

Indianapolis 46228

ZIP code · IN · Indiana · Marion County

BUYER'S MARKET

\$270K

MEDIAN SALE PRICE

-4.4%

1-YR CHANGE

195

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



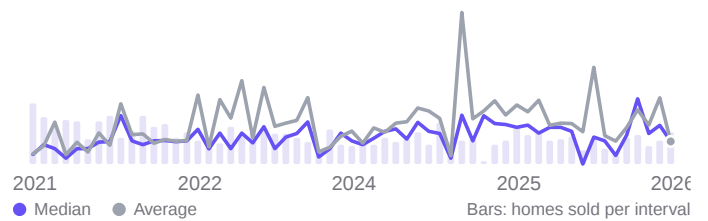
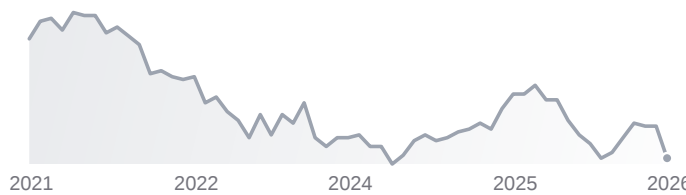
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$249K · Average \$249K

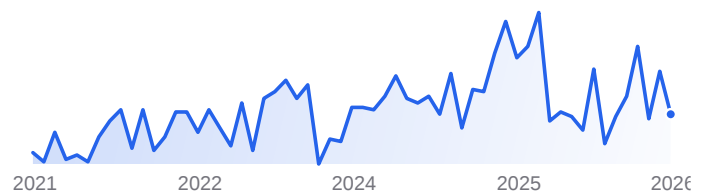
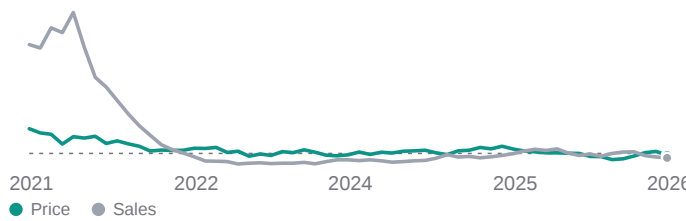


Growth (year over year)

Price -4.4% · Sales -12.9%

Price per square foot

\$146/ft²



Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

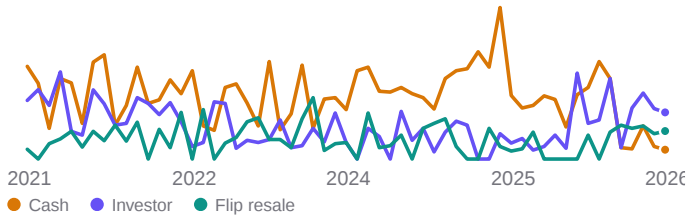
3.3%



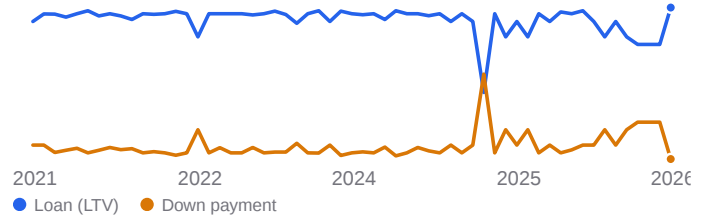
BUYERS & OUTCOMES

Buyer mix

Cash 4.3% · Investor 22% · Flip resale 13%

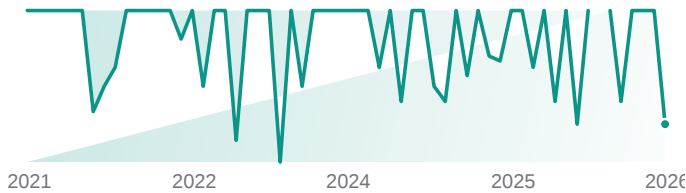


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



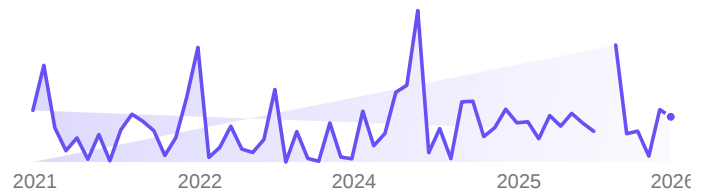
Sellers who sold at a gain

75%



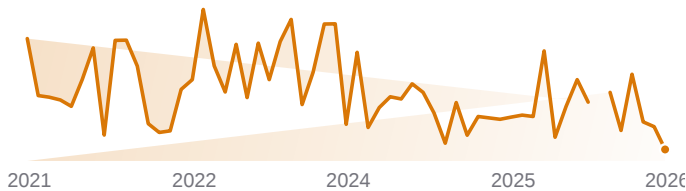
Typical hold before selling

4.2 yrs



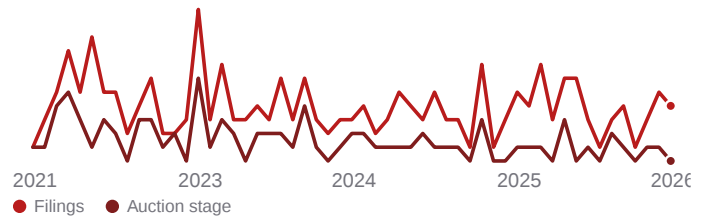
Median annualized return at resale

+1.6%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	5,973
Median value (AVM)	\$275K
Median size	1,818 ft²
Median bedrooms	3
Median year built	1964
Single family	96%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.9%
Owner occupied	90%
Company owned	12%
Median loan-to-value	48%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	15,643
Density	1,910 / mi²
Median household income	\$85K
Average household income	\$110K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	36
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	10.8%
Unemployment	1.4%
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.