

# Marion 46953

ZIP code · IN · Indiana > Grant County > Marion

BALANCED MARKET

**\$166K**

MEDIAN SALE PRICE

**+78.2%**

1-YR CHANGE

**206**

SALES (12 MO)

**\$81K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



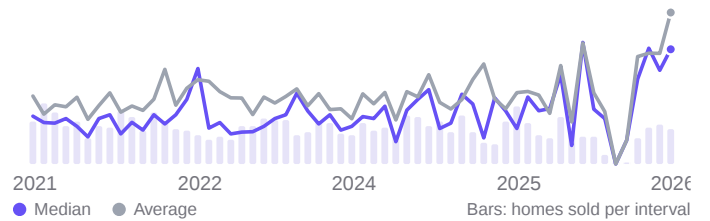
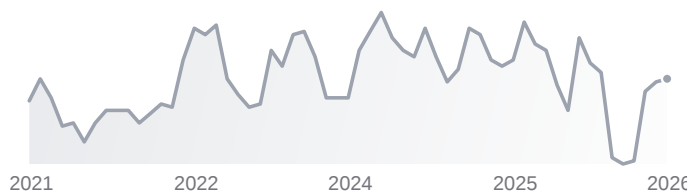
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$175K · Average \$223K

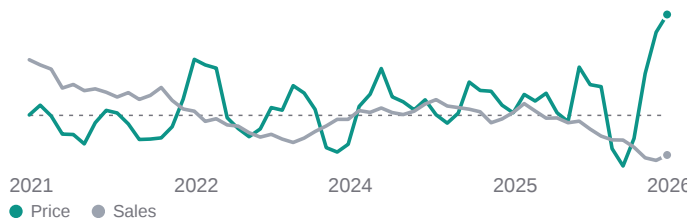


Growth (year over year)

Price +78.2% · Sales -30.6%

Price per square foot

\$110/ft²

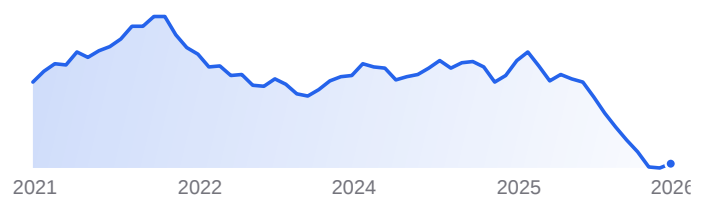


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

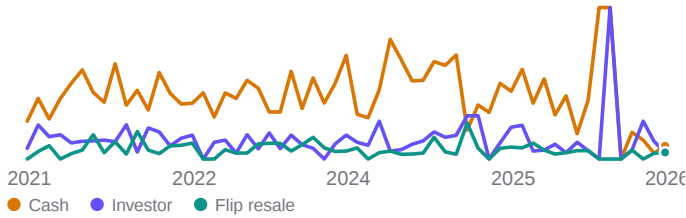
2.6%



## BUYERS & OUTCOMES

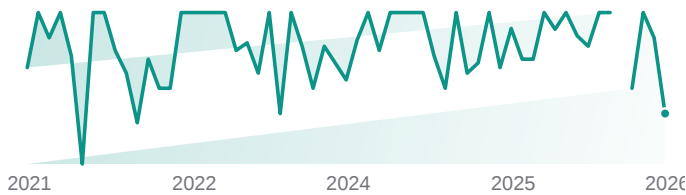
### Buyer mix

Cash 8.7% · Investor 4.3% · Flip resale 4.3%



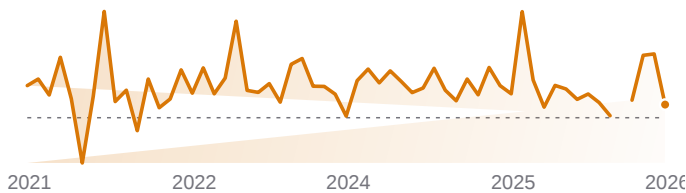
### Sellers who sold at a gain

67%

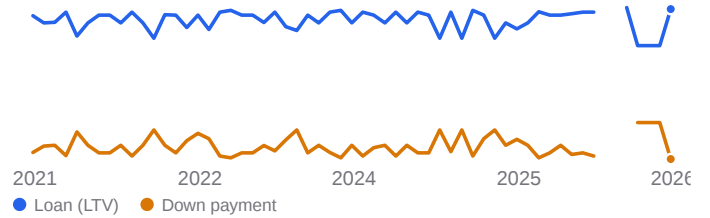


### Median annualized return at resale

+3.9%

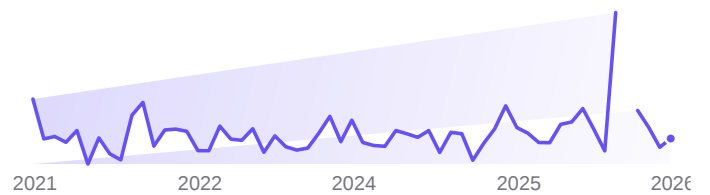


### Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



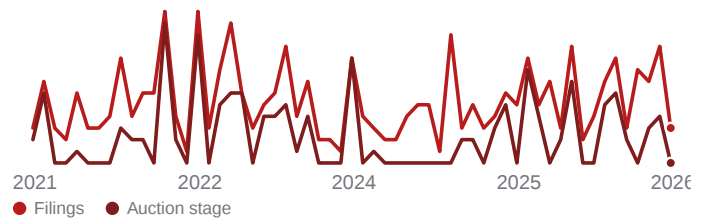
### Typical hold before selling

2.7 yrs



### Preforeclosure filings

Filings 3 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,005     |
| Median value (AVM) | \$81K     |
| Median size        | 1,352 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1957      |
| Single family      | 86%       |
| Condos             | 1.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 62%  |
| Underwater (LTV 125% or more) | 3.9% |
| Owner occupied                | 69%  |
| Company owned                 | 16%  |
| Median loan-to-value          | 18%  |

Typical ownership tenure

16.7 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 23,402                |
| Density                          | 271 / mi <sup>2</sup> |
| Median household income          | \$49K                 |
| Average household income         | \$61K                 |
| Crime index (US avg 100)         | 115                   |
| Air pollution index (US avg 100) | 127                   |
| Earthquake index (US avg 100)    | 34                    |
| Homes occupied                   | 87%                   |
| Bachelor's or higher             | 8%                    |
| Poverty rate                     | 23.2%                 |
| Unemployment                     | 1.1%                  |
| Average temp                     | 51°F                  |
| Annual precip                    | 39 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.