

Indianapolis 46205

ZIP code · IN · Indiana · Marion County

SELLER'S MARKET

\$320K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

520

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100



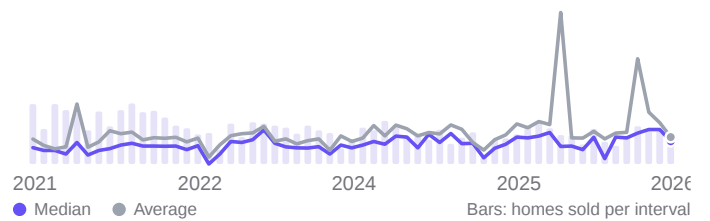
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$277K · Average \$300K

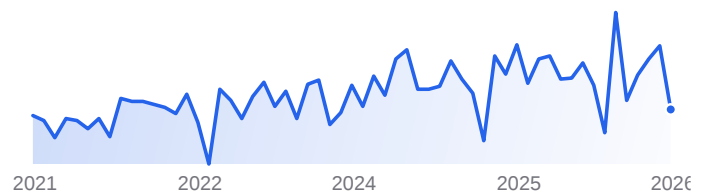
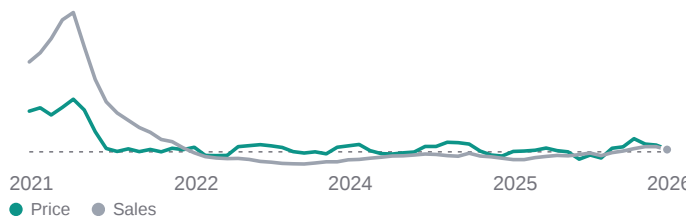


Growth (year over year)

Price +6.7% · Sales +5.7%

Price per square foot

\$166/ft²



Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

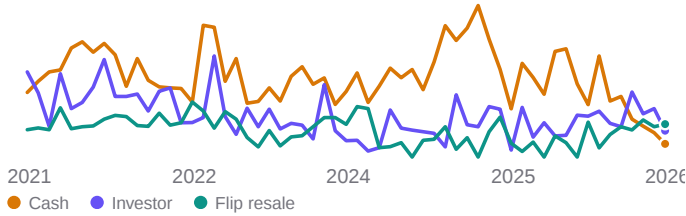
5.1%



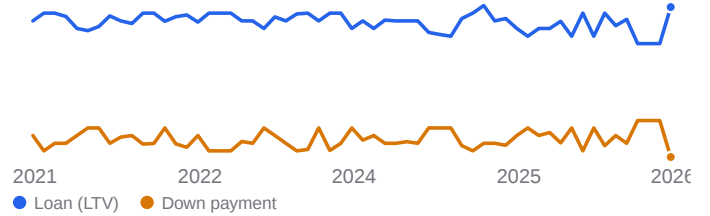
BUYERS & OUTCOMES

Buyer mix

Cash 4.3% · Investor 8.7% · Flip resale 11%

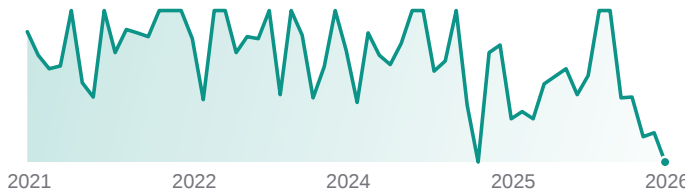


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



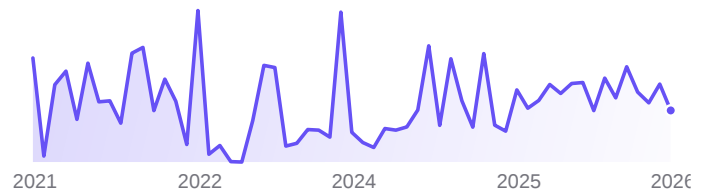
Sellers who sold at a gain

80%



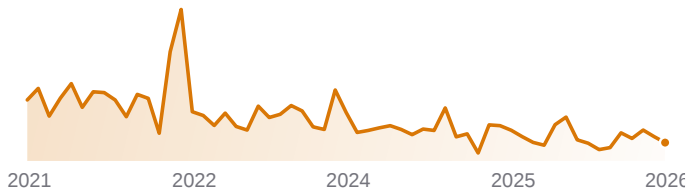
Typical hold before selling

3.3 yrs



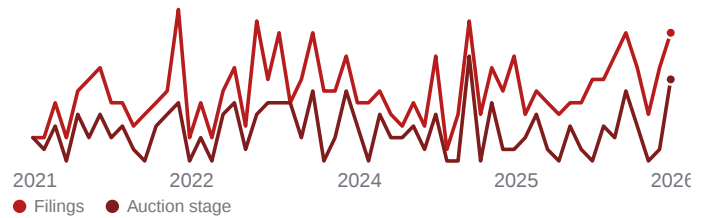
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 11 · Auction stage 7



HOUSING STOCK

Homes	10,203
Median value (AVM)	\$257K
Median size	1,580 ft²
Median bedrooms	3
Median year built	1925
Single family	83%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	3.7%
Owner occupied	77%
Company owned	18%
Median loan-to-value	53%

Typical ownership tenure

5.9 yrs

COMMUNITY

Population	28,148
Density	4,340 / mi²
Median household income	\$76K
Average household income	\$95K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	38
Homes occupied	89%
Bachelor's or higher	28%
Poverty rate	14.0%
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.