

Indianapolis 46268

ZIP code · IN · Indiana · Marion County

SELLER'S MARKET

\$293K

MEDIAN SALE PRICE

+31.4%

1-YR CHANGE

263

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

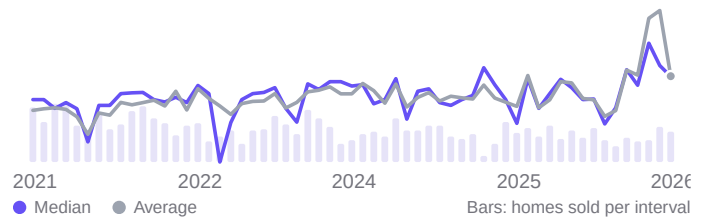
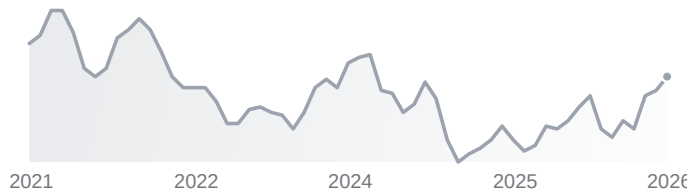
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$269K · Average \$269K

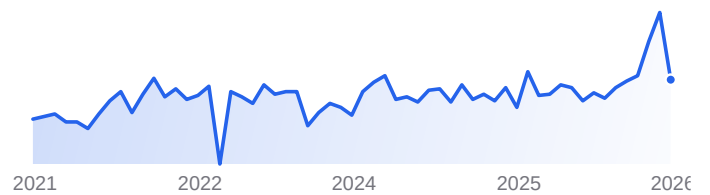
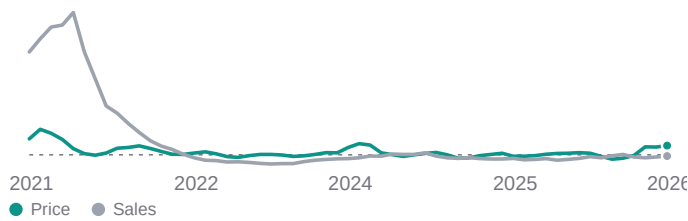


Growth (year over year)

Price +31.4% · Sales -4.4%

Price per square foot

\$153/ft²



Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

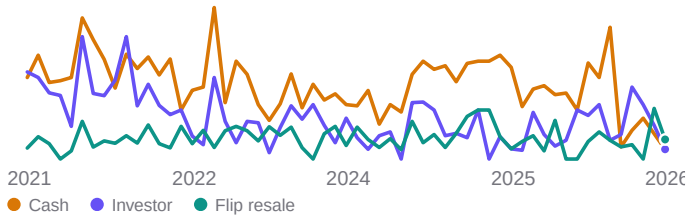
3.8%



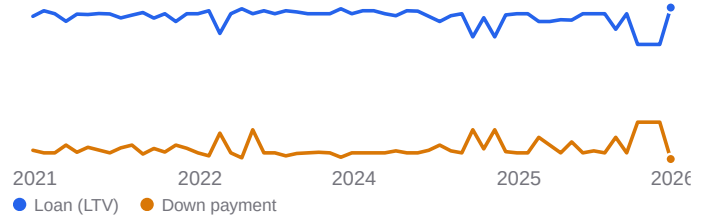
BUYERS & OUTCOMES

Buyer mix

Cash 4.0% · Investor 4.0% · Flip resale 8.0%

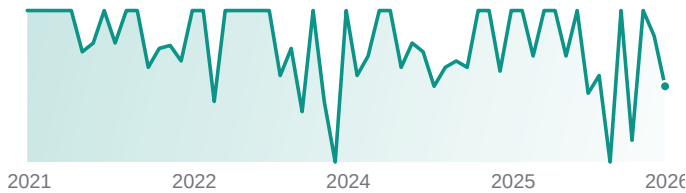


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



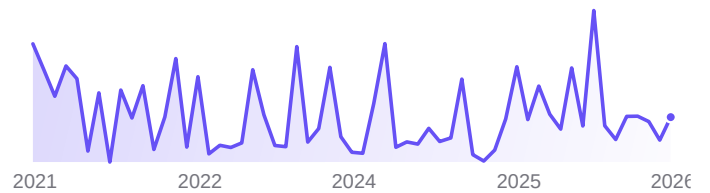
Sellers who sold at a gain

83%



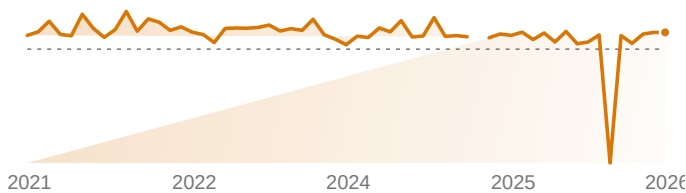
Typical hold before selling

4.2 yrs



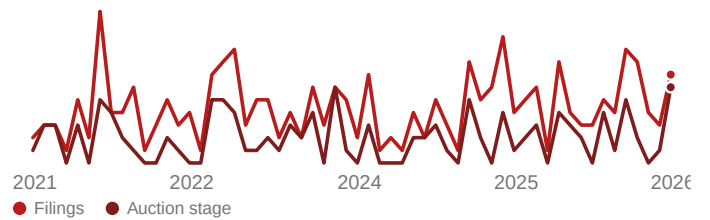
Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 7 · Auction stage 6



HOUSING STOCK

Homes	6,999
Median value (AVM)	\$250K
Median size	1,648 ft²
Median bedrooms	3
Median year built	1988
Single family	73%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	15%
Median loan-to-value	47%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	27,190
Density	2,023 / mi ²
Median household income	\$67K
Average household income	\$84K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	35
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	9.8%
Unemployment	1.3%
Average temp	51°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.