

Ossian 46777

ZIP code · IN · Indiana · Wells County · Ossian

BALANCED MARKET

\$254K

MEDIAN SALE PRICE

+16.1%

1-YR CHANGE

63

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



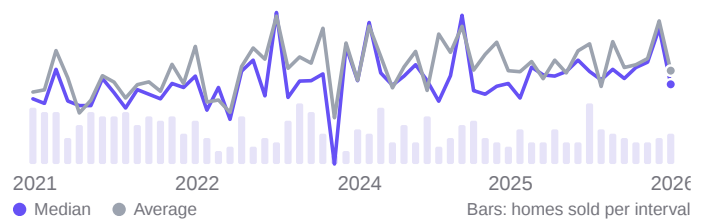
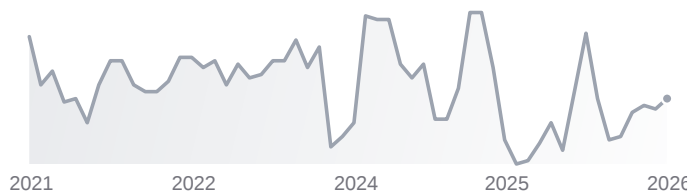
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$197K · Average \$227K

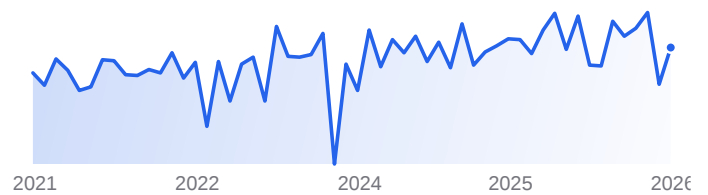
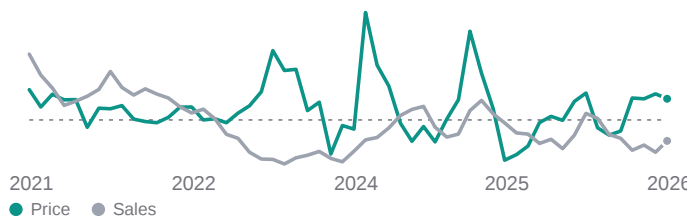


Growth (year over year)

Price +16.1% · Sales -16.0%

Price per square foot

\$151/ft²

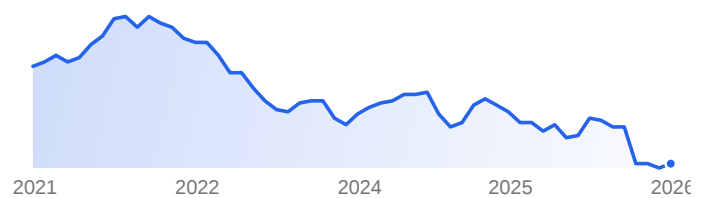


Sale premium vs estimated value

-9.8%

Annual turnover (share of homes sold)

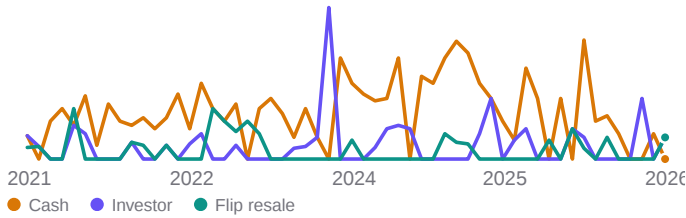
2.6%



BUYERS & OUTCOMES

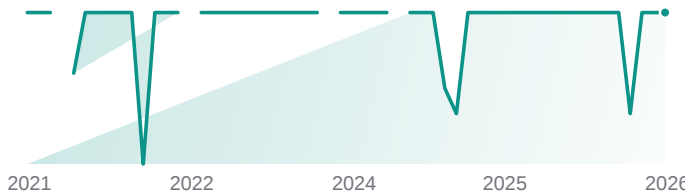
Buyer mix

Cash 0% · Investor 14% · Flip resale 14%



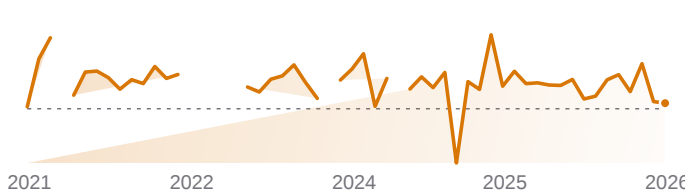
Sellers who sold at a gain

100%

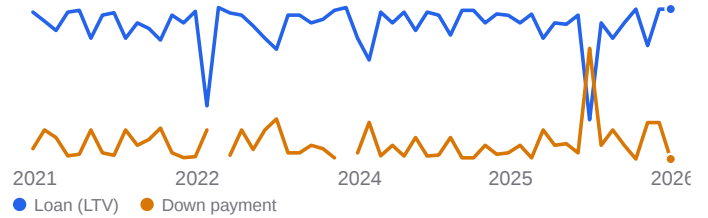


Median annualized return at resale

+1.7%



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



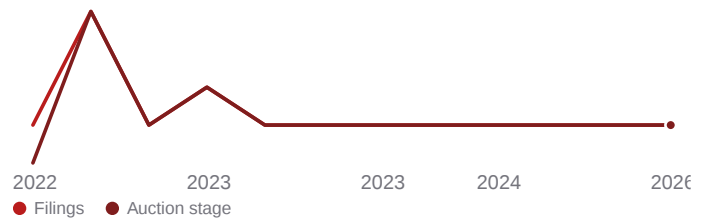
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,460
Median value (AVM)	\$254K
Median size	1,744 ft²
Median bedrooms	3
Median year built	1980
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.4%
Owner occupied	90%
Company owned	8.5%
Median loan-to-value	42%
Typical ownership tenure	18.2 yrs

COMMUNITY

Population	6,665
Density	115 / mi²
Median household income	\$71K
Average household income	\$85K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	41
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	6.0%
Unemployment	1.2%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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.