

Indianapolis 46240

ZIP code · IN · Indiana · Marion County

BUYER'S MARKET

\$403K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

211

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



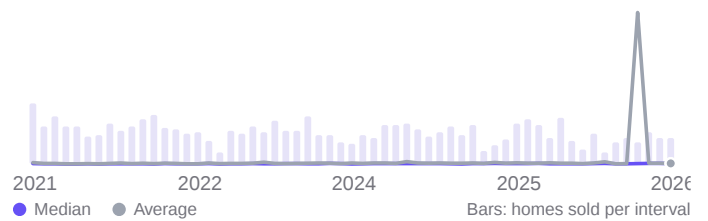
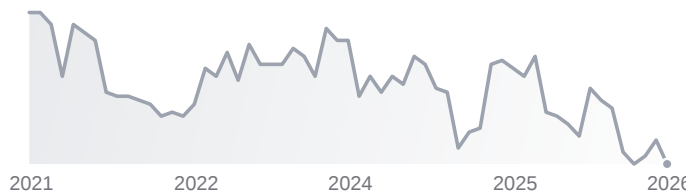
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$383K · Average \$422K

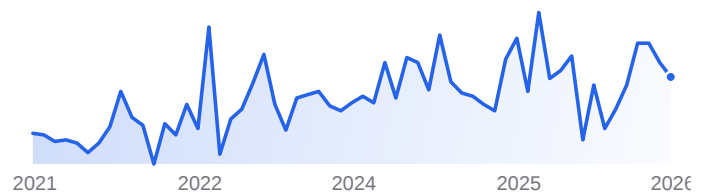
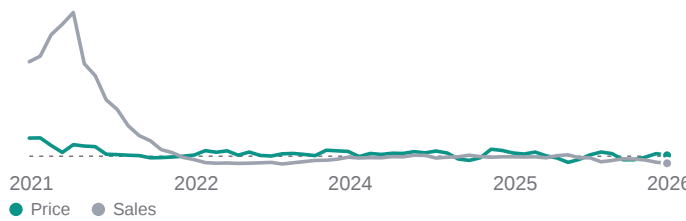


Growth (year over year)

Price +2.6% · Sales -19.8%

Price per square foot

\$211/ft²



Sale premium vs estimated value

-5.0%

Annual turnover (share of homes sold)

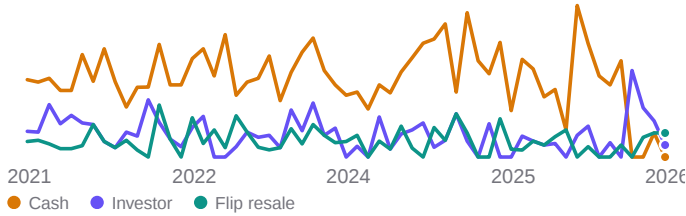
3.6%



BUYERS & OUTCOMES

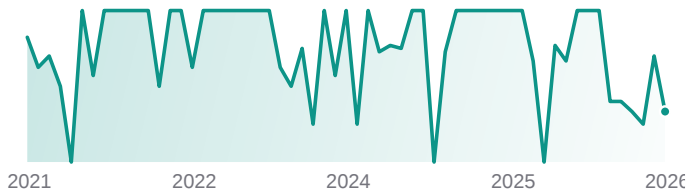
Buyer mix

Cash 0% · Investor 5.6% · Flip resale 11%



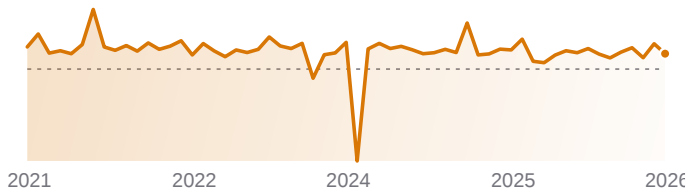
Sellers who sold at a gain

78%

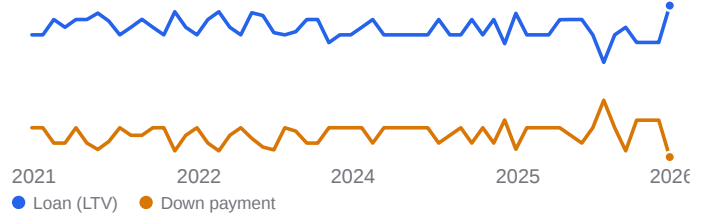


Median annualized return at resale

+5.5%

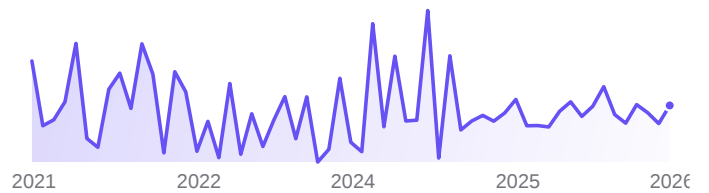


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



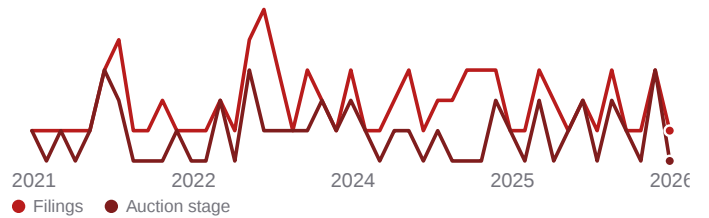
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,826
Median value (AVM)	\$346K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1960
Single family	87%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.2%
Owner occupied	91%
Company owned	15%
Median loan-to-value	48%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	20,973
Density	1,964 / mi ²
Median household income	\$83K
Average household income	\$111K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	38
Homes occupied	89%
Bachelor's or higher	37%
Poverty rate	6.5%
Unemployment	1.4%
Average temp	52°F
Annual precip	40 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.