Marion County, IN

County · IN · Indiana

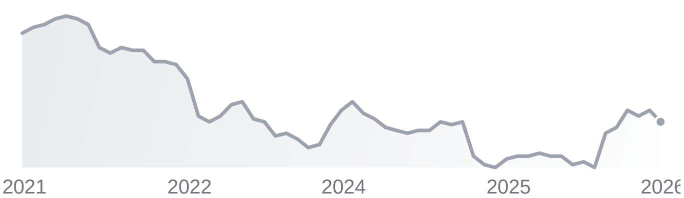
BALANCED MARKET

$260K	+9.9%	12,542	$231K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

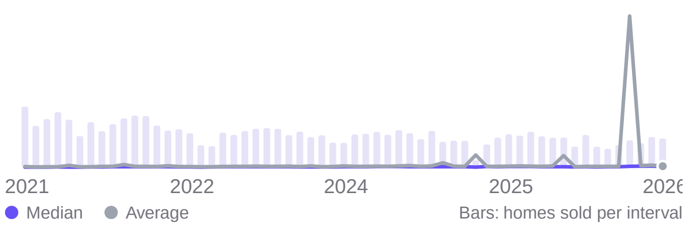
Market temperature — Balanced market · 57 / 100

MARKET TRENDS (5 YEARS)

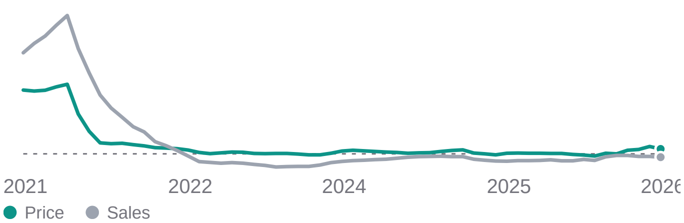
Market temperature (0–100) — 57 / 100



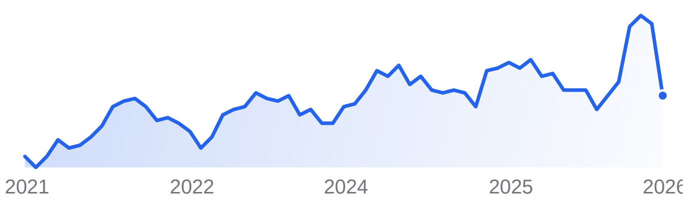
Sale prices — Median $232K · Average $268K



Growth (year over year) — Price +9.9% · Sales -6.6%

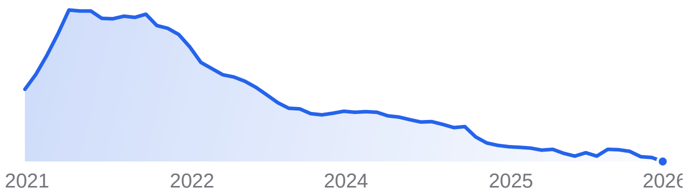


Price per square foot — $149/ft²



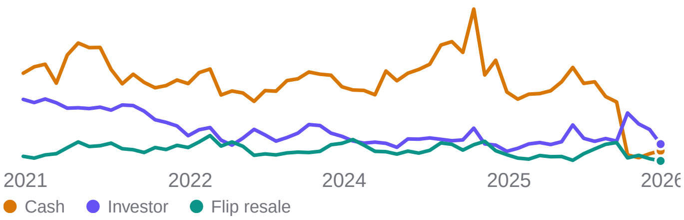
Sale premium vs estimated value — -2.7%

Annual turnover (share of homes sold) — 4.0%

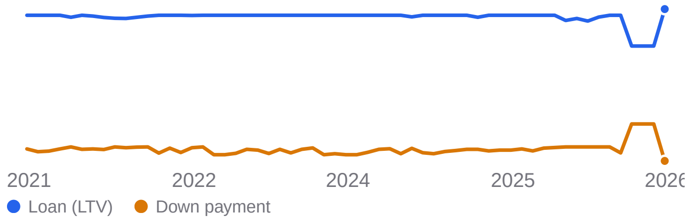


BUYERS & OUTCOMES

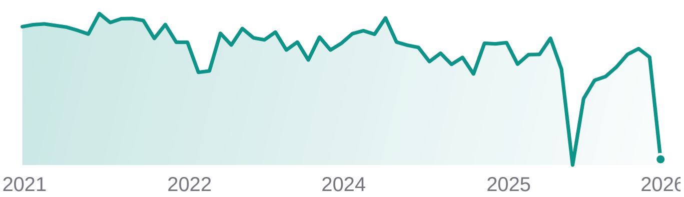
Buyer mix — Cash 9.7% · Investor 12% · Flip resale 6.3%



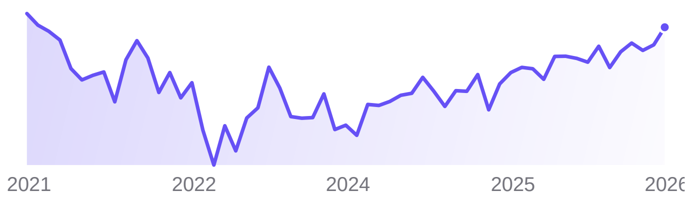
Financing (share of purchase price) — Loan (LTV) 99% · Down payment 1.0%



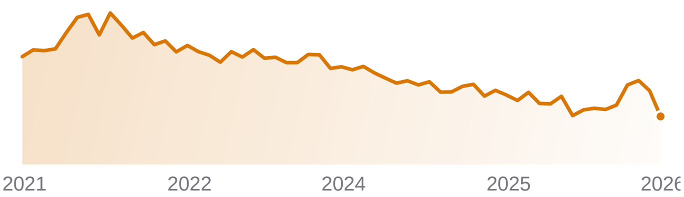
Sellers who sold at a gain — 77%



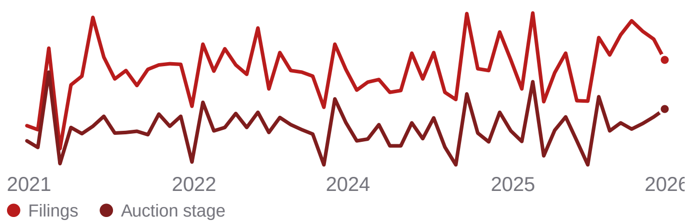
Typical hold before selling — 4.5 yrs



Median annualized return at resale — +5.1%



Preforeclosure filings — Filings 188 · Auction stage 100



HOUSING STOCK

Homes	310,762
Median value (AVM)	$231K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1962
Single family	90%
Condos	6.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.1%
Owner occupied	80%
Company owned	16%
Median loan-to-value	46%

Typical ownership tenure	6.7 yrs

COMMUNITY

Population	980,195
Density	2,471 / mi²
Median household income	$62K
Average household income	$85K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	36
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	12.7%
Unemployment	1.4%
Average temp	52°F
Annual precip	40 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.