

Indianapolis 46204

ZIP code · IN · Indiana · Marion County

BUYER'S MARKET

\$346K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

41

SALES (12 MO)

\$369K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



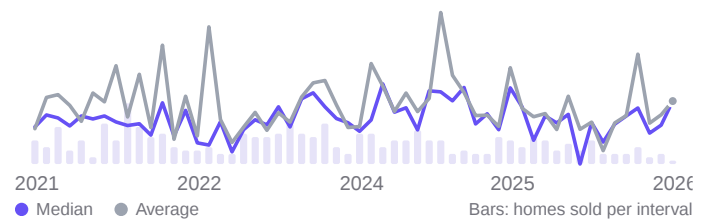
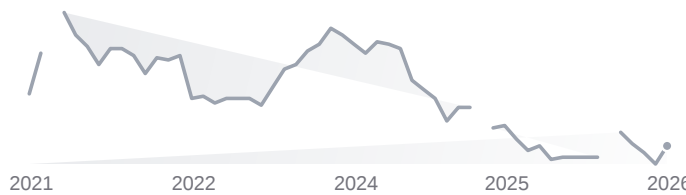
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$439K · Average \$439K

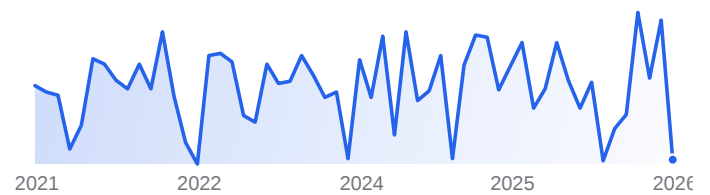
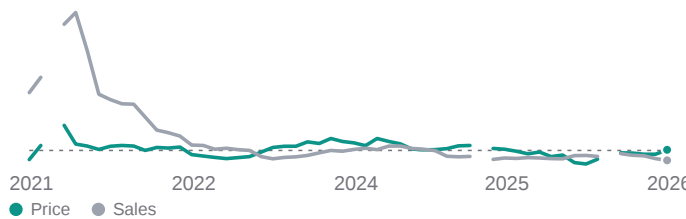


Growth (year over year)

Price +1.8% · Sales -33.9%

Price per square foot

\$192/ft²

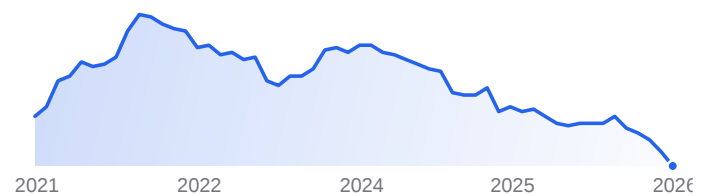


Sale premium vs estimated value

-17.4%

Annual turnover (share of homes sold)

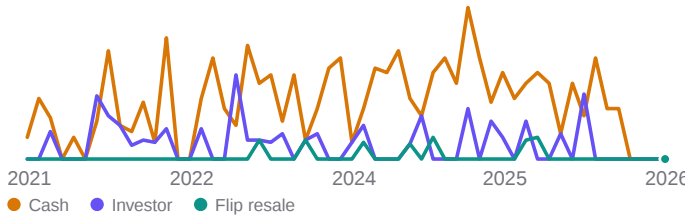
3.5%



BUYERS & OUTCOMES

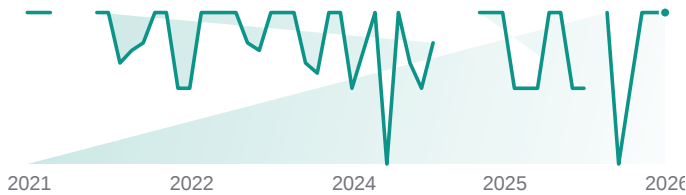
Buyer mix

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



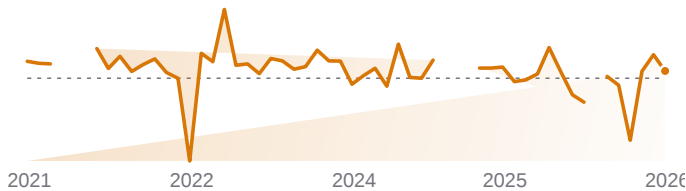
Sellers who sold at a gain

100%

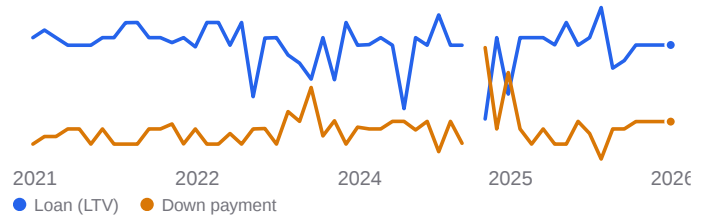


Median annualized return at resale

+1.5%

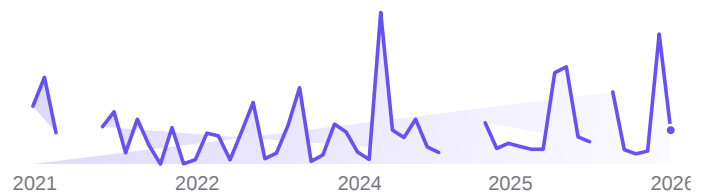


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,182
Median value (AVM)	\$369K
Median size	1,362 ft²
Median bedrooms	2
Median year built	2001
Single family	8.1%
Condos	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.3%
Owner occupied	67%
Company owned	29%
Median loan-to-value	47%

Typical ownership tenure

5.8 yrs

COMMUNITY

Population	8,287
Density	8,438 / mi²
Median household income	\$85K
Average household income	\$109K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	35
Homes occupied	87%
Bachelor's or higher	44%
Poverty rate	13.3%
Unemployment	1.6%
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.