

Indianapolis 46229

ZIP code · IN · Indiana · Marion County

SELLER'S MARKET

\$237K

MEDIAN SALE PRICE

+9.0%

1-YR CHANGE

363

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

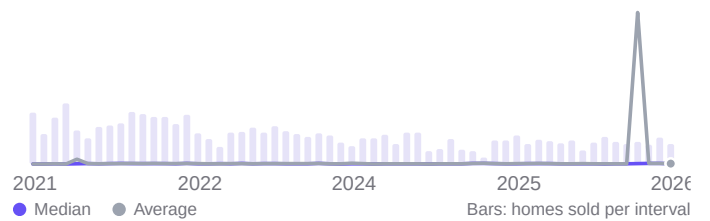
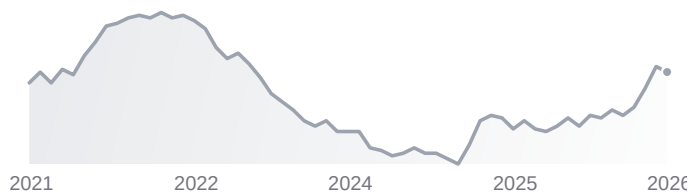
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$216K · Average \$229K

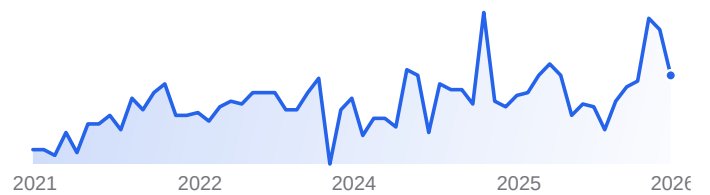
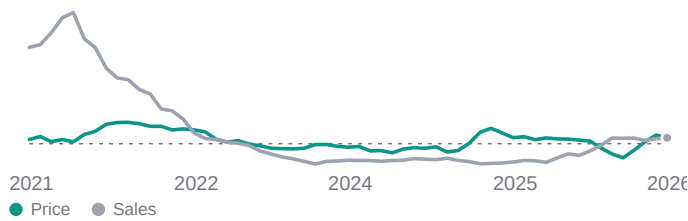


Growth (year over year)

Price +9.0% · Sales +9.0%

Price per square foot

\$140/ft²

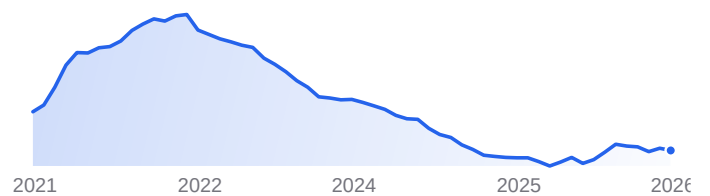


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

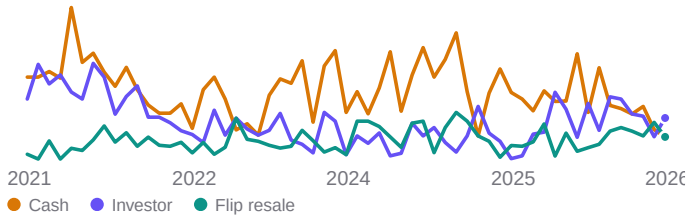
4.1%



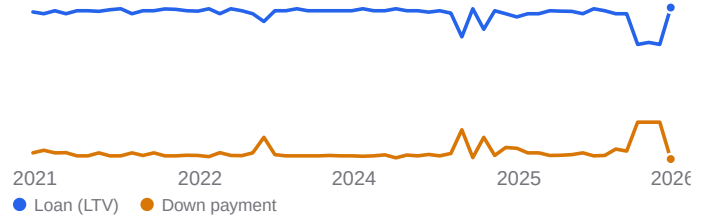
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 18% · Flip resale 11%

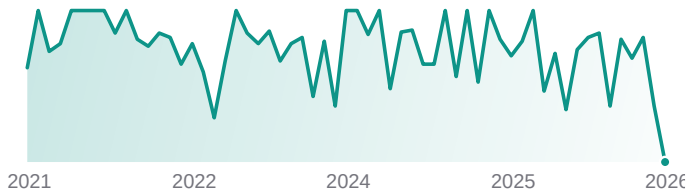


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



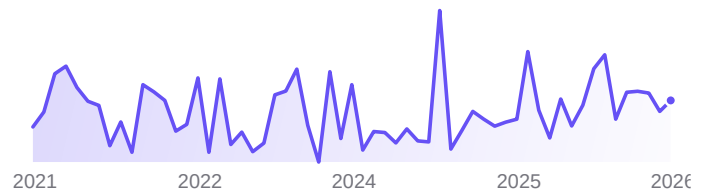
Sellers who sold at a gain

65%



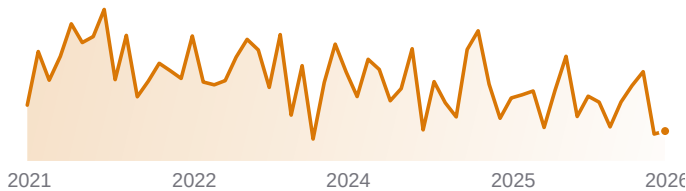
Typical hold before selling

4.5 yrs



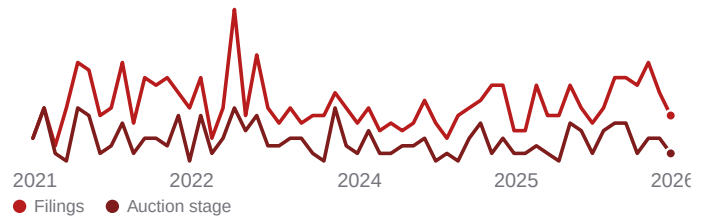
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	8,838
Median value (AVM)	\$216K
Median size	1,642 ft²
Median bedrooms	3
Median year built	1987
Single family	93%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	82%
Company owned	16%
Median loan-to-value	50%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	29,549
Density	2,671 / mi²
Median household income	\$66K
Average household income	\$91K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	37
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	9.2%
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.