

Indianapolis 46237

ZIP code · IN · Indiana · Marion County

BALANCED MARKET

\$281K

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

582

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

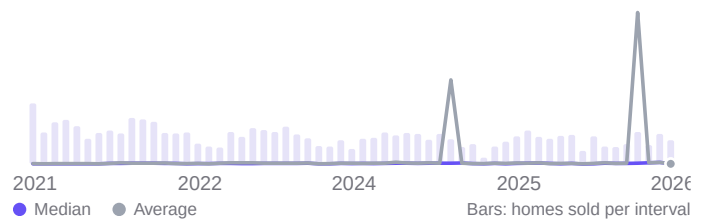
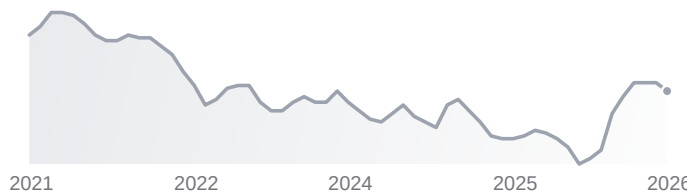
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$243K · Average \$228K

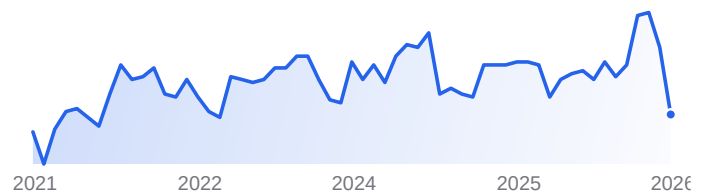
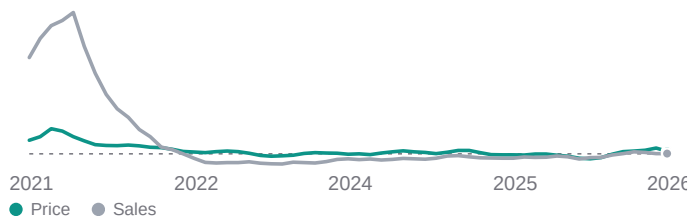


Growth (year over year)

Price +6.6% · Sales +0.7%

Price per square foot

\$140/ft²

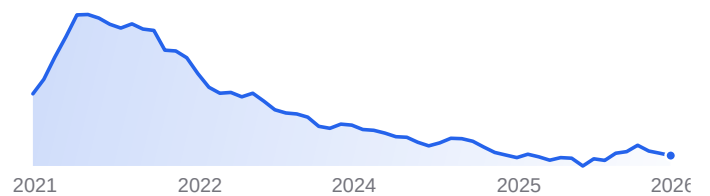


Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

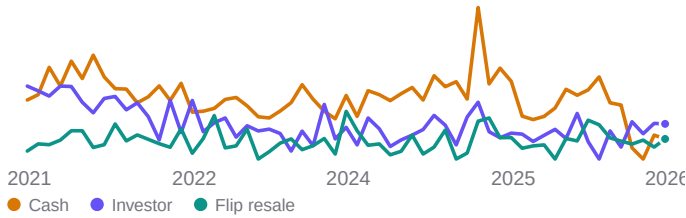
4.1%



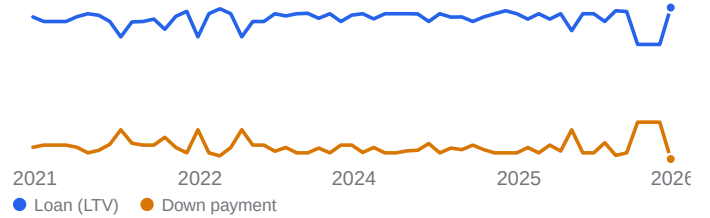
BUYERS & OUTCOMES

Buyer mix

Cash 8.2% · Investor 14% · Flip resale 8.2%

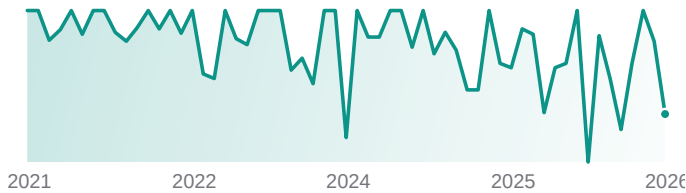


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



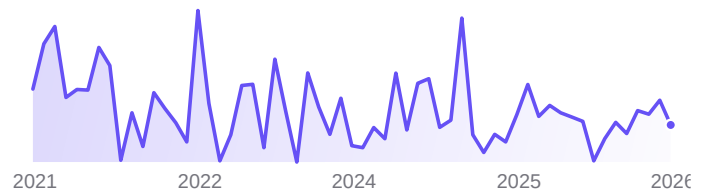
Sellers who sold at a gain

78%



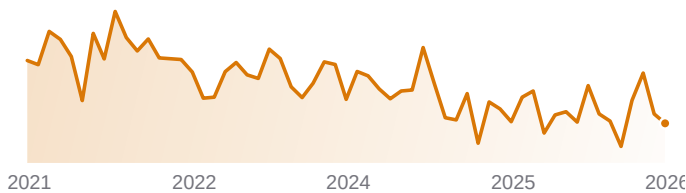
Typical hold before selling

3.3 yrs



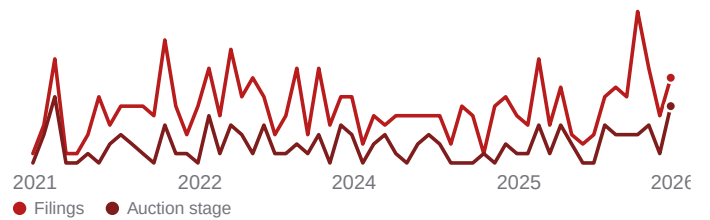
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 9 · Auction stage 6



HOUSING STOCK

Homes	14,043
Median value (AVM)	\$259K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1995
Single family	91%
Condos	8.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.8%
Owner occupied	90%
Company owned	10%
Median loan-to-value	50%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	45,004
Density	3,029 / mi ²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	40
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	6.2%
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.