

## FHCCI UPDATE: Marion County Foreclosure Filings Continue to Rise Through End of Year 2024

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 Fair Housing Center of Central Indiana (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.<sup>1</sup>

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,<sup>2</sup> 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.

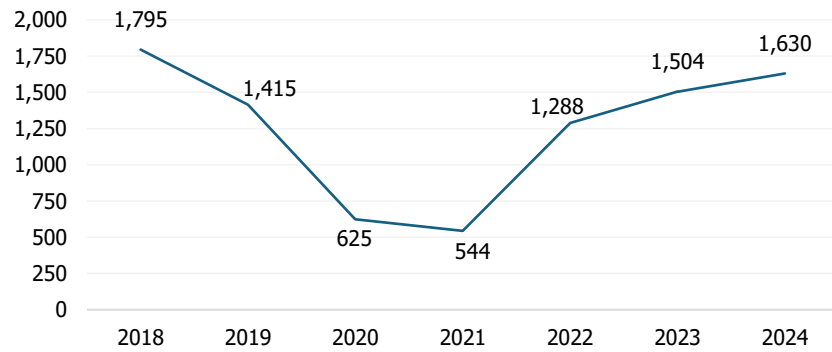
Within Indianapolis, some neighborhoods have fared much worse than others, as shown in Tables 1 and 2. In Crown Hill,

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.

<sup>1</sup> Daniel McCue, Whitney Airgood-Obrycki, and Peyton Whitney. "Rising Costs of Homeownership Are a Growing Burden." *Harvard Joint Center For Housing Studies*, February 24, 2025. <https://www.jchs.harvard.edu/research-areas/research-briefs/rising-costs-homeownership-are-growing-burden>

**CHART 1: Marion County Foreclosure Filings by Year, 2018-2024**



Source: FHCCI analysis of pre-foreclosure data, provided by ATTOM Data Solutions, 2018-2024. Foreclosure filings are reported as a notice of sale and/or lis pendens notice. Some data changes occurred since our December 2024 report due to updates and corrections.

for example, there were 34.7 foreclosure filings per 1,000 owner-occupied households, or one in every 29. See Table 3 for foreclosure filing numbers and rates for all Indianapolis neighborhoods.

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.

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.

<sup>2</sup> ATTOM Data Solutions. "US Foreclosure Rates by State – January 2025." February 14, 2025. <https://www.attomdata.com/news/most-recent/foreclosure-rate-by-state-january-2025>. Note: ATTOM's calculation of foreclosure rates counts the multiple actions (notice of sales and lis pendens notices) that may occur in a single court case.

**TABLE 3: Foreclosure Filings by Neighborhood (Marion County, 2018-2024)**

Foreclosure filing rates are foreclosure filings per 1,000 owner-occupied households. # = number of foreclosure filings.

Neighborhood	2018		2019		2020		2021		2022		2023		2024		2018-2024	
	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	Total #	Total Rate
Acton	4	(3.8)	8	(7.5)	3	(2.8)	3	(2.8)	4	(3.8)	7	(6.6)	6	(5.6)	35	(32.8)
Allisonville	5	(1.7)	7	(2.4)	1	(0.3)	3	(1.0)	5	(1.7)	3	(1.0)	8	(2.8)	32	(11.0)
Ameriplex	5	(7.9)	1	(1.6)	0	(0.0)	1	(1.6)	0	(0.0)	5	(7.9)	5	(7.9)	17	(26.8)
Arlington Woods	22	(18.5)	9	(7.6)	6	(5.0)	7	(5.9)	11	(9.2)	18	(15.1)	25	(21.0)	98	(82.3)
Augusta / New Augusta	40	(11.6)	24	(7.0)	12	(3.5)	6	(1.7)	20	(5.8)	33	(9.6)	26	(7.5)	161	(46.7)
Beech Grove	28	(8.3)	26	(7.7)	11	(3.3)	8	(2.4)	32	(9.5)	21	(6.2)	34	(10.1)	160	(47.5)
Brendonwood	13	(12.8)	7	(6.9)	5	(4.9)	2	(2.0)	8	(7.9)	6	(5.9)	4	(3.9)	45	(44.3)
Broad Ripple	7	(3.2)	8	(3.6)	0	(0.0)	2	(0.9)	4	(1.8)	6	(2.7)	8	(3.6)	35	(15.9)
Butler-Tarkington/Rocky Ripple	16	(7.3)	10	(4.6)	9	(4.1)	4	(1.8)	14	(6.4)	8	(3.6)	17	(7.7)	78	(35.5)
Camby	30	(17.0)	20	(11.3)	9	(5.1)	7	(4.0)	18	(10.2)	18	(10.2)	20	(11.3)	122	(69.0)
Canterbury-Chatard	10	(7.7)	4	(3.1)	2	(1.5)	1	(0.8)	4	(3.1)	2	(1.5)	0	(0.0)	23	(17.7)
Castleton	15	(9.6)	9	(5.8)	5	(3.2)	1	(0.6)	16	(10.3)	8	(5.1)	8	(5.1)	62	(39.8)
Chapel Hill / Ben Davis	83	(10.0)	62	(7.5)	18	(2.2)	21	(2.5)	59	(7.1)	51	(6.1)	57	(6.9)	351	(42.3)
Christian Park	22	(13.6)	13	(8.0)	6	(3.7)	10	(6.2)	13	(8.0)	28	(17.3)	22	(13.6)	114	(70.3)
Clearwater	3	(2.2)	3	(2.2)	3	(2.2)	1	(0.7)	2	(1.4)	5	(3.6)	1	(0.7)	18	(12.9)
Clermont	5	(6.7)	5	(6.7)	4	(5.4)	5	(6.7)	7	(9.4)	2	(2.7)	6	(8.1)	34	(45.8)
College Park	10	(9.4)	4	(3.8)	0	(0.0)	1	(0.9)	4	(3.8)	3	(2.8)	2	(1.9)	24	(22.5)
Crooked Creek	28	(14.6)	23	(12.0)	4	(2.1)	5	(2.6)	14	(7.3)	15	(7.8)	24	(12.5)	113	(59.0)
Crown Hill	11	(19.1)	9	(15.6)	3	(5.2)	7	(12.2)	7	(12.2)	12	(20.8)	20	(34.7)	69	(119.8)
Crows Nest	1	(8.0)	0	(0.0)	0	(0.0)	0	(0.0)	0	(0.0)	1	(8.0)	1	(8.0)	3	(24.0)
Cumberland	5	(14.3)	3	(8.6)	2	(5.7)	0	(0.0)	4	(11.5)	1	(2.9)	3	(8.6)	18	(51.6)
Delaware Trails	12	(5.2)	13	(5.7)	4	(1.7)	6	(2.6)	9	(3.9)	9	(3.9)	14	(6.1)	67	(29.2)
Devington	32	(13.9)	29	(12.6)	13	(5.6)	6	(2.6)	23	(10.0)	23	(10.0)	36	(15.6)	162	(70.4)
Devon	2	(2.7)	7	(9.5)	4	(5.4)	1	(1.4)	6	(8.2)	6	(8.2)	3	(4.1)	29	(39.4)
Devonshire	9	(4.6)	3	(1.5)	1	(0.5)	0	(0.0)	2	(1.0)	4	(2.1)	5	(2.6)	24	(12.4)
Downtown	12	(6.0)	8	(4.0)	1	(0.5)	1	(0.5)	4	(2.0)	6	(3.0)	4	(2.0)	36	(17.9)
Eagle Creek	33	(9.3)	23	(6.5)	6	(1.7)	6	(1.7)	22	(6.2)	23	(6.5)	21	(5.9)	134	(37.9)
Eagledale	35	(11.6)	44	(14.6)	13	(4.3)	14	(4.6)	35	(11.6)	36	(11.9)	29	(9.6)	206	(68.2)
East Gate	17	(14.9)	4	(3.5)	0	(0.0)	2	(1.7)	5	(4.4)	11	(9.6)	11	(9.6)	50	(43.7)
East Warren	68	(12.4)	44	(8.0)	20	(3.6)	16	(2.9)	59	(10.8)	57	(10.4)	52	(9.5)	316	(57.6)
Eastside	28	(13.5)	23	(11.1)	14	(6.7)	8	(3.9)	10	(4.8)	17	(8.2)	21	(10.1)	121	(58.3)
Edgewood	25	(11.3)	13	(5.9)	8	(3.6)	7	(3.2)	12	(5.4)	17	(7.7)	13	(5.9)	95	(43.0)
Fairgrounds	12	(12.1)	7	(7.0)	6	(6.0)	6	(6.0)	7	(7.0)	6	(6.0)	6	(6.0)	50	(50.4)
Far Eastside	103	(18.6)	83	(15.0)	37	(6.7)	25	(4.5)	86	(15.5)	99	(17.8)	98	(17.7)	531	(95.7)
Five Points	14	(9.9)	14	(9.9)	6	(4.2)	4	(2.8)	14	(9.9)	20	(14.2)	13	(9.2)	85	(60.2)
Forest Manor	14	(14.6)	17	(17.7)	3	(3.1)	4	(4.2)	9	(9.4)	7	(7.3)	11	(11.5)	65	(67.8)
Fountain Square	2	(1.5)	6	(4.4)	2	(1.5)	4	(3.0)	5	(3.7)	8	(5.9)	13	(9.6)	40	(29.7)
Galludet	15	(3.8)	15	(3.8)	6	(1.5)	6	(1.5)	8	(2.0)	18	(4.5)	20	(5.0)	88	(22.2)
Garden City	31	(15.2)	22	(10.8)	12	(5.9)	10	(4.9)	22	(10.8)	17	(8.3)	20	(9.8)	134	(65.6)
Garfield Park	11	(8.8)	16	(12.8)	6	(4.8)	1	(0.8)	5	(4.0)	11	(8.8)	12	(9.6)	62	(49.5)
Geist	7	(2.0)	5	(1.5)	2	(0.6)	7	(2.0)	9	(2.6)	9	(2.6)	11	(3.2)	50	(14.6)
Glendale	4	(3.8)	2	(1.9)	1	(0.9)	3	(2.8)	5	(4.7)	2	(1.9)	4	(3.8)	21	(19.9)
Glenns Valley	10	(3.7)	13	(4.8)	6	(2.2)	1	(0.4)	14	(5.2)	14	(5.2)	13	(4.8)	71	(26.5)
Hill Valley	13	(6.6)	7	(3.6)	0	(0.0)	1	(0.5)	3	(1.5)	3	(1.5)	4	(2.0)	31	(15.8)
Homecroft	4	(2.6)	1	(0.7)	4	(2.6)	1	(0.7)	5	(3.3)	1	(0.7)	8	(5.2)	24	(15.7)
I-65 / South Emerson	23	(5.6)	18	(4.4)	12	(2.9)	6	(1.5)	17	(4.2)	24	(5.9)	10	(2.5)	110	(27.0)
I-69/Fall Creek	23	(4.4)	14	(2.7)	7	(1.3)	3	(0.6)	16	(3.0)	17	(3.2)	16	(3.0)	96	(18.3)
International Marketplace	0	(0.0)	1	(15.4)	1	(15.4)	0	(0.0)	0	(0.0)	0	(0.0)	0	(0.0)	2	(30.8)
Irvington	11	(3.3)	16	(4.7)	8	(2.4)	6	(1.8)	16	(4.7)	16	(4.7)	12	(3.6)	85	(25.2)

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Neighborhood	2018		2019		2020		2021		2022		2023		2024		2018-2024	
	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	Total #	Total Rate
Key Meadows	20	(8.0)	24	(9.6)	7	(2.8)	6	(2.4)	19	(7.6)	20	(8.0)	15	(6.0)	111	(44.3)
Keystone at the Crossing	1	(4.1)	0	(0.0)	0	(0.0)	0	(0.0)	0	(0.0)	2	(8.1)	2	(8.1)	5	(20.3)
Lawrence	58	(10.2)	40	(7.0)	28	(4.9)	8	(1.4)	35	(6.1)	46	(8.1)	46	(8.1)	261	(45.8)
Lawrence-Fort Ben-Oaklandon	40	(5.6)	47	(6.6)	18	(2.5)	12	(1.7)	35	(4.9)	34	(4.8)	35	(4.9)	221	(31.1)
Linden Wood	16	(4.6)	6	(1.7)	6	(1.7)	5	(1.4)	14	(4.0)	13	(3.8)	16	(4.6)	76	(21.9)
Mapleton / Fall Creek	12	(10.3)	7	(6.0)	9	(7.7)	8	(6.8)	14	(12.0)	15	(12.8)	19	(16.3)	84	(71.9)
Marian - Cold Springs	8	(18.4)	4	(9.2)	1	(2.3)	2	(4.6)	2	(4.6)	1	(2.3)	7	(16.1)	25	(57.5)
Mars Hill	38	(12.9)	36	(12.2)	12	(4.1)	18	(6.1)	25	(8.5)	26	(8.8)	23	(7.8)	178	(60.3)
Martindale - Brightwood	30	(14.1)	21	(9.9)	8	(3.8)	19	(8.9)	15	(7.1)	34	(16.0)	37	(17.4)	164	(77.2)
Maywood	3	(40.0)	0	(0.0)	0	(0.0)	0	(0.0)	1	(13.3)	0	(0.0)	1	(13.3)	5	(66.7)
Meadows	20	(19.5)	11	(10.7)	6	(5.8)	8	(7.8)	7	(6.8)	15	(14.6)	19	(18.5)	86	(83.7)
Meridian Hills/Williams Creek	3	(1.6)	0	(0.0)	1	(0.5)	6	(3.1)	3	(1.6)	3	(1.6)	6	(3.1)	22	(11.5)
Meridian Kessler	6	(1.5)	10	(2.5)	1	(0.2)	6	(1.5)	8	(2.0)	16	(4.0)	14	(3.5)	61	(15.1)
Millersville	14	(8.9)	14	(8.9)	3	(1.9)	3	(1.9)	11	(7.0)	14	(8.9)	12	(7.7)	71	(45.4)
Near Eastside	55	(10.1)	48	(8.8)	24	(4.4)	26	(4.8)	39	(7.1)	58	(10.6)	91	(16.7)	341	(62.4)
Near Northside	17	(8.0)	7	(3.3)	4	(1.9)	6	(2.8)	6	(2.8)	11	(5.2)	16	(7.5)	67	(31.6)
Near NW - Riverside	13	(9.5)	17	(12.4)	4	(2.9)	2	(1.5)	10	(7.3)	14	(10.2)	25	(18.2)	85	(61.9)
Near Southeast	54	(19.0)	32	(11.3)	13	(4.6)	9	(3.2)	27	(9.5)	33	(11.6)	56	(19.7)	224	(78.8)
Near Southside	12	(9.7)	6	(4.9)	4	(3.2)	6	(4.9)	7	(5.7)	14	(11.3)	30	(24.3)	79	(64.0)
Near Westside	25	(9.3)	15	(5.6)	13	(4.8)	16	(6.0)	21	(7.8)	28	(10.4)	33	(12.3)	151	(56.3)
New Bethel	3	(2.6)	5	(4.4)	0	(0.0)	0	(0.0)	4	(3.5)	10	(8.7)	6	(5.2)	28	(24.5)
Nora / Far Northside	8	(5.2)	6	(3.9)	2	(1.3)	0	(0.0)	3	(1.9)	3	(1.9)	6	(3.9)	28	(18.1)
North Central	5	(5.6)	1	(1.1)	0	(0.0)	0	(0.0)	3	(3.3)	1	(1.1)	1	(1.1)	11	(12.2)
North Perry	9	(8.6)	7	(6.7)	5	(4.8)	2	(1.9)	7	(6.7)	7	(6.7)	4	(3.8)	41	(39.1)
Northwest High School	29	(12.3)	40	(16.9)	12	(5.1)	16	(6.8)	29	(12.3)	28	(11.8)	23	(9.7)	177	(74.8)
Park Fletcher	1	(35.7)	0	(0.0)	0	(0.0)	0	(0.0)	0	(0.0)	1	(35.7)	0	(0.0)	2	(71.4)
Poplar Grove	5	(2.7)	4	(2.2)	4	(2.2)	8	(4.3)	11	(5.9)	12	(6.5)	9	(4.8)	53	(28.5)
Ravenswood	5	(8.1)	7	(11.3)	1	(1.6)	2	(3.2)	3	(4.9)	5	(8.1)	10	(16.2)	33	(53.4)
Raymond Park	17	(12.5)	7	(5.2)	9	(6.6)	3	(2.2)	11	(8.1)	15	(11.0)	9	(6.6)	71	(52.2)
Snacks / Guion Creek	73	(10.5)	60	(8.6)	24	(3.4)	19	(2.7)	54	(7.7)	80	(11.5)	55	(7.9)	365	(52.3)
South Franklin	17	(3.3)	9	(1.8)	0	(0.0)	7	(1.4)	13	(2.5)	19	(3.7)	25	(4.9)	90	(17.6)
South Perry	23	(5.7)	20	(4.9)	19	(4.7)	7	(1.7)	25	(6.2)	23	(5.7)	26	(6.4)	143	(35.2)
Southdale	9	(6.1)	6	(4.1)	3	(2.0)	3	(2.0)	9	(6.1)	9	(6.1)	4	(2.7)	43	(29.0)
Southeast	19	(10.7)	17	(9.6)	3	(1.7)	4	(2.2)	18	(10.1)	20	(11.2)	21	(11.8)	102	(57.3)
Southeast Warren	15	(4.9)	17	(5.5)	11	(3.6)	4	(1.3)	22	(7.1)	20	(6.5)	26	(8.4)	115	(37.3)
Southern Dunes	27	(13.8)	12	(6.2)	4	(2.1)	5	(2.6)	11	(5.6)	21	(10.8)	14	(7.2)	94	(48.2)
Southport	4	(7.3)	3	(5.4)	1	(1.8)	2	(3.6)	1	(1.8)	3	(5.4)	2	(3.6)	16	(29.0)
Speedway	18	(6.6)	12	(4.4)	6	(2.2)	4	(1.5)	13	(4.7)	8	(2.9)	13	(4.7)	74	(26.9)
St Vincent / Greenbriar	11	(4.0)	5	(1.8)	3	(1.1)	0	(0.0)	5	(1.8)	6	(2.2)	9	(3.3)	39	(14.2)
Stout Field	18	(14.2)	16	(12.6)	9	(7.1)	7	(5.5)	9	(7.1)	16	(12.6)	10	(7.9)	85	(66.9)
Sunshine Gardens	5	(13.2)	2	(5.3)	0	(0.0)	1	(2.6)	2	(5.3)	3	(7.9)	3	(7.9)	16	(42.3)
Traders Point	6	(2.5)	9	(3.7)	5	(2.1)	1	(0.4)	10	(4.1)	5	(2.1)	12	(4.9)	48	(19.7)
University Heights	17	(10.0)	23	(13.5)	7	(4.1)	9	(5.3)	7	(4.1)	13	(7.6)	17	(10.0)	93	(54.6)
Valley Mills	34	(10.2)	27	(8.1)	13	(3.9)	10	(3.0)	23	(6.9)	24	(7.2)	26	(7.8)	157	(47.3)
Wanamaker	5	(8.6)	1	(1.7)	1	(1.7)	0	(0.0)	3	(5.1)	1	(1.7)	2	(3.4)	13	(22.3)
West Indianapolis	13	(11.6)	15	(13.3)	11	(9.8)	7	(6.2)	8	(7.1)	8	(7.1)	4	(3.6)	66	(58.7)
West Newton	5	(9.8)	9	(17.6)	0	(0.0)	4	(7.8)	2	(3.9)	4	(7.8)	6	(11.7)	30	(58.7)
Wynnedale / Spring Hill	11	(8.6)	7	(5.5)	3	(2.4)	3	(2.4)	6	(4.7)	5	(3.9)	7	(5.5)	42	(33.0)

Source: FHCCI analysis of pre-foreclosure data, provided by ATTOM Data Solutions, 2018-2024. Foreclosure filings are reported as a notice of sale and/or lis pendens notice. Some data changed from our December 2024 report due to corrections and updates.