

Indianapolis 46239

ZIP code · IN · Indiana > Marion County

SELLER'S MARKET

\$290K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

485

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



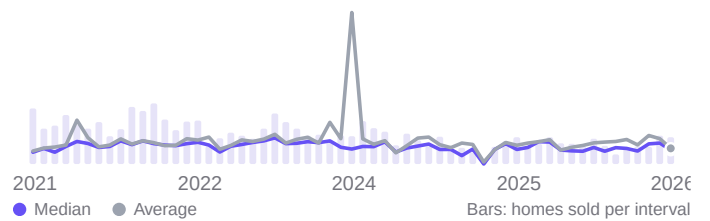
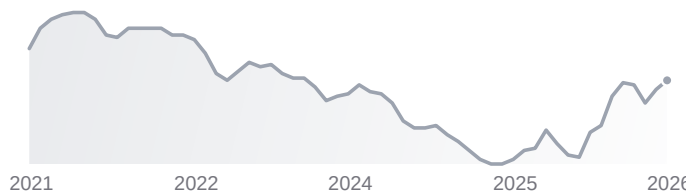
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$266K · Average \$275K

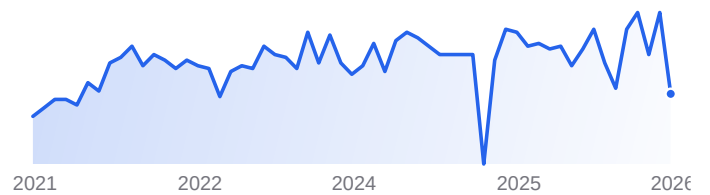
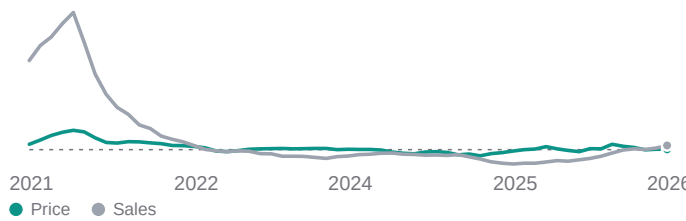


Growth (year over year)

Price +1.0% · Sales +13.1%

Price per square foot

\$132/ft²



Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

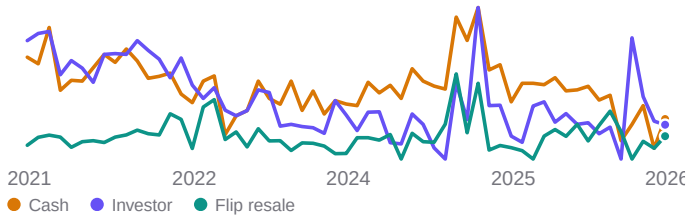
3.9%



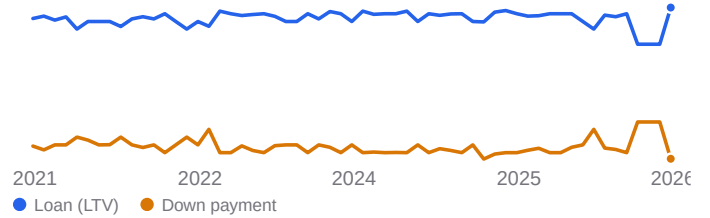
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 11% · Flip resale 7.5%

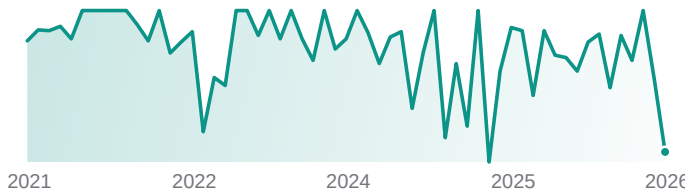


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



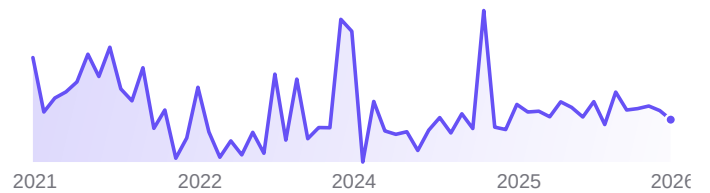
Sellers who sold at a gain

67%



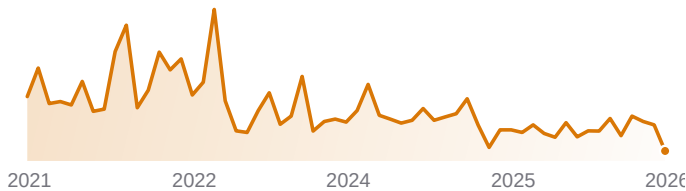
Typical hold before selling

3.5 yrs



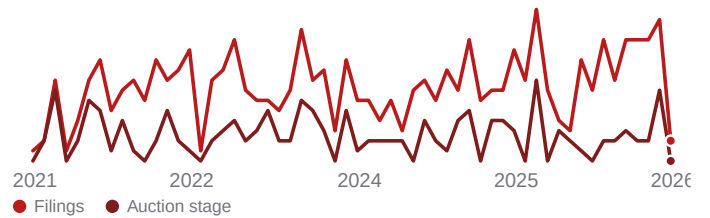
Median annualized return at resale

+1.4%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	12,344
Median value (AVM)	\$285K
Median size	2,034 ft²
Median bedrooms	3
Median year built	2003
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.7%
Owner occupied	88%
Company owned	13%
Median loan-to-value	55%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	33,486
Density	1,166 / mi²
Median household income	\$90K
Average household income	\$106K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	36
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	4.1%
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.