

Indianapolis 46221

ZIP code · IN · Indiana · Marion County

BALANCED MARKET

\$227K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

360

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



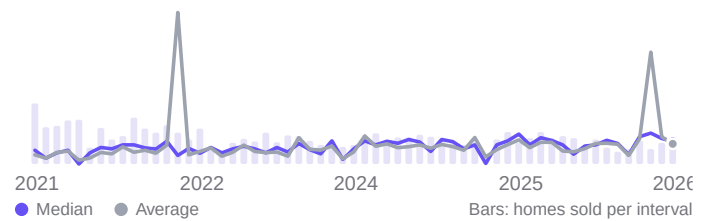
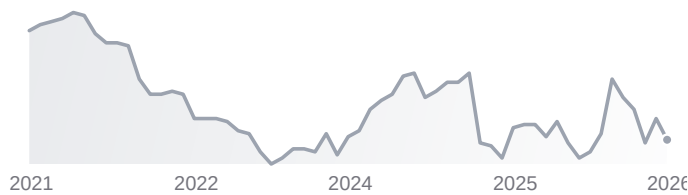
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$213K · Average \$204K

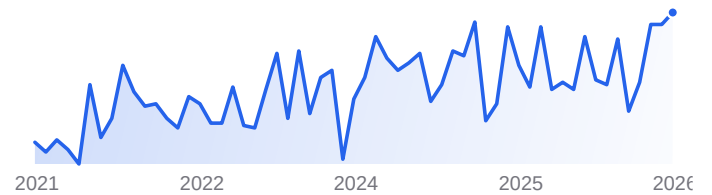
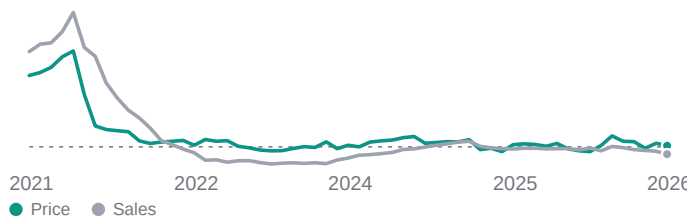


Growth (year over year)

Price +2.1% · Sales -13.9%

Price per square foot

\$169/ft²

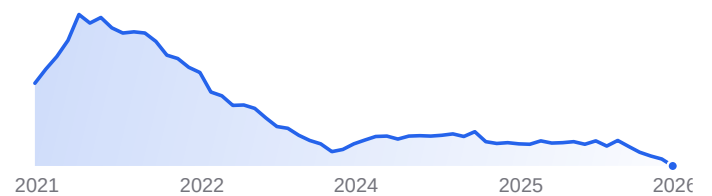


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

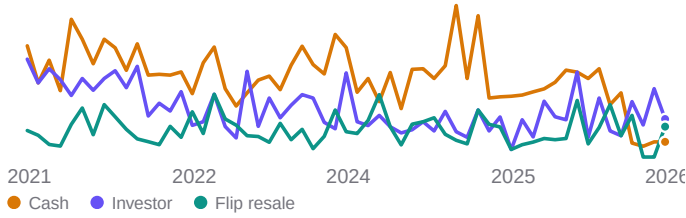
3.7%



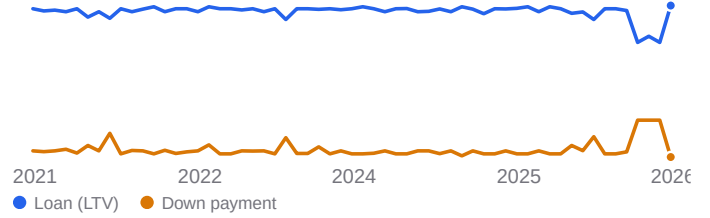
BUYERS & OUTCOMES

Buyer mix

Cash 6.5% · Investor 16% · Flip resale 13%

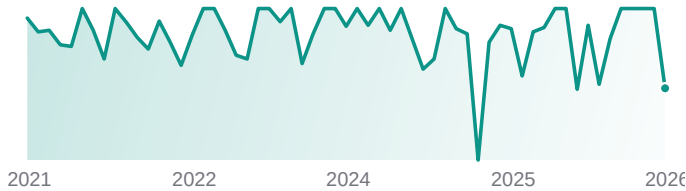


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



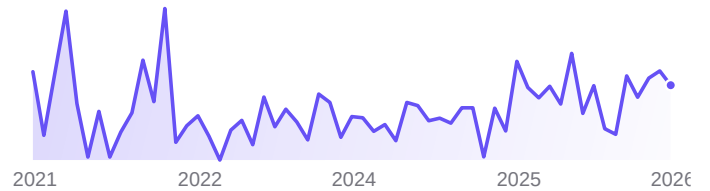
Sellers who sold at a gain

74%



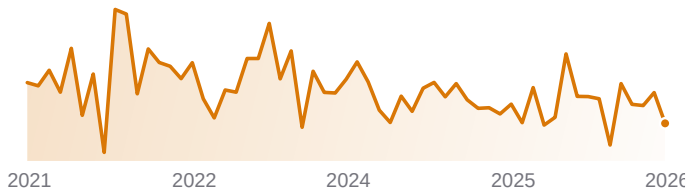
Typical hold before selling

4.4 yrs



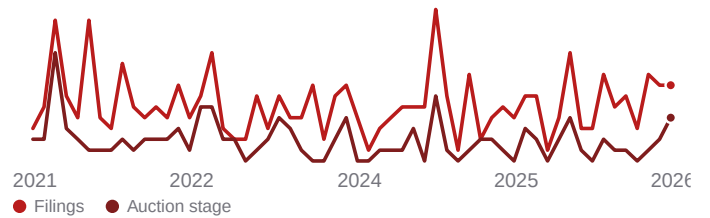
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 7 · Auction stage 4



HOUSING STOCK

Homes	9,627
Median value (AVM)	\$210K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1967
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	17%
Median loan-to-value	42%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	27,491
Density	1,347 / mi²
Median household income	\$64K
Average household income	\$76K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	44
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	11.1%
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.