

Beech Grove 46107

ZIP code · IN · Indiana · Marion County · Beech Grove

BALANCED MARKET

\$204K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

197

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



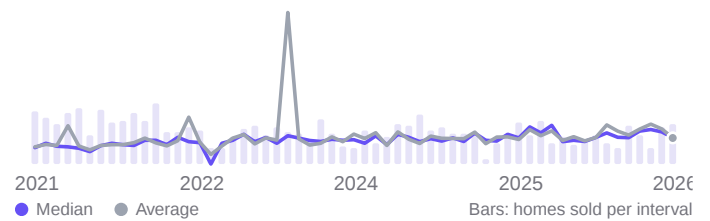
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$188K · Average \$188K

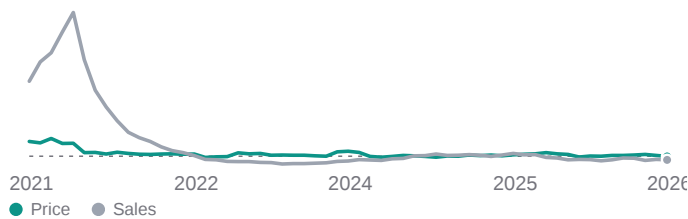


Growth (year over year)

Price -0.8% · Sales -16.9%

Price per square foot

\$170/ft²



Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

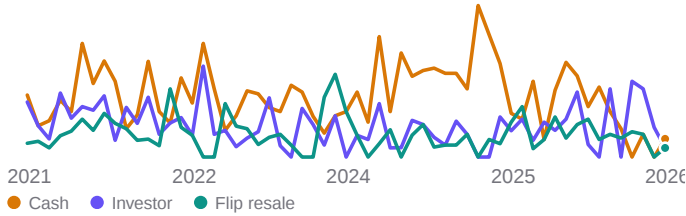
4.5%



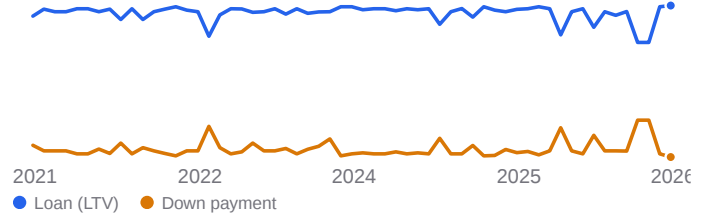
BUYERS & OUTCOMES

Buyer mix

Cash 8.0% · Investor 4.0% · Flip resale 4.0%

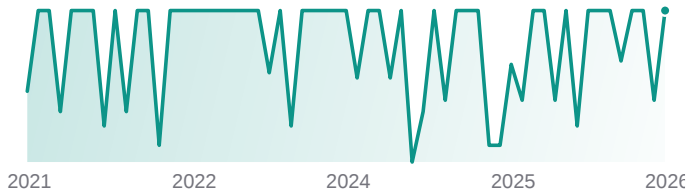


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



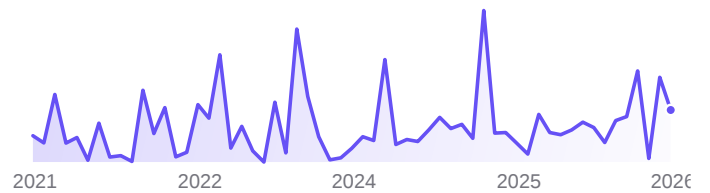
Sellers who sold at a gain

100%



Typical hold before selling

5.1 yrs



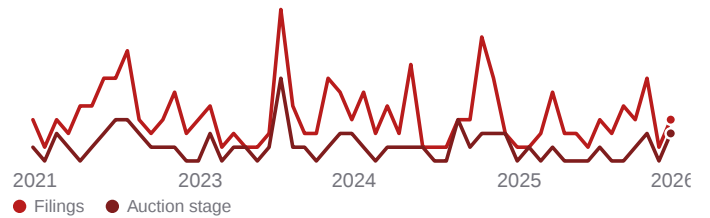
Median annualized return at resale

+9.6%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	4,353
Median value (AVM)	\$180K
Median size	1,146 ft²
Median bedrooms	3
Median year built	1955
Single family	93%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.8%
Owner occupied	85%
Company owned	11%
Median loan-to-value	51%

Typical ownership tenure

6.5 yrs

COMMUNITY

Population	12,198
Density	3,558 / mi²
Median household income	\$60K
Average household income	\$78K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	35
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	8.8%
Unemployment	1.3%
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.