

Indianapolis 46216

ZIP code · IN · Indiana · Marion County

SELLER'S MARKET

\$248K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

24

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

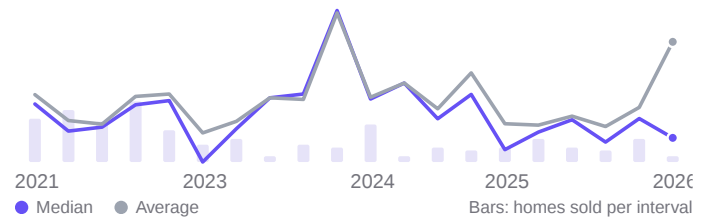
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$249K · Average \$443K

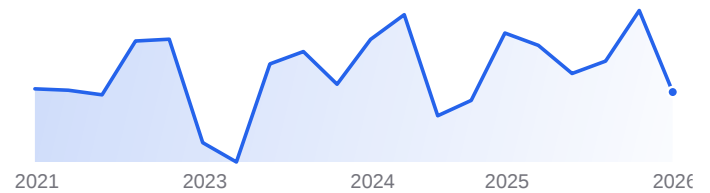
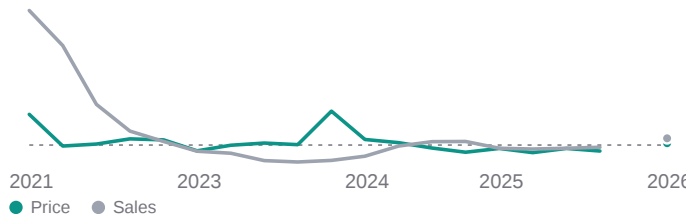


Growth (year over year)

Price +7.2% · Sales +26.3%

Price per square foot

\$155/ft²

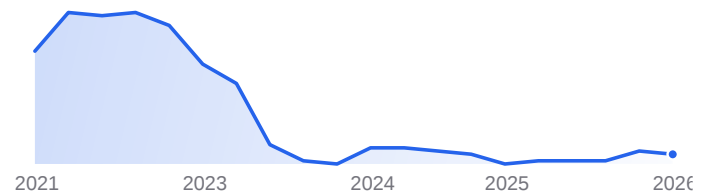


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

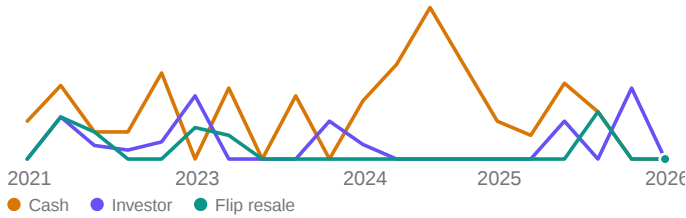
4.1%



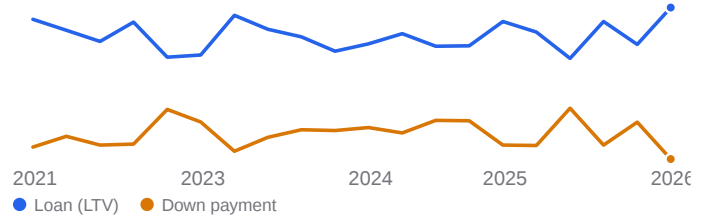
BUYERS & OUTCOMES

Buyer mix

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

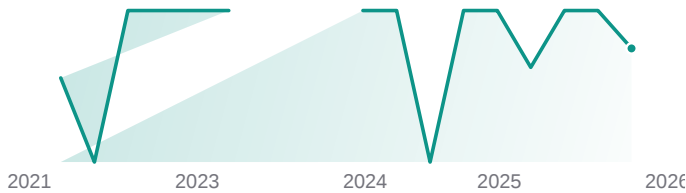


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



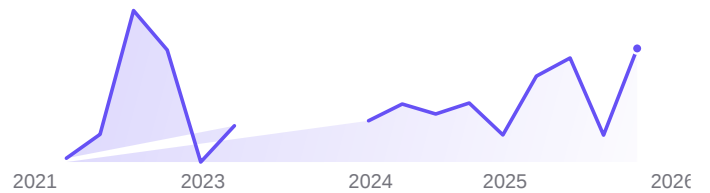
Sellers who sold at a gain

88%



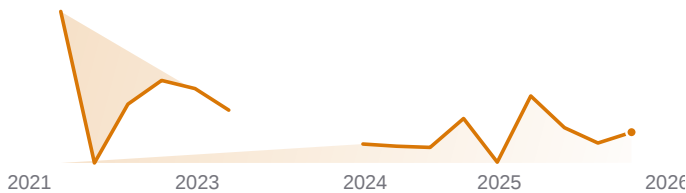
Typical hold before selling

6.3 yrs



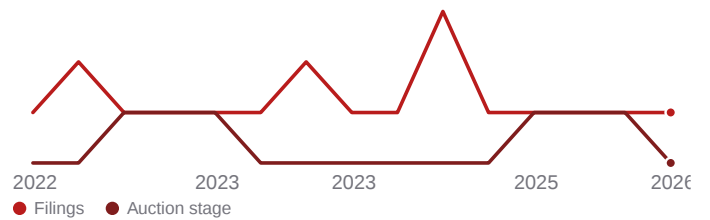
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	587
Median value (AVM)	\$286K
Median size	1,773 ft²
Median bedrooms	3
Median year built	2001
Single family	85%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.4%
Owner occupied	93%
Company owned	7.8%
Median loan-to-value	57%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	2,501
Density	668 / mi ²
Median household income	\$62K
Average household income	\$88K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	36
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	6.3%
Unemployment	1.6%
Average temp	51°F
Annual precip	41 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.