

Indianapolis 46231

ZIP code · IN · Indiana · Hendricks County

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

-4.7%

1-YR CHANGE

116

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



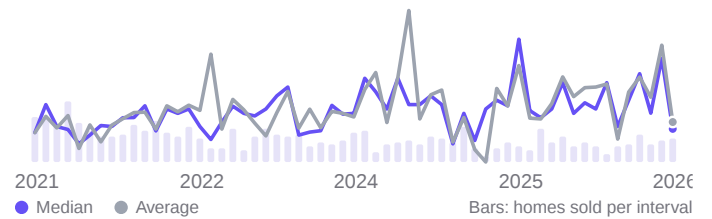
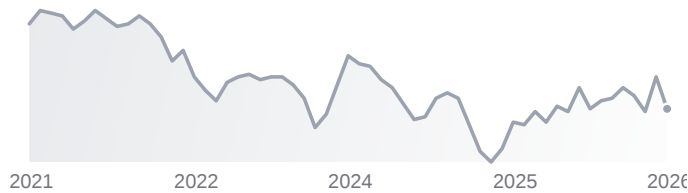
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$222K · Average \$230K

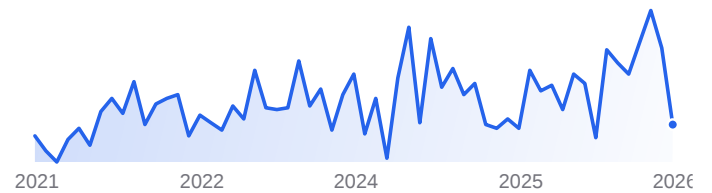
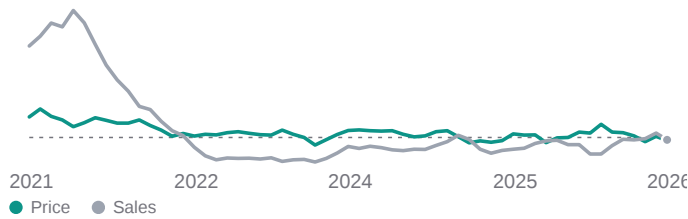


Growth (year over year)

Price -4.7% · Sales -3.3%

Price per square foot

\$128/ft²



Sale premium vs estimated value

-5.2%

Annual turnover (share of homes sold)

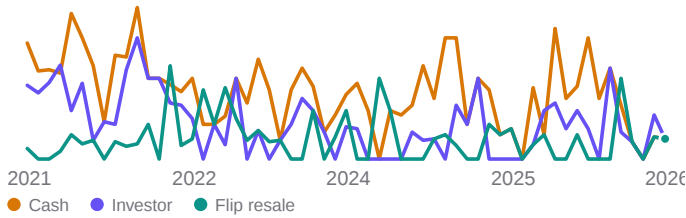
3.1%



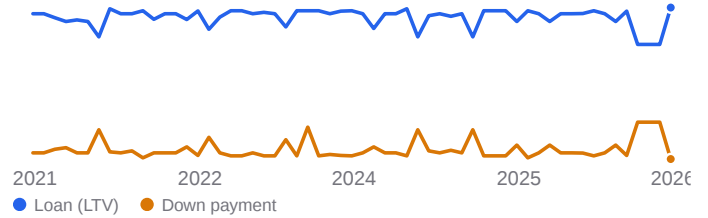
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 8.3% · Flip resale 8.3%

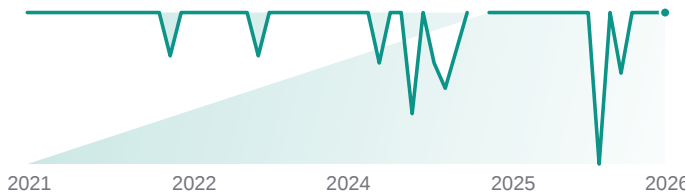


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



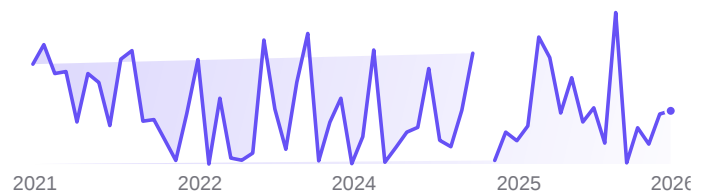
Sellers who sold at a gain

100%



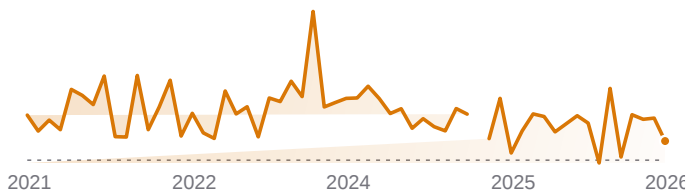
Typical hold before selling

5.2 yrs



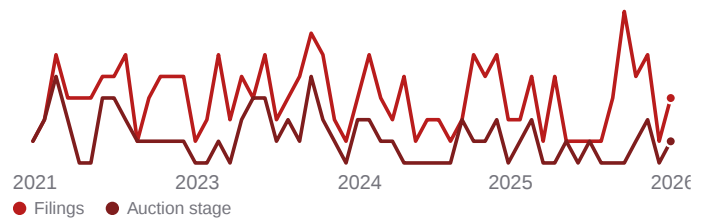
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	3,733
Median value (AVM)	\$264K
Median size	1,752 ft²
Median bedrooms	3
Median year built	2001
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	83%
Company owned	17%
Median loan-to-value	42%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	12,061
Density	966 / mi²
Median household income	\$79K
Average household income	\$103K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	38
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	7.9%
Unemployment	1.4%
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.