# Indianapolis 46222

ZIP code · IN · Indiana › Marion County

BALANCED MARKET

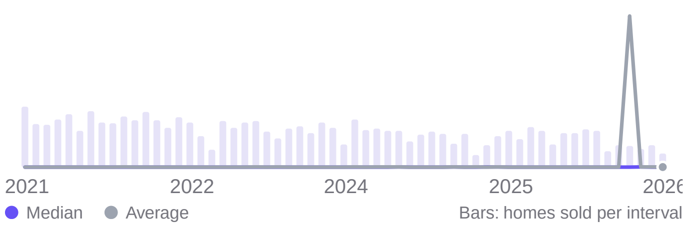
| $148K | +20.1% | 415 | $118K |
|---|---|---|---|
| MEDIAN SALE PRICE | 1-YR CHANGE | SALES (12 MO) | MEDIAN VALUE (AVM) |

**Market temperature** — Balanced market · 51 / 100

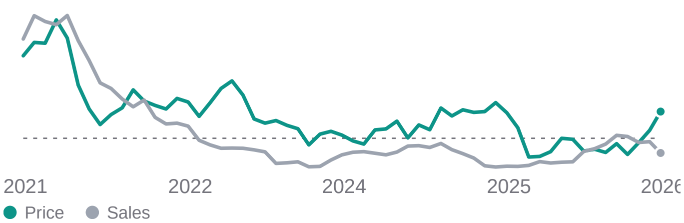

## MARKET TRENDS (5 YEARS)

**Market temperature (0–100)** — 51 / 100

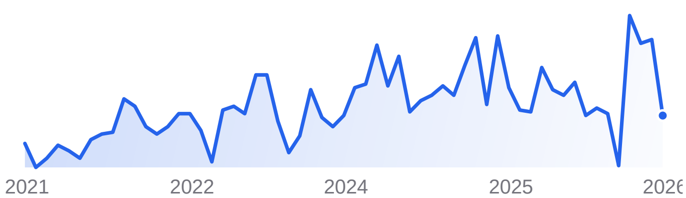

**Sale prices** — Median $124K · Average $133K




**Growth (year over year)** — Price +20.1% · Sales -11.1%

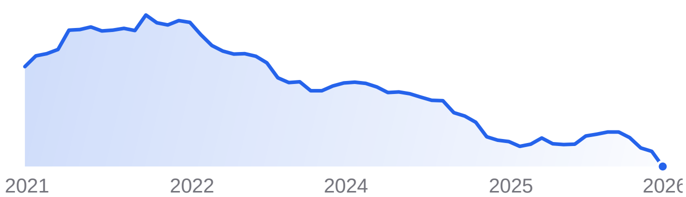



**Price per square foot** — $106/ft²



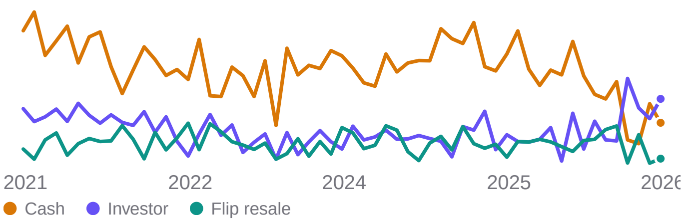

**Sale premium vs estimated value** — -17.8%


**Annual turnover (share of homes sold)** — 3.5%

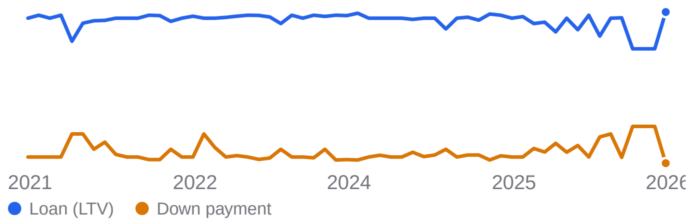


## BUYERS & OUTCOMES

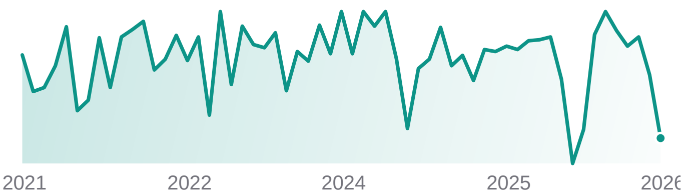
**Buyer mix** — Cash 22% · Investor 33% · Flip resale 5.6%



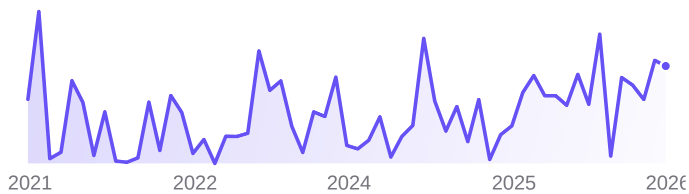

**Financing (share of purchase price)** — Loan (LTV) 99% · Down payment 1.0%



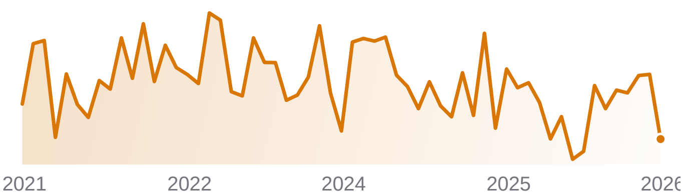

**Sellers who sold at a gain** — 67%



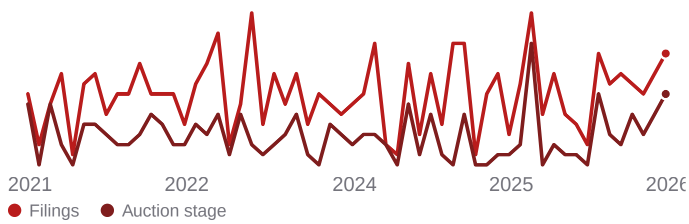

**Typical hold before selling** — 5.4 yrs




**Median annualized return at resale** — +3.9%




**Preforeclosure filings** — Filings 11 · Auction stage 7




## HOUSING STOCK

| | |
|---|---|
| Homes | **12,010** |
| Median value (AVM) | **$118K** |
| Median size | **1,028 ft²** |
| Median bedrooms | **3** |
| Median year built | **1945** |
| Single family | **93%** |
| Condos | **1.4%** |

## EQUITY & OWNERSHIP

| | |
|---|---|
| Equity rich (LTV 50% or less) | **72%** |
| Underwater (LTV 125% or more) | **2.7%** |
| Owner occupied | **61%** |
| Company owned | **25%** |
| Median loan-to-value | **0%** |

| | |
|---|---|
| Typical ownership tenure | 6.8 yrs |

## COMMUNITY

| | |
|---|---|
| Population | 37,267 |
| Density | 3,503 / mi² |
| Median household income | $45K |
| Average household income | $55K |
| Crime index (US avg 100) | 122 |
| Air pollution index (US avg 100) | 103 |
| Earthquake index (US avg 100) | 37 |
| Homes occupied | 88% |
| Bachelor's or higher | 11% |
| Poverty rate | 19.0% |
| Unemployment | 1.3% |
| 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.