

Indianapolis 46217

ZIP code · IN · Indiana · Marion County

BALANCED MARKET

\$283K

MEDIAN SALE PRICE

+17.1%

1-YR CHANGE

471

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

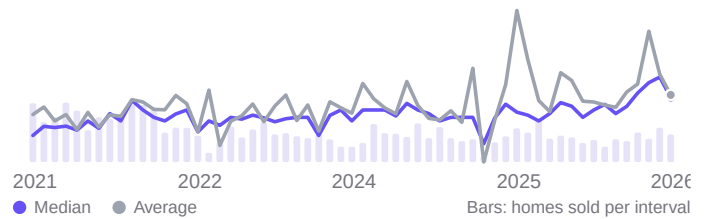
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$267K · Average \$271K

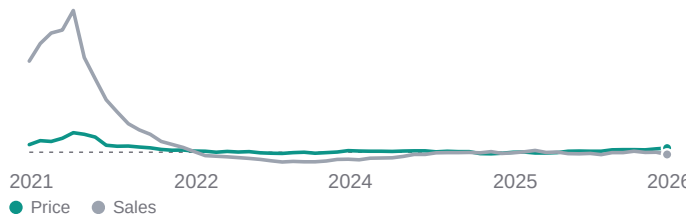


Growth (year over year)

Price +17.1% · Sales -9.9%

Price per square foot

\$153/ft²

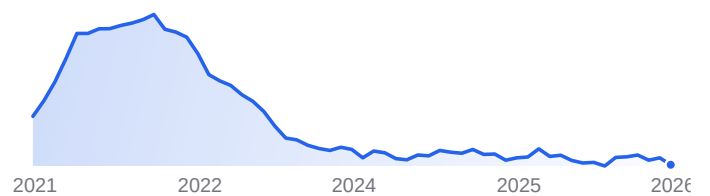


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

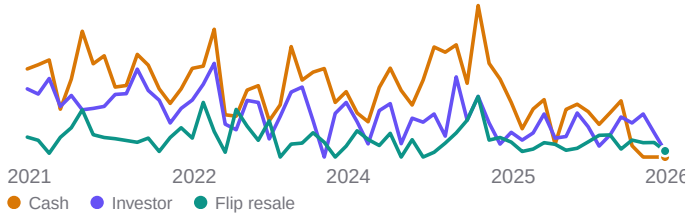
4.0%



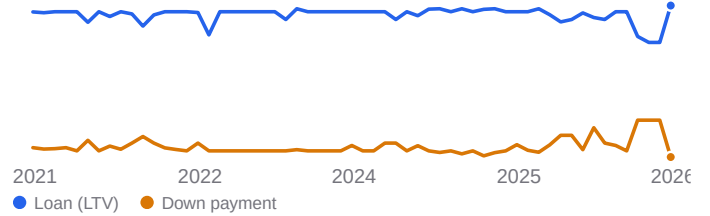
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 2.2% · Flip resale 2.2%

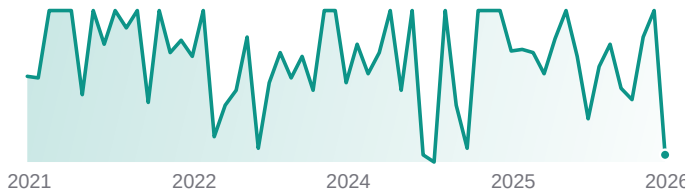


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



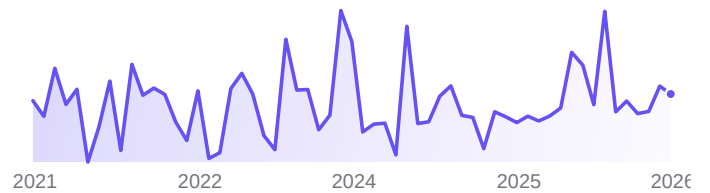
Sellers who sold at a gain

71%



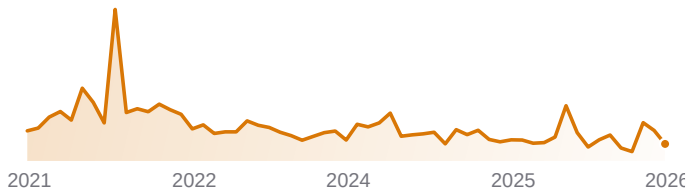
Typical hold before selling

4.8 yrs



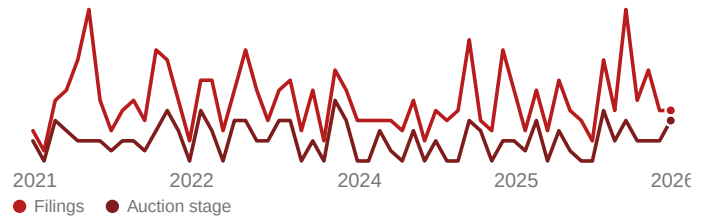
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 5 · Auction stage 4



HOUSING STOCK

Homes	11,876
Median value (AVM)	\$257K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1989
Single family	97%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.6%
Owner occupied	91%
Company owned	11%
Median loan-to-value	52%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	35,131
Density	1,555 / mi ²
Median household income	\$83K
Average household income	\$97K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	39
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	5.8%
Unemployment	1.6%
Average temp	52°F
Annual precip	41 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.