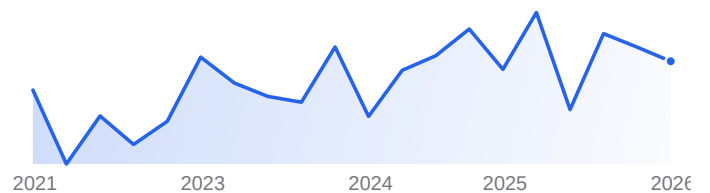
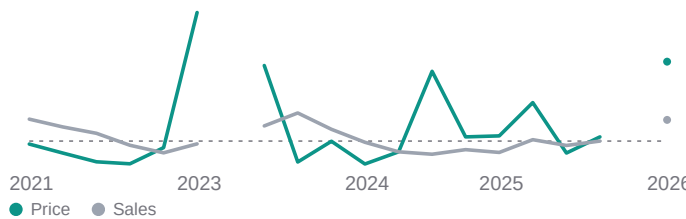


Growth (year over year)

Price +149.7% · Sales +40.0%

Price per square foot

\$93/ft²

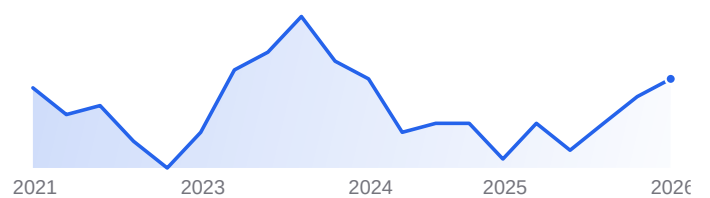


Sale premium vs estimated value

+3.5%

Annual turnover (share of homes sold)

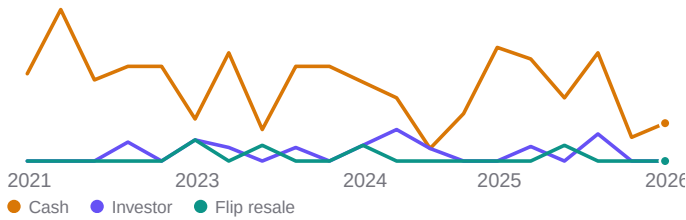
2.6%



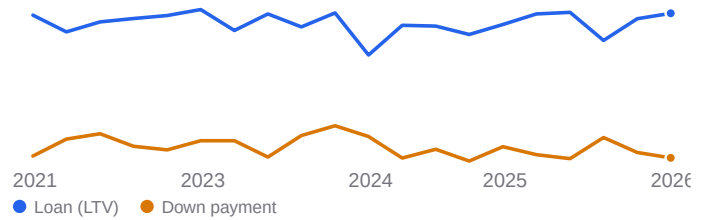
BUYERS & OUTCOMES

Buyer mix

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

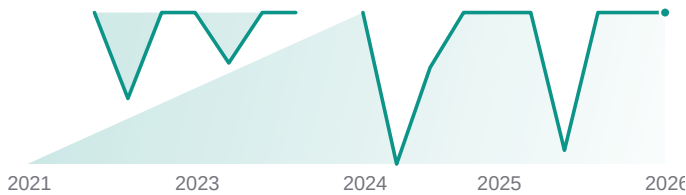


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



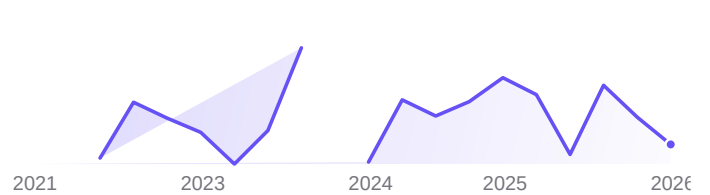
Sellers who sold at a gain

100%



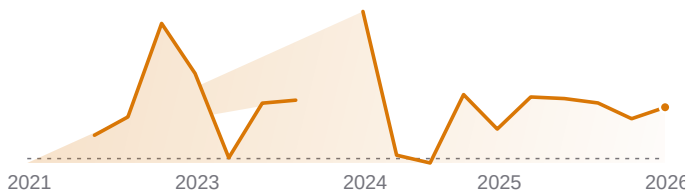
Typical hold before selling

3.2 yrs



Median annualized return at resale

+4.9%



HOUSING STOCK

Homes	1,594
Median value (AVM)	\$148K
Median size	1,512 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	4,682
Density	68 / mi²
Median household income	\$60K
Average household income	\$79K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	30
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	47°F
Annual precip	48 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.