

Indianapolis 46227

ZIP code · IN · Indiana · Marion County

SELLER'S MARKET

\$245K

MEDIAN SALE PRICE

+13.2%

1-YR CHANGE

564

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

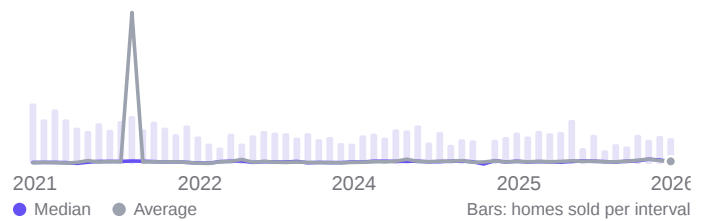
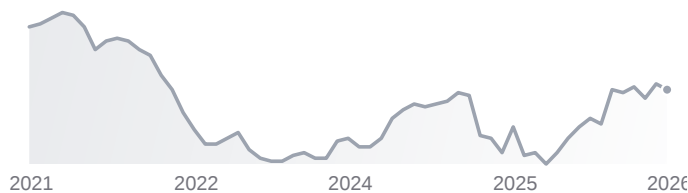
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$217K · Average \$223K

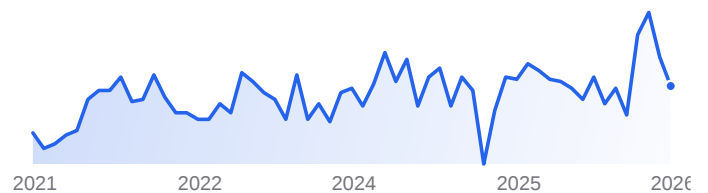
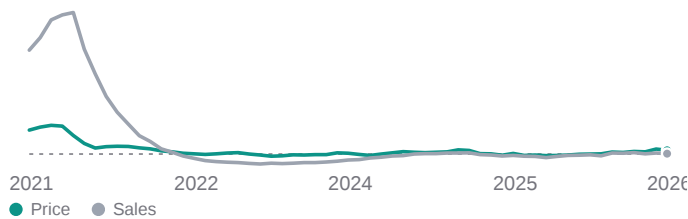


Growth (year over year)

Price +13.2% · Sales +1.3%

Price per square foot

\$154/ft²



Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

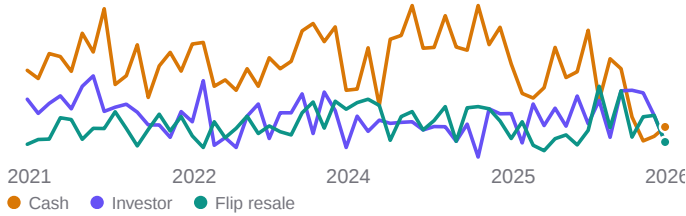
4.0%



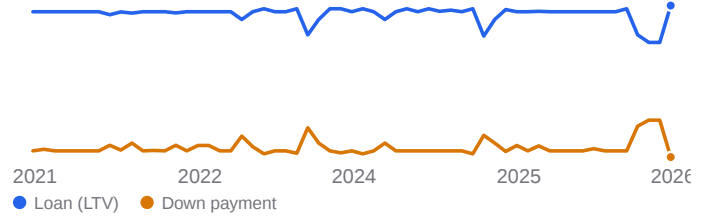
BUYERS & OUTCOMES

Buyer mix

Cash 8.5% · Investor 4.3% · Flip resale 4.3%

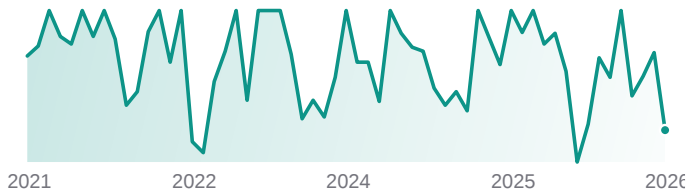


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



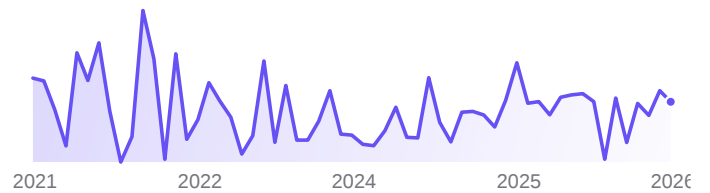
Sellers who sold at a gain

79%



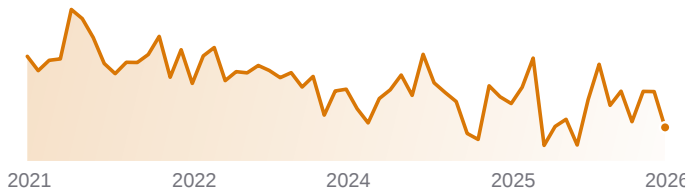
Typical hold before selling

3.9 yrs



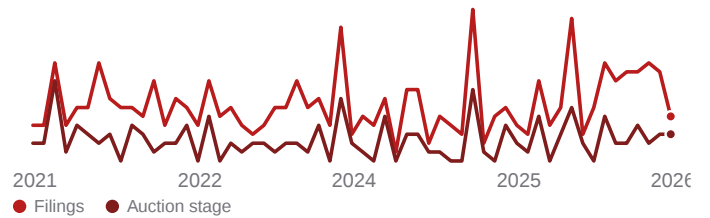
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	14,202
Median value (AVM)	\$230K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1961
Single family	89%
Condos	7.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.5%
Owner occupied	85%
Company owned	12%
Median loan-to-value	49%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	61,597
Density	3,676 / mi²
Median household income	\$51K
Average household income	\$69K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	36
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	12.5%
Unemployment	1.3%
Average temp	52°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.