

Indianapolis 46256

ZIP code · IN · Indiana · Marion County

SELLER'S MARKET

\$338K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

329

SALES (12 MO)

\$349K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



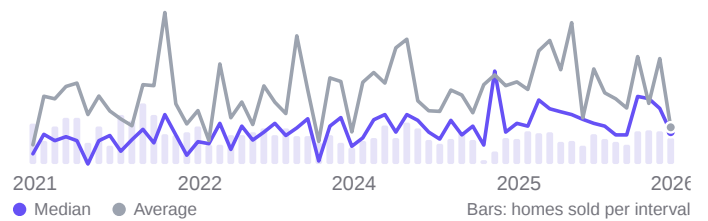
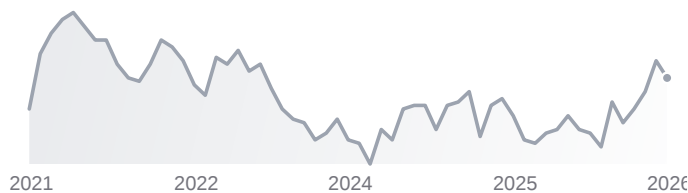
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$305K · Average \$313K

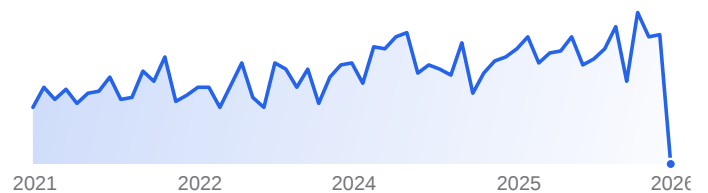
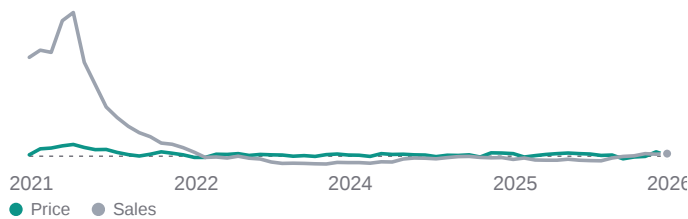


Growth (year over year)

Price +1.8% · Sales +8.6%

Price per square foot

\$124/ft²



Sale premium vs estimated value

-14.3%

Annual turnover (share of homes sold)

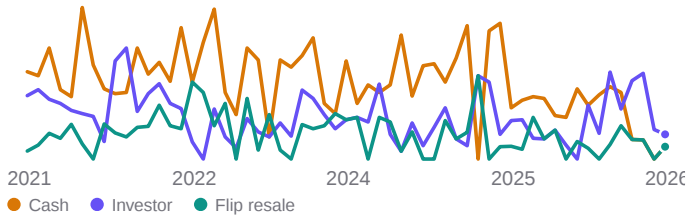
4.0%



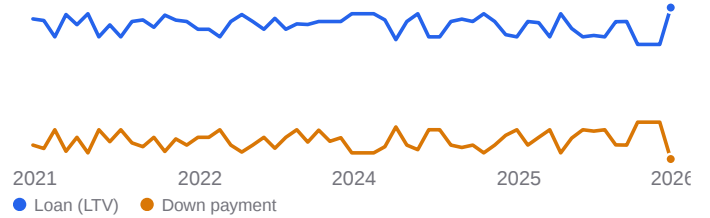
BUYERS & OUTCOMES

Buyer mix

Cash 3.7% · Investor 7.4% · Flip resale 3.7%

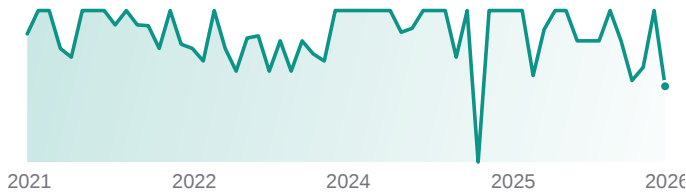


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



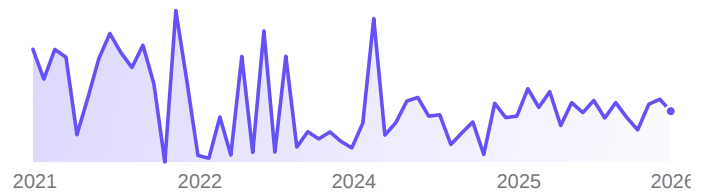
Sellers who sold at a gain

75%



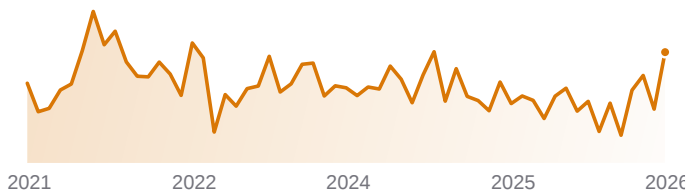
Typical hold before selling

3.9 yrs



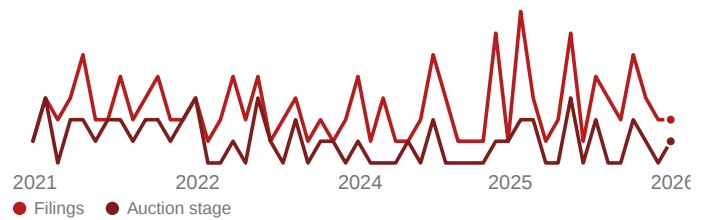
Median annualized return at resale

+10.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,159
Median value (AVM)	\$349K
Median size	2,088 ft²
Median bedrooms	3
Median year built	1985
Single family	90%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.8%
Owner occupied	96%
Company owned	10%
Median loan-to-value	50%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	20,922
Density	1,893 / mi ²
Median household income	\$100K
Average household income	\$121K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	30
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	3.7%
Unemployment	1.4%
Average temp	51°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.