

Indianapolis 46280

ZIP code · IN · Indiana · Hamilton County

SELLER'S MARKET

\$384K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

114

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

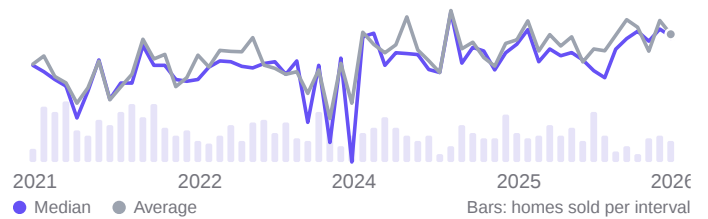
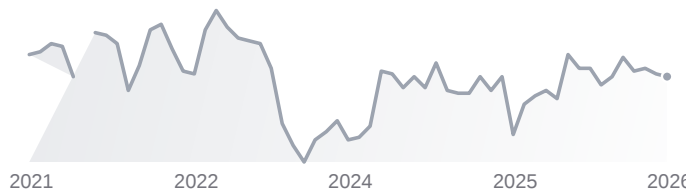
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$382K · Average \$387K

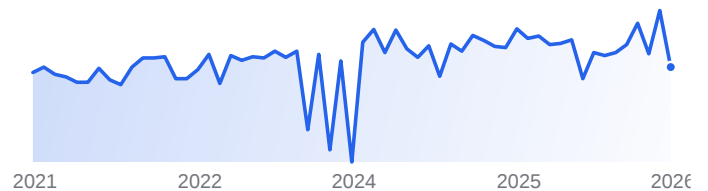
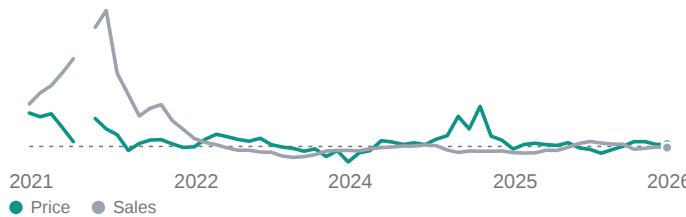


Growth (year over year)

Price +7.6% · Sales -3.4%

Price per square foot

\$171/ft²



Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

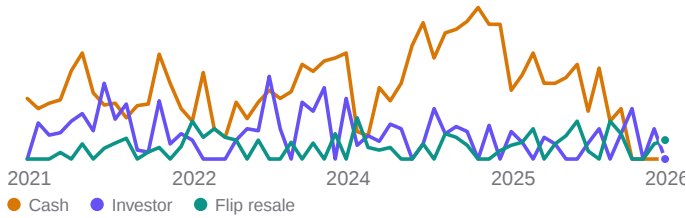
4.0%



BUYERS & OUTCOMES

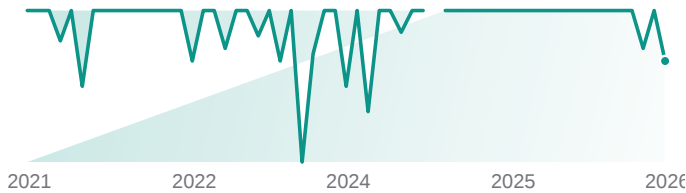
Buyer mix

Cash 0% · Investor 0% · Flip resale 13%



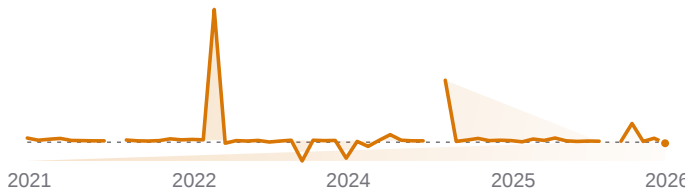
Sellers who sold at a gain

67%

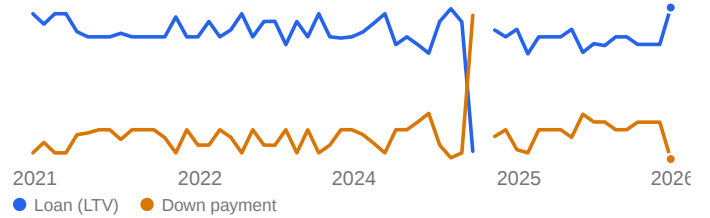


Median annualized return at resale

-4.4%

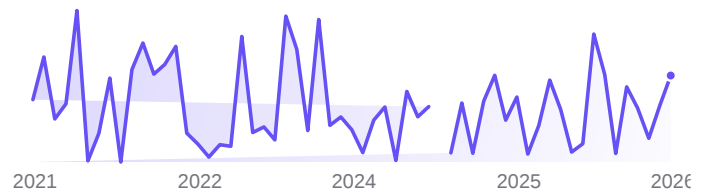


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



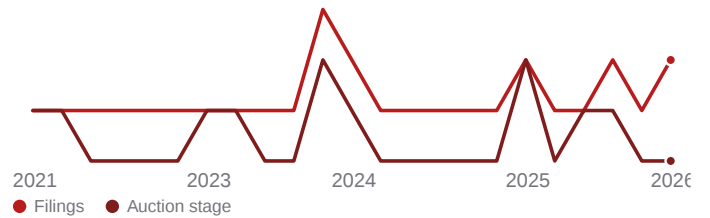
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,867
Median value (AVM)	\$328K
Median size	1,651 ft²
Median bedrooms	3
Median year built	1965
Single family	85%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	18%
Median loan-to-value	39%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	6,647
Density	2,399 / mi²
Median household income	\$99K
Average household income	\$117K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	38
Homes occupied	95%
Bachelor's or higher	43%
Poverty rate	5.0%
Unemployment	1.1%
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.