

Indianapolis 46220

ZIP code · IN · Indiana · Marion County

BALANCED MARKET

\$380K

MEDIAN SALE PRICE

+10.7%

1-YR CHANGE

575

SALES (12 MO)

\$333K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

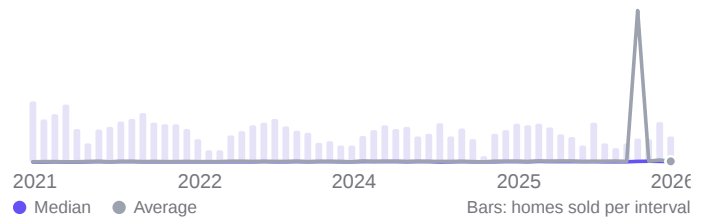
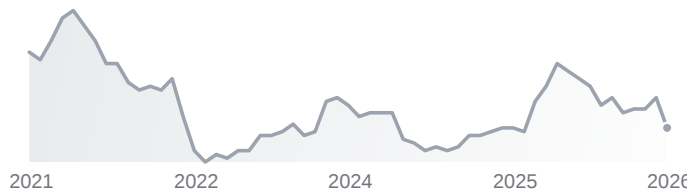
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$333K · Average \$396K

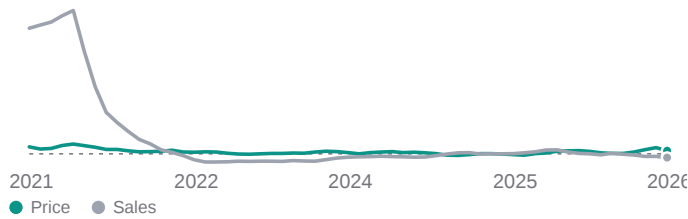


Growth (year over year)

Price +10.7% · Sales -13.5%

Price per square foot

\$214/ft²



Sale premium vs estimated value

-10.3%

Annual turnover (share of homes sold)

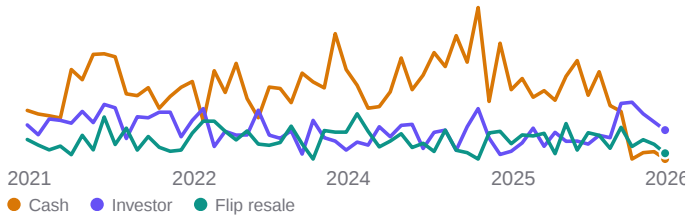
4.1%



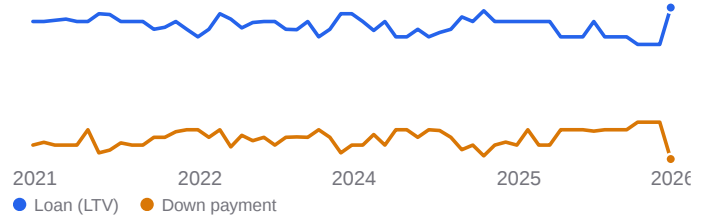
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 10% · Flip resale 2.1%

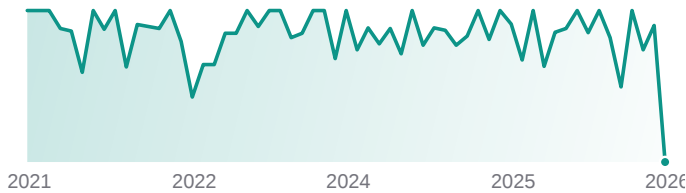


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



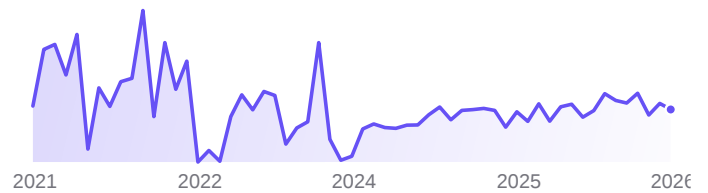
Sellers who sold at a gain

65%



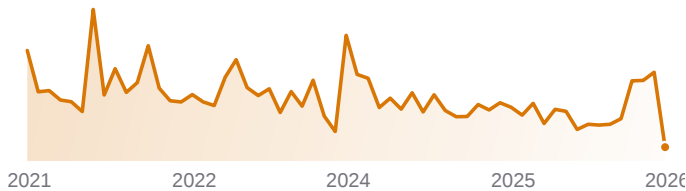
Typical hold before selling

3.7 yrs



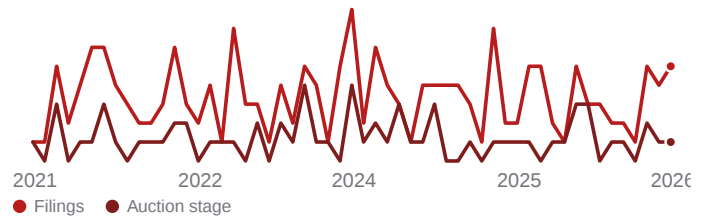
Median annualized return at resale

+1.6%



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	13,878
Median value (AVM)	\$333K
Median size	1,633 ft²
Median bedrooms	3
Median year built	1950
Single family	92%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.7%
Owner occupied	90%
Company owned	12%
Median loan-to-value	54%

Typical ownership tenure

6.7 yrs

COMMUNITY

Population	36,029
Density	2,893 / mi²
Median household income	\$101K
Average household income	\$122K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	32
Homes occupied	95%
Bachelor's or higher	41%
Poverty rate	6.8%
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.