

Indianapolis 46235

ZIP code · IN · Indiana · Marion County

BALANCED MARKET

\$236K

MEDIAN SALE PRICE

+7.8%

1-YR CHANGE

350

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



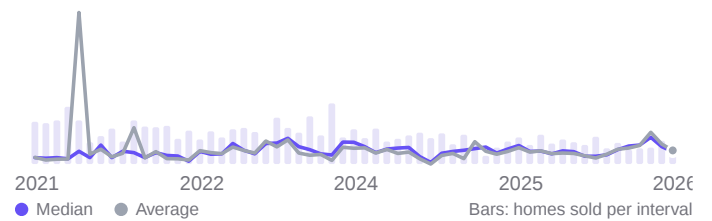
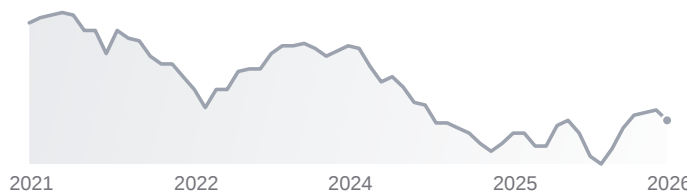
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$209K · Average \$214K

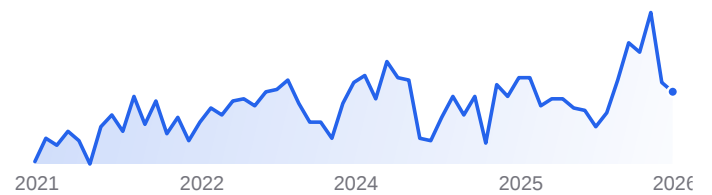
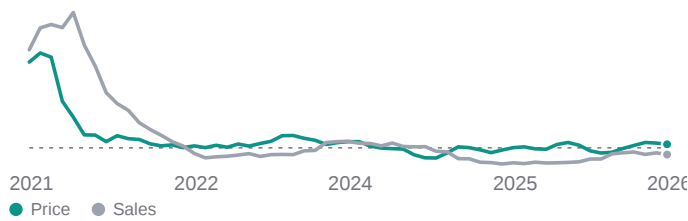


Growth (year over year)

Price +7.8% · Sales -14.4%

Price per square foot

\$131/ft²



Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

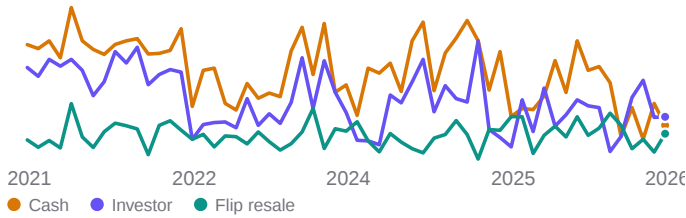
4.0%



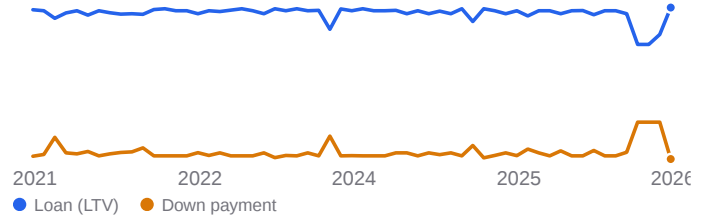
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 18% · Flip resale 11%

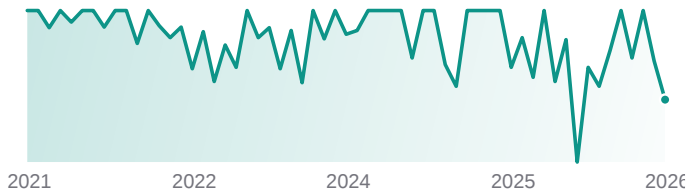


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



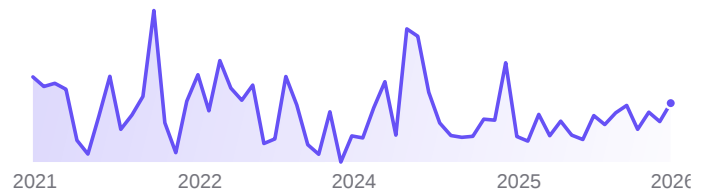
Sellers who sold at a gain

76%



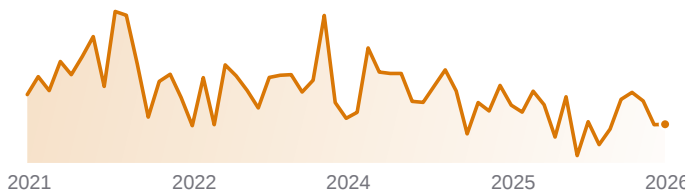
Typical hold before selling

5.1 yrs



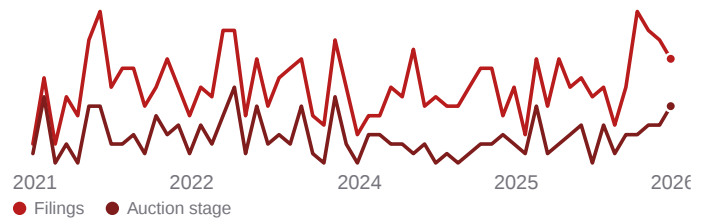
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 11 · Auction stage 6



HOUSING STOCK

Homes	8,854
Median value (AVM)	\$217K
Median size	1,574 ft²
Median bedrooms	3
Median year built	1999
Single family	94%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.1%
Owner occupied	73%
Company owned	23%
Median loan-to-value	48%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	33,124
Density	3,569 / mi ²
Median household income	\$54K
Average household income	\$68K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	34
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	16.8%
Unemployment	1.4%
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.