

Indianapolis 46226

ZIP code · IN · Indiana · Marion County

BALANCED MARKET

\$191K

MEDIAN SALE PRICE

+6.9%

1-YR CHANGE

538

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

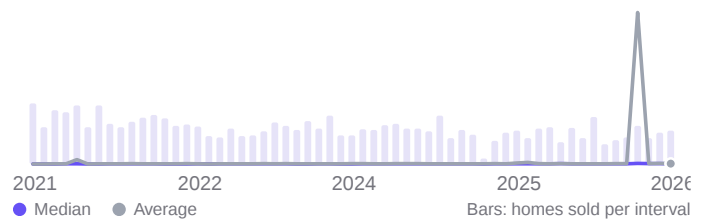
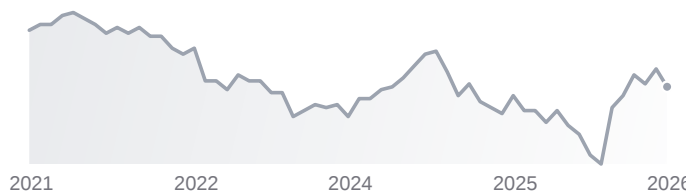
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$174K · Average \$198K

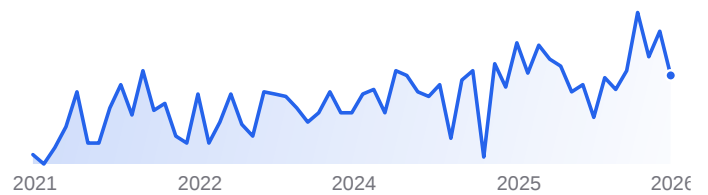
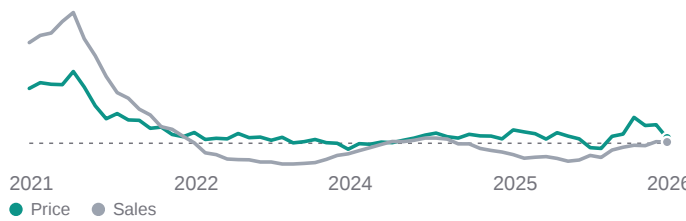


Growth (year over year)

Price +6.9% · Sales +1.7%

Price per square foot

\$130/ft²



Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

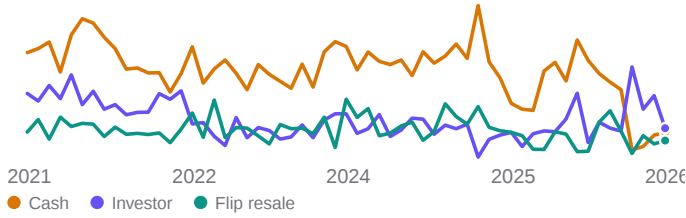
3.7%



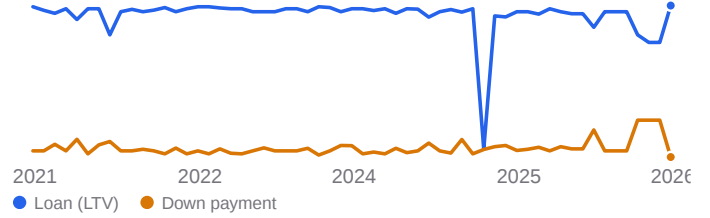
BUYERS & OUTCOMES

Buyer mix

Cash 12% · Investor 14% · Flip resale 8.2%

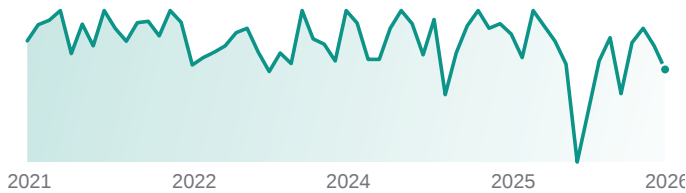


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



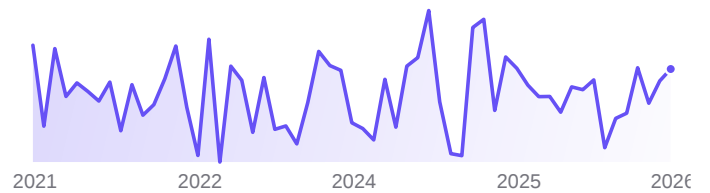
Sellers who sold at a gain

83%



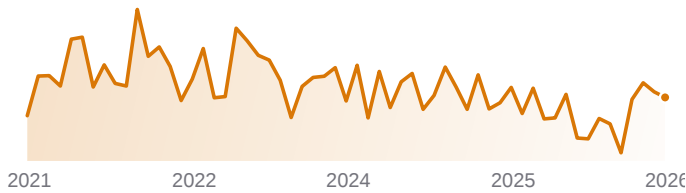
Typical hold before selling

5.1 yrs



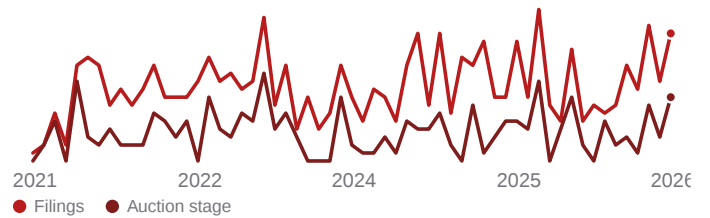
Median annualized return at resale

+10.4%



Preforeclosure filings

Filings 16 · Auction stage 8



HOUSING STOCK

Homes	14,560
Median value (AVM)	\$159K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1957
Single family	92%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	22%
Median loan-to-value	36%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	43,792
Density	3,210 / mi ²
Median household income	\$47K
Average household income	\$61K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	31
Homes occupied	90%
Bachelor's or higher	14%
Poverty rate	18.8%
Unemployment	1.2%
Average temp	51°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.