

Indianapolis 46218

ZIP code · IN · Indiana · Marion County

BALANCED MARKET

\$157K

MEDIAN SALE PRICE

+29.4%

1-YR CHANGE

539

SALES (12 MO)

\$109K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

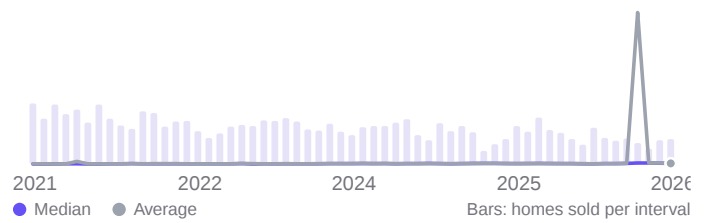
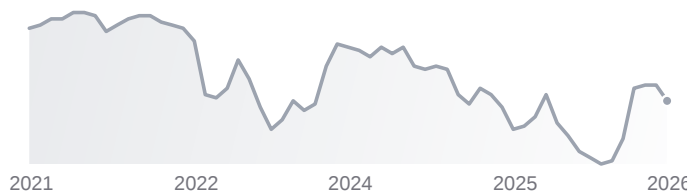
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$140K · Average \$140K

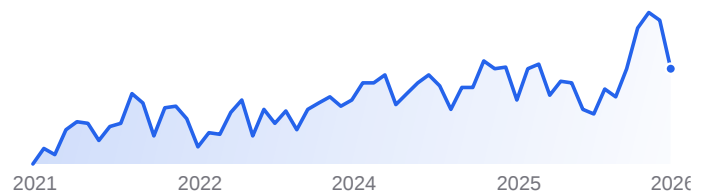
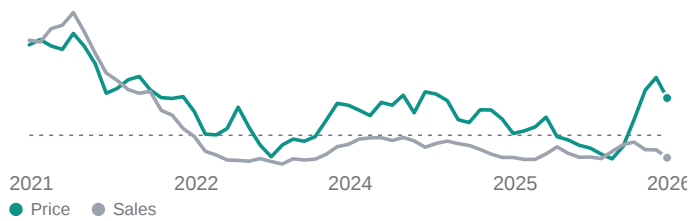


Growth (year over year)

Price +29.4% · Sales -17.6%

Price per square foot

\$126/ft²



Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

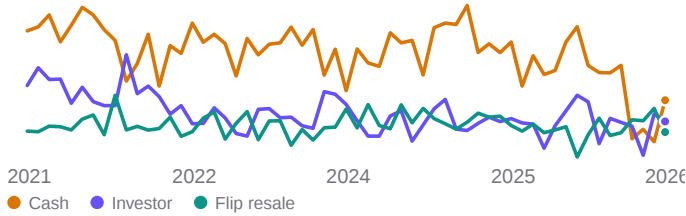
4.2%



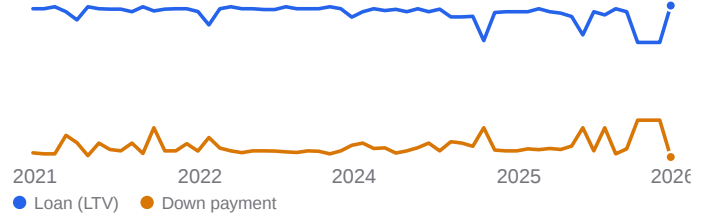
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 18% · Flip resale 14%



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



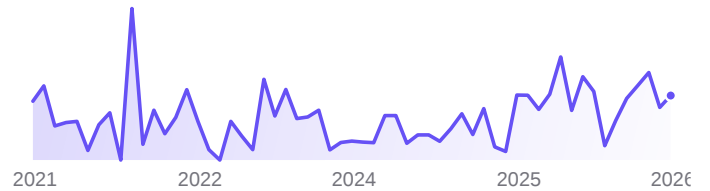
Sellers who sold at a gain

83%



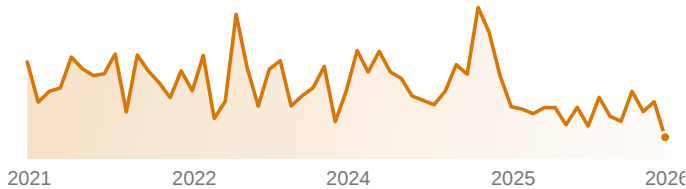
Typical hold before selling

3.1 yrs



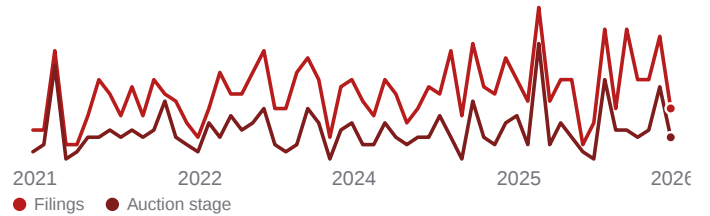
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	12,917
Median value (AVM)	\$109K
Median size	1,008 ft²
Median bedrooms	3
Median year built	1950
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.8%
Owner occupied	58%
Company owned	25%
Median loan-to-value	0%
Typical ownership tenure	5.5 yrs

COMMUNITY

Population	30,347
Density	3,198 / mi²
Median household income	\$38K
Average household income	\$49K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	33
Homes occupied	85%
Bachelor's or higher	7%
Poverty rate	23.5%
Unemployment	0.9%
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.