

Warsaw 46580

ZIP code · IN · Indiana · Kosciusko County · Warsaw

SELLER'S MARKET

\$287K

MEDIAN SALE PRICE

+30.9%

1-YR CHANGE

303

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

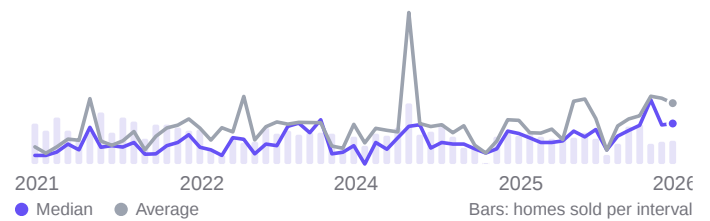
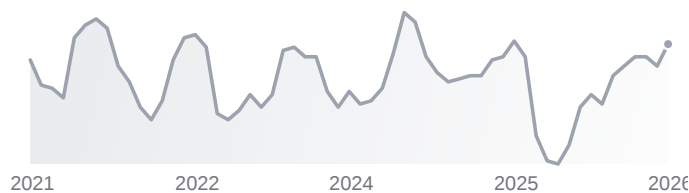
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$264K · Average \$326K

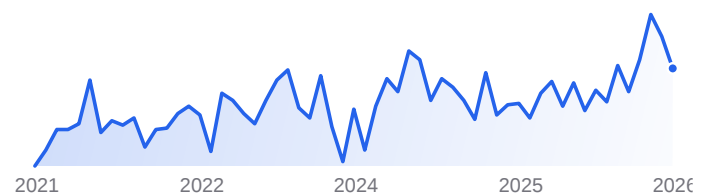
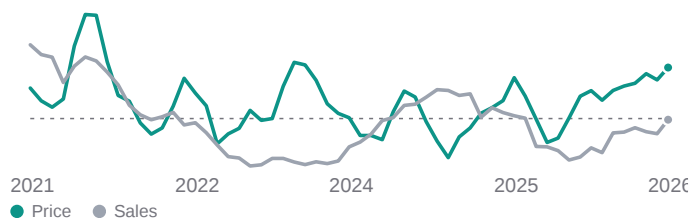


Growth (year over year)

Price +30.9% · Sales -0.7%

Price per square foot

\$173/ft²



Sale premium vs estimated value

+2.2%

Annual turnover (share of homes sold)

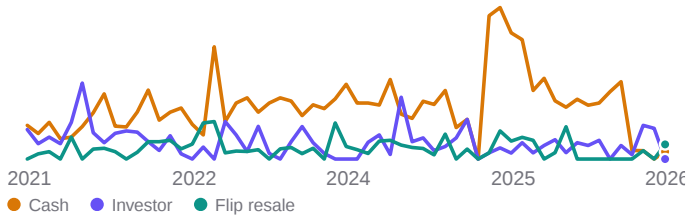
3.9%



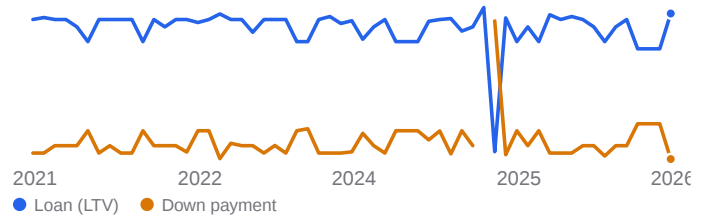
BUYERS & OUTCOMES

Buyer mix

Cash 4.3% · Investor 0% · Flip resale 8.7%

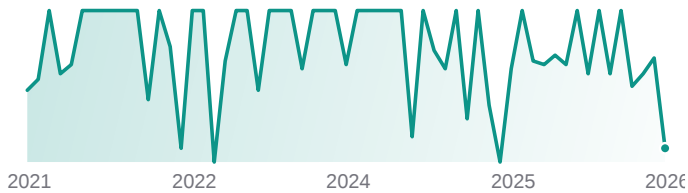


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



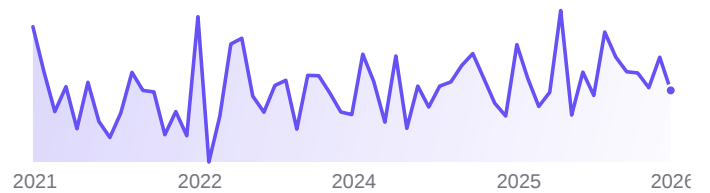
Sellers who sold at a gain

82%



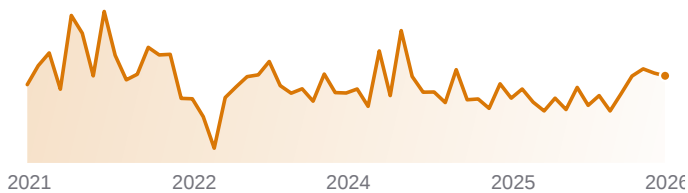
Typical hold before selling

3.8 yrs



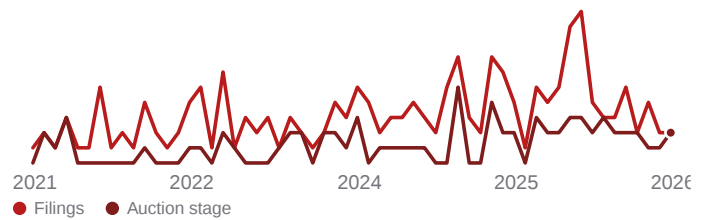
Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,691
Median value (AVM)	\$241K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1971
Single family	83%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	13%
Median loan-to-value	46%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	21,966
Density	290 / mi²
Median household income	\$73K
Average household income	\$85K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	25
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	9.0%
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.