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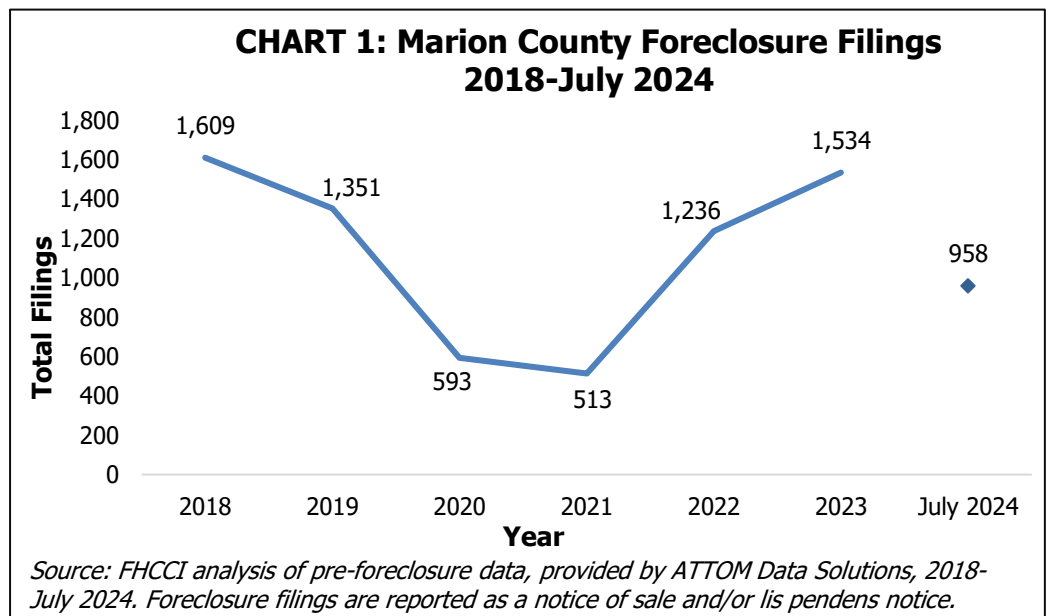
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FHCCI Releases New Report Showing Increased Foreclosure Filings in Marion County

INDIANAPOLIS, IN – For most Americans, owning your home remains the American dream and that home becomes our most important financial asset. Escalating home prices and interest rates, the shortage of available and affordable homes, the impact of investor purchases of starter homes, and barriers in accessing cash or mortgage lending for purchase are some of the most significant challenges today for prospective new homebuyers. For those able to become a homeowner, staying in our homes is becoming an increasing challenge. New assessments resulting in higher property taxes, escalating homeowner insurance premiums, and rising costs for necessary home repairs are major barriers in someone’s ability to keep a home. For its latest report, [**The State of Fair Housing in Indiana – Foreclosure Filings in Marion County**](#), the FHCCI purchased foreclosure data and analyzed public sources to present its findings.

Key Findings

- In 2023, there were 1,534 foreclosure filings in Marion County, a 24% increase from 1,236 in 2022. However, from January to July 2024, there were already 958 filings. Indiana and some of its cities frequently rank among the highest for foreclosure filing rates. In November 2024, Indiana was the fourth highest state nationally with one filing for every 3,567 housing units during that month.
- The four Marion County neighborhoods with the highest foreclosure filing rates were Crown Hill (109.4 foreclosure filings per 1,000 owner-occupied households), Far Eastside (88.1), Meadows (77.9), and Martindale-Brightwood (72.5). All historically Black/African American neighborhoods.
- In comparison, Meridian Hills/Williams Creek had the lowest foreclosure filing rate in Marion County (8.4 foreclosure filings per 1,000 owner-occupied households)—including only 1 foreclosure between January and July 2024—as compared to Crown Hill’s rate of 109.4 and 21 foreclosure filings this year as of July 2024. The neighborhoods with the lowest foreclosure filing rates are overall majority white and more affluent neighborhoods.
- The top foreclosing lender for 2022 and 2023 in Marion



County was U.S. Bank with 484 foreclosures—a far higher number than the subsequent lenders in the list. After U.S. Bank, the next six lenders had between 106-140 foreclosures in the same time period.

- A recent report found that, in Indiana, the share of cost-burdened middle-class new homeowners increased 8.7 percentage points from 2017 (7.7%) to 2022 (16.5%) putting more families at risk of making ends meet.
- A recent report by Redfin found that the Indianapolis metro area saw the greatest percentage increase in property taxes out of the 50 biggest metropolitan areas, with Indianapolis homeowners paying a median of \$205 a month—up nearly 67% from 2019.
- In ATTOM's August 2024 report, Indianapolis was named as having the third highest zombie foreclosure rate of the 100 top metro areas in the U.S., with 5.7% of homes in the foreclosure process being vacant, behind only Cleveland, OH (7.4%) and Pittsburgh, PA (5.8%). Within that same report, Indiana was identified as having the fourth highest percentage of foreclosed, bank-owned homes that are vacant at 22.5%. Of the 25 million investor-owned homes throughout the U.S., about 871,200 are vacant, or 3.5%. Indiana had the highest share of vacant investor-owned homes (6.7% vacant)—almost double the national average.
- Those at risk of loss of their home are prime targets of unscrupulous actors seeking to extract what limited funds they have remaining under the guise of foreclosure rescue programs or legal advice.
- In Marion County, nearly \$33 million in Indiana Homeowner Assistance Fund (IHAF) assistance was provided to 2,543 approved applications during the COVID-19 pandemic to keep people in their homes and to combat the risk of foreclosure. These funding programs have since closed resulting in few options for struggling homeowners.

"Our homes matter. Loss of housing can lead to health-related impacts and neighborhood instability impacting more than just the foreclosed homeowner," explained Amy Nelson, Executive Director of the FHCCI. "With this report, the FHCCI brings awareness to the challenges for area homeowners and the need for continued monitoring and support."

To download the full report, visit the [FHCCI's News Page](#) or our [Reports Page](#).

In recent years, the FHCCI has released the following consumer-driven housing reports through its *The State of Fair Housing in Indiana* series:

- [The Promise and Perils of Alternative Home Financing](#) (2024)
- [Highlighting Housing Impacts From Our Changing Environment](#) (2024)
- [Unstable Land: The Fair Housing Challenges for Manufactured Housing Residents](#) (2024)
- [A Review of Fair Housing Complaints in Indiana 2019-2023](#) (2024)
- [Mortgage Lending Update for Marion County 2021-2022](#) (2024)
- [Who Owns Indy's Houses: A Review of the Largest Single-Family Home Investors](#) (2023)
- [No Way Home: Tenant Screening Barriers to Housing](#) (2023)
- [Our Changing Neighborhoods: The Impact of Investors, Foreclosures, and Mortgage Lending](#) (2022)
- [At What Cost? Rents, Burdens, Evictions, and Profits in Marion County](#) (2022)
- [FHA & VA Mortgage Lending in Marion County 2018-2021](#) (2022)
- [Mortgage Lending in Marion County 2018-2020](#) (2022)
- [Fair Housing Complaint Filing 2000-2018](#) (2020)

The Fair Housing Center of Central Indiana (FHCCI) is a private, nonprofit fair housing organization based in Indianapolis, Indiana. Its mission is to facilitate open housing for all people by ensuring the availability of affordable and accessible housing; promoting housing choice and homeownership; advocating for an inclusive housing market; working toward stable and equitable communities; and eradicating discrimination within Central Indiana, the State of Indiana, and nationally. For more information, visit: www.fhcci.org

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