

Indianapolis 46236

ZIP code · IN · Indiana · Marion County

BALANCED MARKET

\$357K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

350

SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



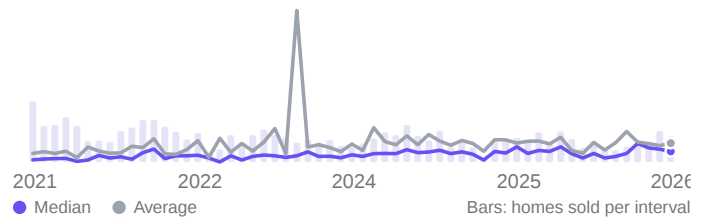
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$340K · Average \$413K

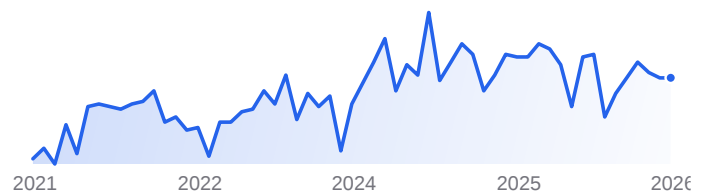
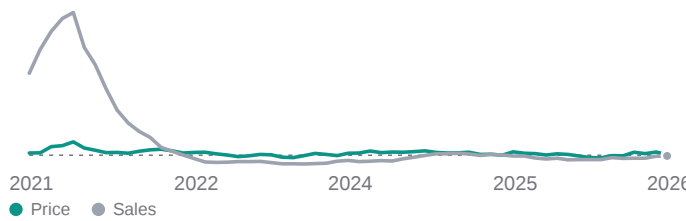


Growth (year over year)

Price +1.9% · Sales -2.5%

Price per square foot

\$174/ft²



Sale premium vs estimated value

-4.2%

Annual turnover (share of homes sold)

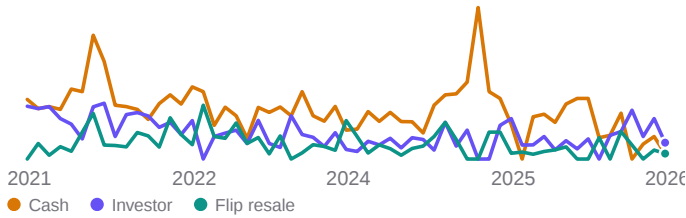
3.6%



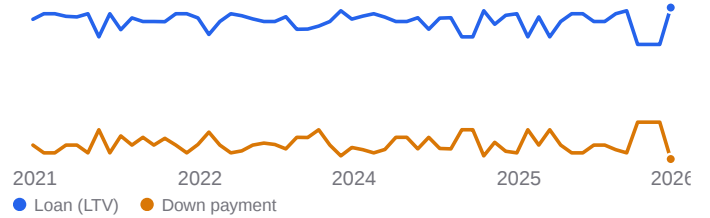
BUYERS & OUTCOMES

Buyer mix

Cash 2.7% · Investor 8.1% · Flip resale 2.7%

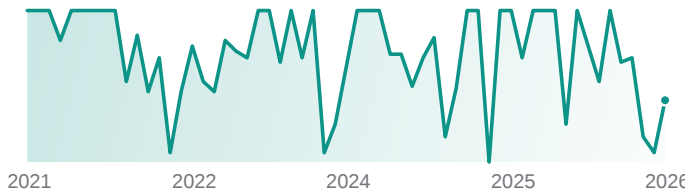


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



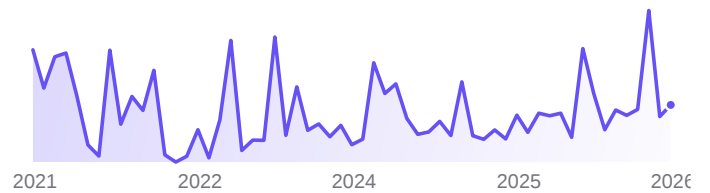
Sellers who sold at a gain

84%



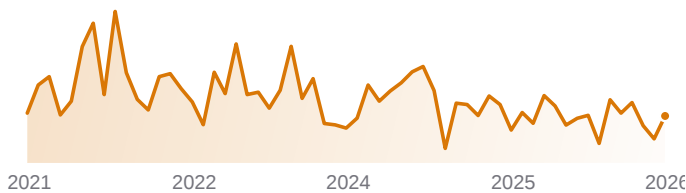
Typical hold before selling

4.8 yrs



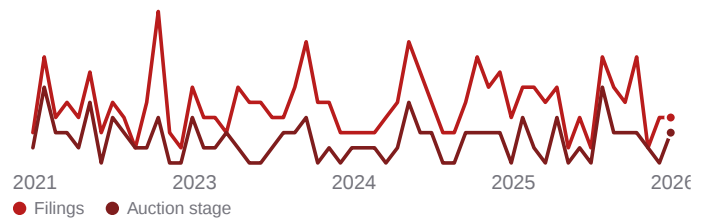
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	9,854
Median value (AVM)	\$339K
Median size	2,059 ft²
Median bedrooms	4
Median year built	1992
Single family	96%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.1%
Owner occupied	93%
Company owned	10%
Median loan-to-value	52%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	30,070
Density	2,319 / mi ²
Median household income	\$119K
Average household income	\$143K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	34
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	5.8%
Unemployment	1.6%
Average temp	51°F
Annual precip	42 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.