



FOR IMMEDIATE RELEASE – March 25, 2025

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FHCCI Releases Update Showing Increased Foreclosure Filings in Marion County

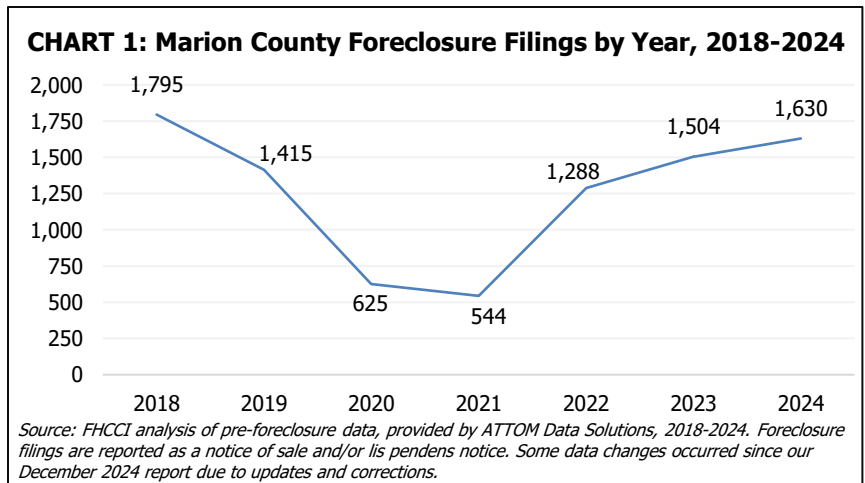
INDIANAPOLIS, IN – Today, the Fair Housing Center of Central Indiana (FHCCI) releases an update, [State of Fair Housing Report – Marion County Foreclosure Update](#), on foreclosure filings through 2024 for Marion County, Indiana. As anticipated, foreclosure filings for Marion County rose in 2024 for the third year in a row.

In our December 2024 report, [State of Fair Housing Report – Foreclosure Filings in Marion County](#), the FHCCI presented foreclosure data in Marion County from 2018 through July 2024. This update provides year-end data on foreclosure filings for the remainder of 2024. Marion County ended 2024 with 1,630 foreclosure filings. See Chart 1 which includes updated numbers based on lender and ATTOM corrections. This comes out to a foreclosure filing rate of 7.7 filings per 1,000 owner-occupied households, or one in every 129 owner-occupied households. The multi-year increases confirm that the pandemic-era drop in foreclosures is officially over. Homeowners, facing a number of increasing costs including property taxes, homeowner insurance, and/or home repairs, are finding it harder and harder to keep up with their monthly payments.

National data has placed Indiana among the highest in the nation for foreclosure filings over the past year. Most recently, ATTOM Data Solutions reported that Indiana had one foreclosure action for every 2,459 housing units in January 2025, ranking third in the nation behind only Delaware and Nevada. By the same measure, the FHCCI calculated that Marion County had one foreclosure action for every 1,507 housing units in January 2025, a far worse rate compared to the rest of the state.

Within Indianapolis, some neighborhoods have fared much worse than others, as shown in Tables 1 and 2. In Crown Hill, for example, there were 34.7 foreclosure filings per 1,000 owner-occupied households, or one in every 29. A full list of foreclosure filings for all Indianapolis neighborhoods is in the report.

These updated findings reemphasize the need for assistance for struggling homeowners. Lenders can do more to reach out to borrowers who are at risk of foreclosure about entering into forbearance plans. Local governments can invest more in home repair and home modification grant



programs to prevent the deterioration of properties and escalation of home insurance costs, as well as ease the property tax assessment appeal process for homeowners who believe their home was over-assessed. Addressing the increasing number of foreclosures is critical to preserving homeownership in Indianapolis. The FHCCI will continue to provide updates on local foreclosure rates to draw attention to the problem and encourage solutions.

TABLE 1: Neighborhoods with Highest Foreclosure Rates (2024)

Rank	Neighborhood	Count	Foreclosure Rate*
1	Crown Hill	20	34.7
2	Near Southside	30	24.3
3	Arlington Woods	25	21.0
4	Near Southeast	56	19.7
5	Meadows	19	18.5
6	Near NW - Riverside	25	18.2
7	Far Eastside	98	17.7
8	Martindale - Brightwood	37	17.4
9	Near Eastside	91	16.7
10	Mapleton / Fall Creek	19	16.3

**Foreclosure filings per 1,000 owner-occupied households. Source: FHCCI analysis of pre-foreclosure data provided by ATTOM Data Solutions, 2024; U.S. Decennial Census, 2020.*

TABLE 2: Neighborhoods with Lowest Foreclosure Rates (2024)

Rank	Neighborhood	Count	Foreclosure Rate*
1	Canterbury-Chatard	0	0.0
1	Park Fletcher	0	0.0
1	International Marketplace	0	0.0
4	Clearwater	1	0.7
4	North Central	1	1.1
6	College Park	2	1.9
7	Downtown	4	2.0
7	Hill Valley	4	2.0
9	I-65 / South Emerson	10	2.5
10	Devonshire	5	2.6

**Foreclosure filings per 1,000 owner-occupied households. Source: FHCCI analysis of pre-foreclosure data provided by ATTOM Data Solutions, 2024; U.S. Decennial Census, 2020.*

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:

- [Mortgage Lending in Allen County 2023](#) (2025)
- [Who Owns Central Indiana's Houses: An Update of the Largest Single-Family Home Investors](#) (2025)
- [Foreclosure Filings in Marion County](#) (2024)
- [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)

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

The work that provided the basis for this publication was supported in part by funding under a grant with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the federal Government.