

Indianapolis 46260

ZIP code · IN · Indiana · Marion County

BUYER'S MARKET

\$315K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

334

SALES (12 MO)

\$311K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



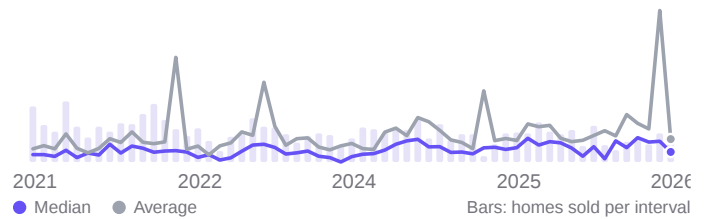
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$275K · Average \$350K

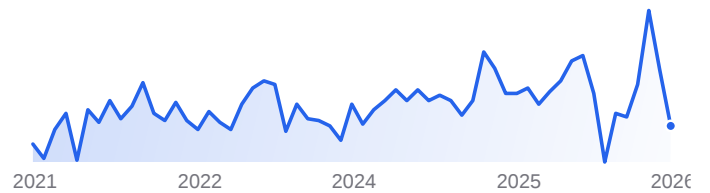
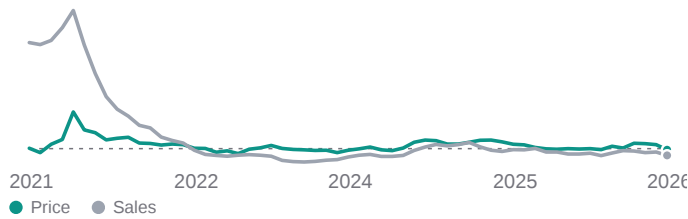


Growth (year over year)

Price -2.6% · Sales -15.2%

Price per square foot

\$151/ft²

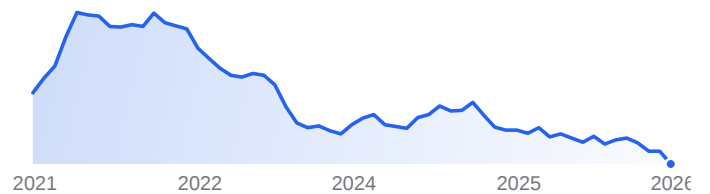


Sale premium vs estimated value

-4.6%

Annual turnover (share of homes sold)

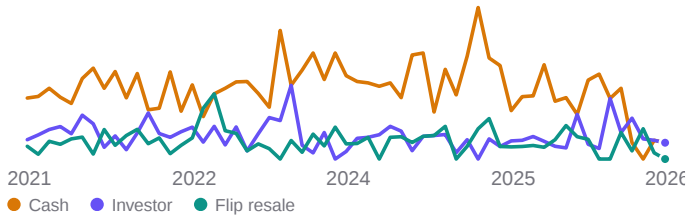
3.9%



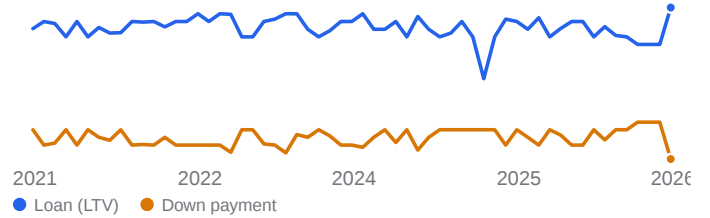
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 7.7% · Flip resale 0%

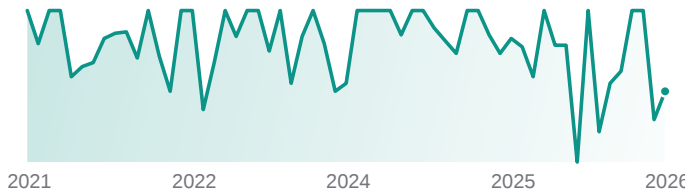


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



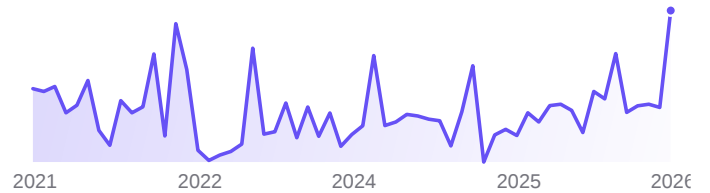
Sellers who sold at a gain

78%



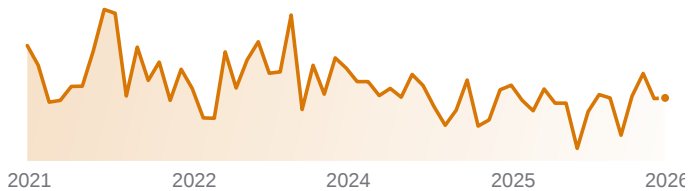
Typical hold before selling

9.6 yrs



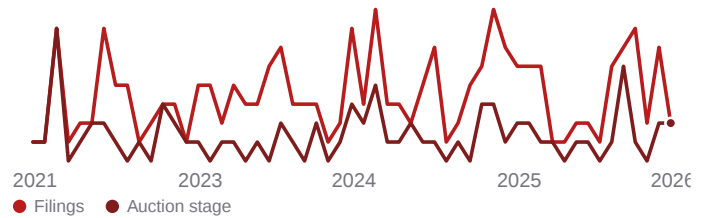
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,587
Median value (AVM)	\$311K
Median size	1,950 ft²
Median bedrooms	3
Median year built	1968
Single family	80%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.9%
Owner occupied	90%
Company owned	14%
Median loan-to-value	47%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	34,243
Density	3,358 / mi²
Median household income	\$76K
Average household income	\$98K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	34
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	11.9%
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.