

Boswell 47921

ZIP code · IN · Indiana > Warren County > Boswell

SELLER'S MARKET

\$165K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

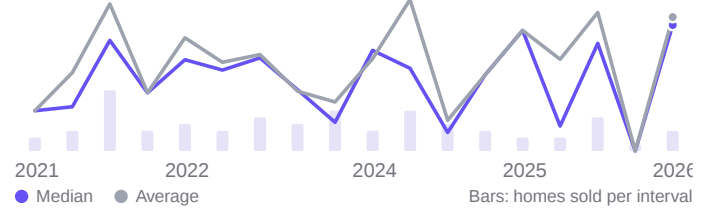
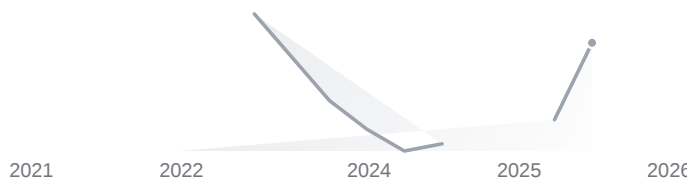
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$158K · Average \$167K

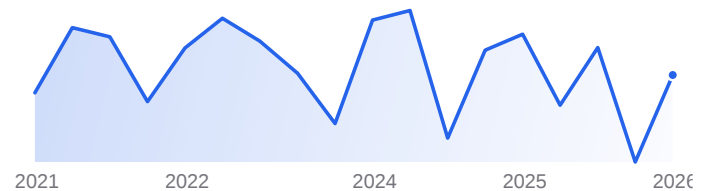
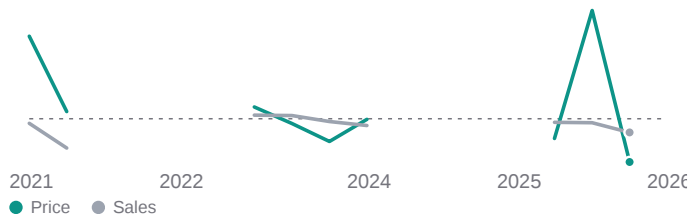


Growth (year over year)

Price -84.4% · Sales -26.7%

Price per square foot

\$59/ft²

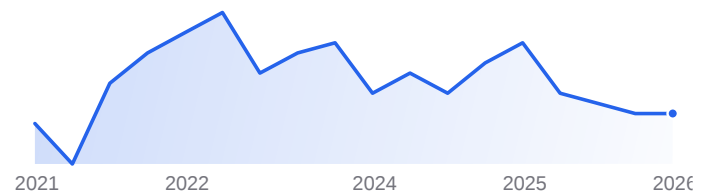


Sale premium vs estimated value

-3.5%

Annual turnover (share of homes sold)

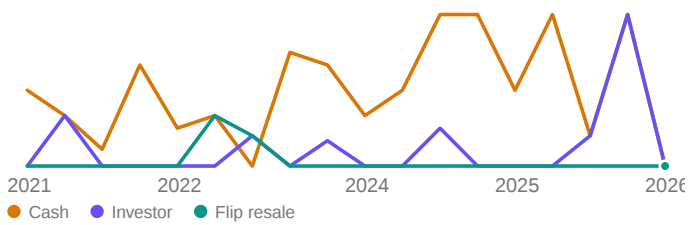
2.3%



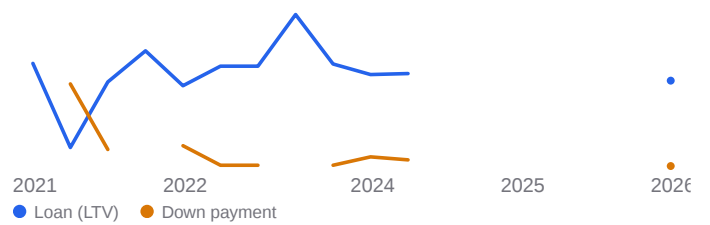
BUYERS & OUTCOMES

Buyer mix

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

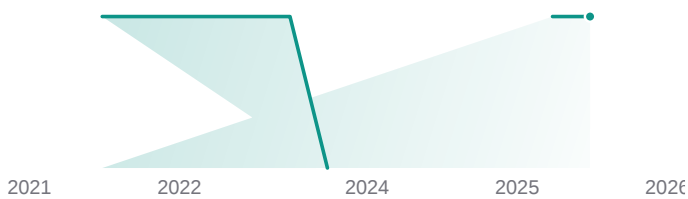


Financing (share of purchase price) Loan (LTV) 84% · Down payment 1.0%



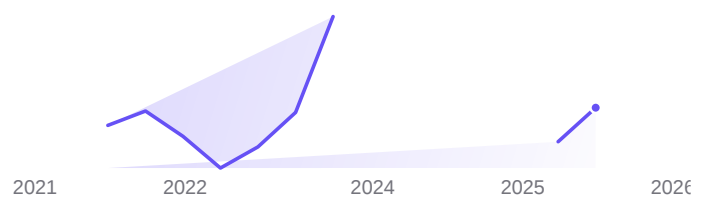
Sellers who sold at a gain

100%



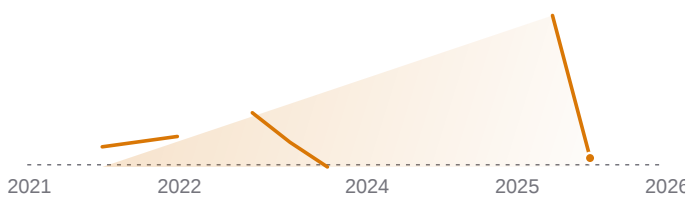
Typical hold before selling

2.8 yrs



Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	482
Median value (AVM)	\$132K
Median size	1,606 ft²
Median bedrooms	3
Median year built	1957
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.9%
Owner occupied	70%
Company owned	16%
Median loan-to-value	24%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	972
Density	24 / mi²
Median household income	\$70K
Average household income	\$94K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	33
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	15.0%
Unemployment	1.4%
Average temp	51°F
Annual precip	38 in
Sunshine	60%

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