

# Indianapolis 46250

ZIP code · IN · Indiana > Marion County

BALANCED MARKET

**\$341K**

MEDIAN SALE PRICE

**+5.5%**

1-YR CHANGE

**185**

SALES (12 MO)

**\$329K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



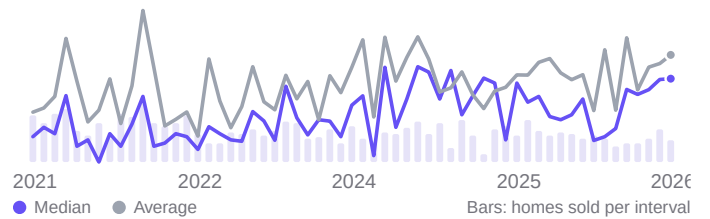
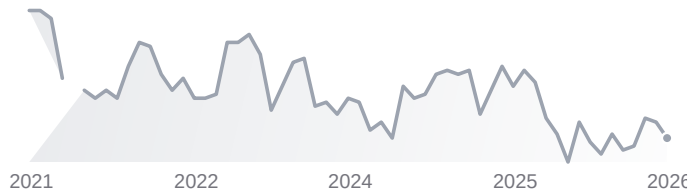
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$347K · Average \$385K

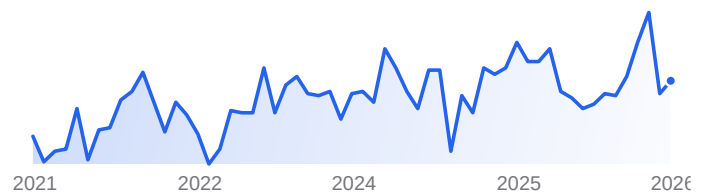
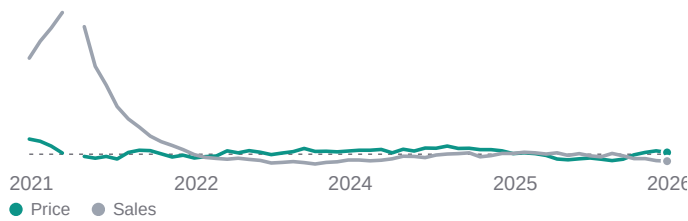


Growth (year over year)

Price +5.5% · Sales -21.3%

Price per square foot

\$176/ft²



Sale premium vs estimated value

-7.7%

Annual turnover (share of homes sold)

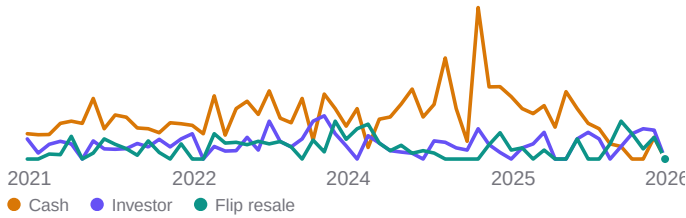
3.8%



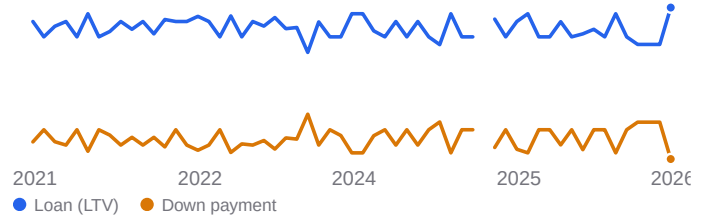
## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

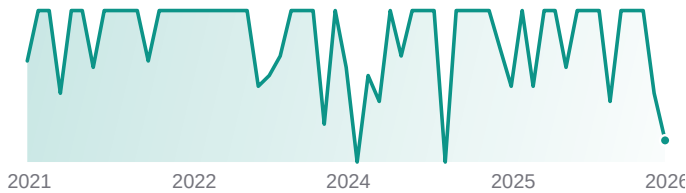


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



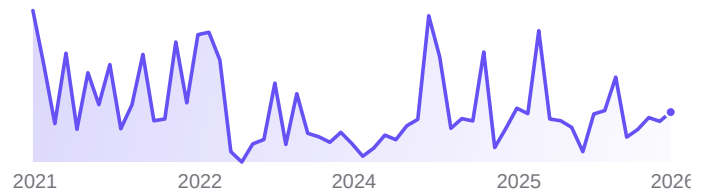
### Sellers who sold at a gain

71%



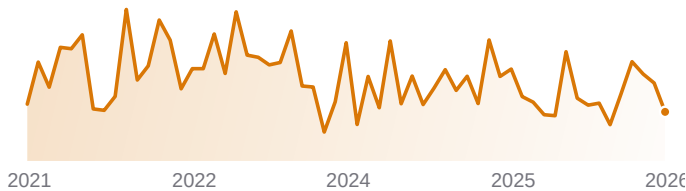
### Typical hold before selling

3.9 yrs



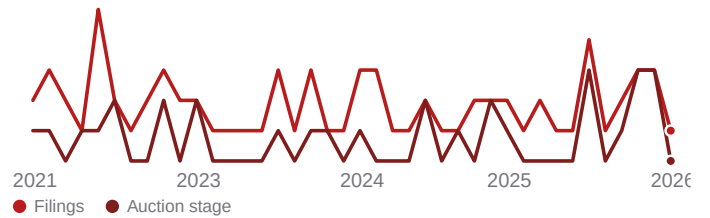
### Median annualized return at resale

+3.9%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,900     |
| Median value (AVM) | \$329K    |
| Median size        | 1,984 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 76%       |
| Condos             | 21%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 49%  |
| Underwater (LTV 125% or more) | 2.0% |
| Owner occupied                | 93%  |
| Company owned                 | 11%  |
| Median loan-to-value          | 51%  |

Typical ownership tenure

7.0 yrs

## COMMUNITY

|                                  |                         |
|----------------------------------|-------------------------|
| Population                       | 19,610                  |
| Density                          | 2,597 / mi <sup>2</sup> |
| Median household income          | \$76K                   |
| Average household income         | \$92K                   |
| Crime index (US avg 100)         | 98                      |
| Air pollution index (US avg 100) | 106                     |
| Earthquake index (US avg 100)    | 33                      |
| Homes occupied                   | 92%                     |
| Bachelor's or higher             | 36%                     |
| Poverty rate                     | 7.1%                    |
| Unemployment                     | 1.6%                    |
| 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.