Indianapolis 46202

ZIP code · IN · Indiana › Marion County

BALANCED MARKET

$430K	+9.1%	228	$362K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

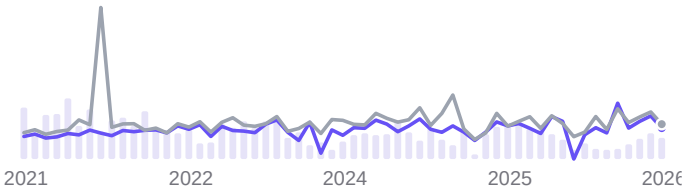
Market temperature — Balanced market · 40 / 100

Buyer's market | Balanced | Seller's market

MARKET TRENDS (5 YEARS)

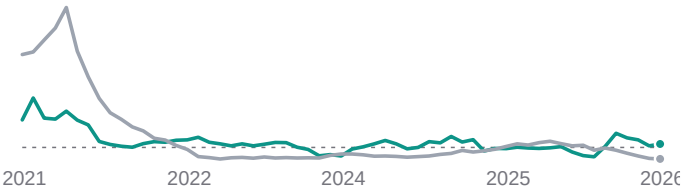
Market temperature (0–100) — 40 / 100

Sale prices — Median $376K · Average $410K



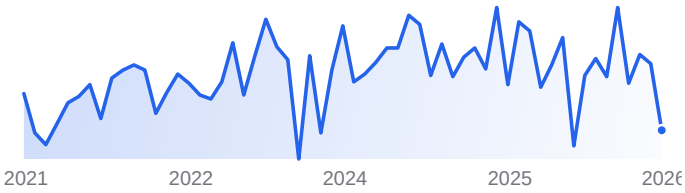
Median · Average — Bars: homes sold per interval

Growth (year over year) — Price +9.1% · Sales -30.1%



Price · Sales

Price per square foot — $171/ft²

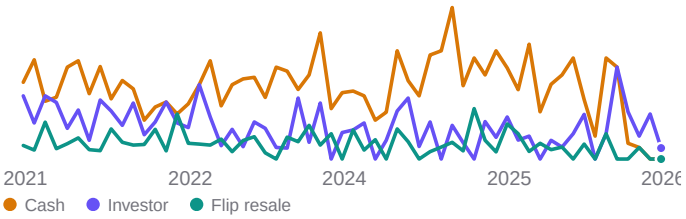


Sale premium vs estimated value — -14.2%

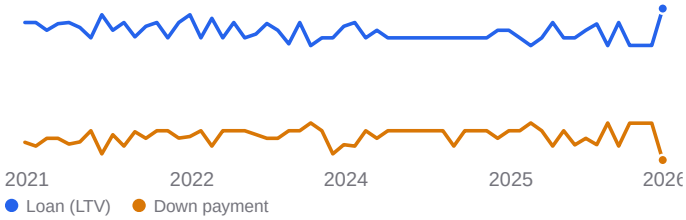
Annual turnover (share of homes sold) — 3.9%

BUYERS & OUTCOMES

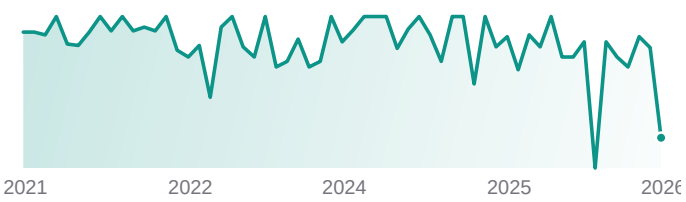
Buyer mix — Cash 0% · Investor 4.3% · Flip resale 0%



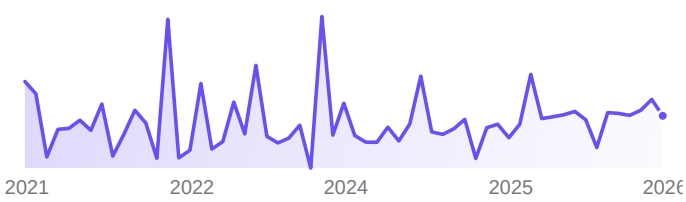
Financing (share of purchase price) — Loan (LTV) 99% · Down payment 1.0%



Sellers who sold at a gain — 40%



Typical hold before selling — 3.9 yrs



Median annualized return at resale — -2.0%

Preforeclosure filings — Filings 3 · Auction stage 2

HOUSING STOCK

Homes	**5,919**
Median value (AVM)	**$362K**
Median size	**1,720 ft²**
Median bedrooms	**3**
Median year built	**1955**
Single family	**76%**
Condos	**14%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**45%**
Underwater (LTV 125% or more)	**3.5%**
Owner occupied	**75%**
Company owned	**21%**
Median loan-to-value	**58%**

Typical ownership tenure	**5.6 yrs**

COMMUNITY

Population	**21,430**
Density	**3,639 / mi²**
Median household income	**$65K**
Average household income	**$94K**
Crime index (US avg 100)	**166**
Air pollution index (US avg 100)	**107**
Earthquake index (US avg 100)	**36**
Homes occupied	**88%**
Bachelor's or higher	**34%**
Poverty rate	**19.5%**
Unemployment	**1.5%**
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.