

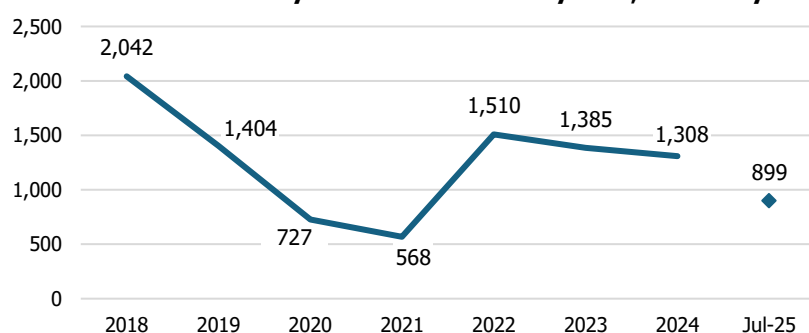
FHCCI UPDATE: Rising Number of Marion County Homes Entering Foreclosure Through July 2025

Marion County, Indiana continues to have concerning housing trends with the number of homes entering the foreclosure process ticking upward. In the first seven months of 2025, Marion County saw 899 foreclosure starts (Chart 1). This amounts to one in every 234 owner-occupied households in Marion County entering foreclosure proceedings between January and July.¹ By comparison, during the same time last year, there were 728 foreclosure starts. This marks a 23% increase in foreclosure starts in 2025 to date.

Foreclosures are more concentrated in certain neighborhoods in Indianapolis, particularly neighborhoods of color. The neighborhood with the highest rate of foreclosure starts per 1,000 owner-occupied households was Crown Hill, with 9 foreclosure starts in the first seven months of 2025, or a rate of 15.6 per 1,000 owner-occupied households. (Crown Hill also had the highest foreclosure rate in our last update.) The Near Northwest-Riverside neighborhood had the second highest rate of foreclosure starts, with 20 foreclosure starts or a rate of 14.6 (Table 1). By contrast, there were six neighborhoods with zero foreclosure starts from January to July of this year (Table 2), mainly affluent and majority white neighborhoods. See Table 4 for a full list of neighborhoods and their foreclosure starts. As a state, Indiana has frequently landed in the top 10 for state rankings of foreclosure filing rates, ranking 6th in June and July 2025, and 5th in May 2025. In July 2025, Indiana had 1,060 foreclosure filings, or one per 2,786 households.²

We previously covered foreclosure trends in our December 2024 report, [The State of Fair Housing in Indiana Report –](#)

CHART 1: Marion County Foreclosure Starts by Year, 2018-July 2025



Source: FHCCI analysis of pre-foreclosure data from ATTOM Data Solutions. Pre-foreclosure data includes notices of service and lis pendens filings; foreclosure starts are designated as the first pre-foreclosure action in a foreclosure proceeding. Some data changes occurred since our previous reports due to change in methodology.

[Foreclosure Filings in Marion County](#), and our subsequent [update in March 2025](#). Our previous reports used a different methodology to tally foreclosures. During a foreclosure proceeding, a lender may file multiple pre-foreclosure actions, including lis pendens filings (stating that a property is at risk of foreclosure) and notices of sale (stating that a property will go up for auction at the county sheriff's sale). In previous reports, we tallied each foreclosure proceeding according to its *most recent* pre-foreclosure action, but this resulted in frequent revisions of data for previous years. In this report, we tally each foreclosure proceeding according to its *first pre-foreclosure action*—what we call a *foreclosure start*. This allows us to track when a homeowner first entered foreclosure proceedings and will also allow us to tally foreclosures more consistently over time to minimize data revisions.

Foreclosure start numbers tell us how often homeowners are struggling with housing costs, falling behind on payments, and risking the loss of their homes. In Indiana, a homeowner has at least 120 days from their first missed payment to catch

TABLE 1: Neighborhoods with Highest Rates of Foreclosure Starts (Marion County, 2024-July 2025)

	Neighborhood	2024		2025 (Jan-Jul)	
		Count	(Rate)*	Count	(Rate)*
1	Crown Hill	13	(22.6)	9	(15.6)
2	Near Northwest-Riverside	21	(15.3)	20	(14.6)
3	Maywood	1	(13.3)	1	(13.3)
4	Near Southside	23	(18.6)	14	(11.3)
5	Martindale-Brightwood	27	(12.7)	21	(9.9)
6	Meadows	13	(12.7)	10	(9.7)
7	Five Points	10	(7.1)	13	(9.2)
8	Near Eastside	73	(13.4)	48	(8.8)
9	Far Eastside	85	(15.3)	47	(8.5)
10	Arlington Woods	20	(16.8)	10	(8.4)

*Foreclosure starts per 1,000 owner-occupied households. Source: FHCCI analysis of pre-foreclosure data provided by ATTOM Data Solutions, 2024- Jul 2025; U.S. Decennial Census, 2020.

¹ FHCCI analysis of 210,489 owner-occupied Marion County households, divided by 899 foreclosure starts = 234 owner-occupied households per one foreclosure start.

² ATTOM Data Solutions. "Foreclosure Activity in First Half of 2025 Up From Previous Year." July 15, 2025. [https://www.attomdata.com/news/market-](https://www.attomdata.com/news/market-trends/foreclosures/mid-year-2025-foreclosure-market-report/)

TABLE 2: Neighborhoods with Lowest Rates of Foreclosure Starts (Marion County, 2024-July 2025)

	Neighborhood	2024		2025 (Jan-Jul)	
		Count	(Rate)*	Count	(Rate)*
1	Crows Nest	1	(8.0)	0	(0.0)
2	International Marketplace	0	(0.0)	0	(0.0)
3	Park Fletcher	0	(0.0)	0	(0.0)
4	Meridian Hills/Williams Crk	5	(2.6)	0	(0.0)
5	West Newton	6	(11.7)	0	(0.0)
6	Marian-Cold Springs	5	(11.5)	0	(0.0)
7	Devonshire	5	(2.6)	1	(0.5)
8	Hill Valley	2	(1.0)	1	(0.5)
9	Clearwater	1	(0.7)	1	(0.7)
10	Meridian Kessler	9	(2.2)	3	(0.7)

*Foreclosure starts per 1,000 owner-occupied households. Source: FHCCI analysis of pre-foreclosure data provided by ATTOM Data Solution, 2024- Jul 2025; U.S. Decennial Census, 2020.

[trends/foreclosures/mid-year-2025-foreclosure-market-report/](#); ATTOM Data Solutions. "U.S. Foreclosure Activity Sees a Slight Monthly Decrease in May 2025." June 10, 2025. [https://www.attomdata.com/news/market-](https://www.attomdata.com/news/market-trends/foreclosures/may-2025-foreclosure-market-report/)

up before they go into default. After that, it generally takes 6-12 months for the foreclosure process to complete, sometimes longer. The homeowner might cure the default, if they are somehow able to catch up on all their missed payments. The homeowner might enter a mitigation program with their lender, which allows them to repay their missed payments over time or defer those payments until the end of the loan—feasible options if they suffered only a temporary financial setback. However, if the homeowner cannot renew payments, they may choose to sell their home (known as a short sale) or forfeit it to the lender (known as deed in lieu of foreclosure). Otherwise, the lender can get a judge’s order to foreclose on the home and then offer it through a sheriff’s sale. At the sheriff’s sale, the home sells to the highest bidder, with the lender usually making the starting bid. If no one else bids on the home, the lender takes possession of the home (known as real-estate owned or REO).

The FHCCI has limited access to data to analyze how often homeowners actually lose their homes after they initially default. According to our analysis of property transactions data from the Marion County Recorder’s Office, at least 252 homes have been sold at a sheriff’s sale or repossessed by the lender between January to July 2025. This marks a 28% increase from the same time period last year. These figures do not include short sales, where the homeowner sells the home, usually at a lower price than market value and prior to the sheriff’s sale, in order to exit the foreclosure process. According to some research, short sales make up a greater portion of post-default outcomes than sheriff sales.³ Nevertheless, the increase in foreclosure sales from last year to this year is concerning, showing a greater number of homeowners losing their homes through foreclosure.

When a homeowner loses their home to foreclosure, they usually lose most, if not all, of the equity they have built in

the house. If their home goes to auction, the homeowner only receives equity from the sale if the home sells for more than their outstanding mortgage balance and the lender’s court costs. If the home sells for less or fails to sell, the homeowner may get nothing at all. Foreclosed homes tend to sell for much less than market value—the median sales price of foreclosed homes from sheriff’s sales in 2024 was \$125,000, compared to \$222,500 for all home sales in Marion County—so chances are, the homeowner will lose much of the wealth they previously invested in their home.

Foreclosure impacts not only individuals and families, but entire communities. Around two-thirds of homes that sell at the Marion County sheriff sales (excluding REO homes) are purchased by investors. Some of these investors may rehab and flip the homes to a new homeowner, but other investor buyers of foreclosed homes may sell to rental operators, or are landlords themselves, such as Alpine Property Management (Table 3). The biggest buyer of foreclosed homes in Marion County since 2021, SLB Investments/Job Capital, has offered rental homes and land contracts at different times. Land contracts are an alternative financing product that have historically contained predatory conditions, raising other concerns for long-term homeownership success.⁴ This demonstrates how foreclosed homes often shift away from being owner-occupied, resulting in the loss of an opportunity for homeownership in the community.

To keep homeowners in their homes, preserve opportunities for generational wealth-building, and ensure move-in ready housing stock, it is imperative that public and private actors enhance foreclosure mitigation efforts. We call on mortgage lenders to actively reach out to borrowers who have missed payments, early in the process, to discuss options to get them caught up before going into default. As more homeowners experience rising costs from property taxes, utilities, and home insurance,⁵ state legislators should enact progressive property tax policies to lower costs for low-income homeowners and work to combat rising home insurance costs and dropped coverage. Making the appeals process easier for homeowners who believe their homes have been over-assessed is also needed. There must also be more investment in home repair programs to keep the housing stock code-compliant, combating the displacement of long-term homeowners. Preventing foreclosures and preserving homeownership is a critical task for our county and state. The FHCCI hopes to continue to track local foreclosure trends in the future and share our findings.

**TABLE 3: Top Buyers of Foreclosed Properties
(Marion County, 2021-July 2025)**

	Buyer/Company Name	Purchases
1	SLB INVESTMENTS/JOB CAPITAL	137
2	4SIBLINGS INVESTMENT LLC	72
3	HOMES IN MOTION LLC	54
4	ADKIN PROPERTIES LLC	53
5	ALPINE PROPERTY MANAGEMENT LLC	29
6	JC REALTY LLC	28
7	SCHOLTENS	24
8	REI DEVELOPMENT GROUP LLC	22

Source: FHCCI analysis of pre-foreclosure data provided by ATTOM Data Solutions.

³ Sewin Chan, Claudia Sharygin, Vicki Been, and Andrew Haughwout. “Pathways After Default: What Happens to Distressed Mortgage Borrowers and Their Homes?” *NYU Wagner School and Furman Center for Real Estate & Urban Policy*, June 2012. https://furmancenter.org/files/publications/Pathways_After_Default_June_2012.pdf

⁴ FHCCI. “The State of Fair Housing in Indiana Report – Land Contracts: The Promise and Perils of Alternative Home Financing.” June 30, 2024. <https://www.fhcci.org/wp-content/uploads/2024/07/Land-Contract-Report-FINAL-6-30-24.pdf>

⁵ FHCCI. “The State of Fair Housing in Indiana Report – The Insurance Crisis Hits Home.” June 11, 2025. <https://www.fhcci.org/wp-content/uploads/2024/07/Land-Contract-Report-FINAL-6-30-24.pdf>

TABLE 4: Foreclosure Starts by Neighborhood (Marion County, 2021-July 2025)

`#` indicates the number of foreclosure starts. Foreclosure start rates are calculated as foreclosure starts per 1,000 owner-occupied households. Source: FHCCI analysis of pre-foreclosure data from ATTOM Data Solutions.

Neighborhood	2021		2022		2023		2024		2025 (Jan-Jul)		2021-Jul 2025	
	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)
Acton	3	(2.8)	5	(4.7)	7	6.6	4	(3.8)	6	(5.6)	25	(23.5)
Allisonville	3	(1.0)	4	(1.4)	4	(1.4)	6	(2.1)	4	(1.4)	21	(7.2)
Ameriplex	0	(0.0)	0	(0.0)	6	(9.5)	4	(6.3)	2	(3.2)	12	(18.9)
Arlington Woods	8	(6.7)	18	(15.1)	15	(12.6)	20	(16.8)	10	(8.4)	71	(59.6)
Augusta / New Augusta	8	(2.3)	27	(7.8)	26	(7.5)	22	(6.4)	21	(6.1)	104	(30.2)
Beech Grove	10	(3.0)	35	(10.4)	22	(6.5)	28	(8.3)	16	(4.8)	111	(33.0)
Brendonwood	1	(1.0)	8	(7.9)	5	(4.9)	4	(3.9)	5	(4.9)	23	(22.6)
Broad Ripple	1	(0.5)	4	(1.8)	8	(3.6)	6	(2.7)	2	(0.9)	21	(9.5)
Butler-Tarkington/Rocky Ripple	7	(3.2)	13	(5.9)	13	(5.9)	13	(5.9)	5	(2.3)	51	(23.2)
Camby	7	(4.0)	19	(10.7)	17	(9.6)	18	(10.2)	12	(6.8)	73	(41.3)
Canterbury-Chatard	1	(0.8)	5	(3.9)	0	(0.0)	0	(0.0)	3	(2.3)	9	(6.9)
Castleton	3	(1.9)	14	(9.0)	8	(5.1)	8	(5.1)	8	(5.1)	41	(26.3)
Chapel Hill / Ben Davis	16	(1.9)	68	(8.2)	47	(5.7)	48	(5.8)	32	(3.9)	211	(25.4)
Christian Park	7	(4.3)	28	(17.3)	21	(13.0)	16	(9.9)	11	(6.8)	83	(51.2)
Clearwater	2	(1.4)	1	(0.7)	5	(3.6)	1	(0.7)	1	(0.7)	10	(7.2)
Clermont	7	(9.4)	7	(9.4)	2	(2.7)	3	(4.0)	6	(8.1)	25	(33.6)
College Park	1	(0.9)	6	(5.6)	1	(0.9)	2	(1.9)	6	(5.6)	16	(15.0)
Crooked Creek	5	(2.6)	15	(7.8)	16	(8.4)	22	(11.5)	14	(7.3)	72	(37.6)
Crown Hill	8	(13.9)	9	(15.6)	19	(33.0)	13	(22.6)	9	(15.6)	58	(100.7)
Crows Nest	0	(0.0)	0	(0.0)	1	(8.0)	1	(8.0)	0	(0.0)	2	(16.0)
Cumberland	0	(0.0)	4	(11.5)	3	(8.6)	1	(2.9)	2	(5.7)	10	(28.7)
Delaware Trails	6	(2.6)	6	(2.6)	11	(4.8)	11	(4.8)	10	(4.4)	44	(19.2)
Devington	7	(3.0)	19	(8.3)	22	(9.6)	33	(14.3)	9	(3.9)	90	(39.1)
Devon	2	(2.7)	9	(12.2)	2	(2.7)	2	(2.7)	4	(5.4)	19	(25.8)
Devonshire	0	(0.0)	2	(1.0)	3	(1.5)	5	(2.6)	1	(0.5)	11	(5.7)
Downtown	1	(0.5)	6	(3.0)	6	(3.0)	4	(2.0)	6	(3.0)	23	(11.4)
Eagle Creek	6	(1.7)	23	(6.5)	20	(5.7)	21	(5.9)	9	(2.5)	79	(22.3)
Eagledale	17	(5.6)	45	(14.9)	25	(8.3)	22	(7.3)	16	(5.3)	125	(41.4)
East Gate	1	(0.9)	10	(8.7)	10	(8.7)	8	(7.0)	4	(3.5)	33	(28.9)
East Warren	17	(3.1)	66	(12.0)	50	(9.1)	36	(6.6)	35	(6.4)	204	(37.2)
Eastside	9	(4.3)	13	(6.3)	15	(7.2)	18	(8.7)	9	(4.3)	64	(30.8)
Edgewood	10	(4.5)	12	(5.4)	19	(8.6)	8	(3.6)	3	(1.4)	52	(23.6)
Fairgrounds	6	(6.0)	13	(13.1)	2	(2.0)	4	(4.0)	5	(5.0)	30	(30.2)
Far Eastside	24	(4.3)	94	(16.9)	85	(15.3)	85	(15.3)	47	(8.5)	335	(60.4)
Five Points	3	(2.1)	16	(11.3)	20	(14.2)	10	(7.1)	13	(9.2)	62	(43.9)
Forest Manor	8	(8.3)	9	(9.4)	5	(5.2)	9	(9.4)	5	(5.2)	36	(37.5)
Fountain Square	6	(4.4)	4	(3.0)	12	(8.9)	10	(7.4)	10	(7.4)	42	(31.1)
Galludet	4	(1.0)	11	(2.8)	18	(4.5)	16	(4.0)	12	(3.0)	61	(15.4)
Garden City	8	(3.9)	19	(9.3)	13	(6.4)	21	(10.3)	11	(5.4)	72	(35.3)
Garfield Park	2	(1.6)	9	(7.2)	8	(6.4)	10	(8.0)	9	(7.2)	38	(30.3)
Geist	6	(1.7)	9	(2.6)	9	(2.6)	10	(2.9)	4	(1.2)	38	(11.1)
Glendale	4	(3.8)	3	(2.8)	2	(1.9)	3	(2.8)	6	(5.7)	18	(17.1)
Glenns Valley	0	(0.0)	18	(6.7)	13	(4.8)	10	(3.7)	7	(2.6)	48	(17.9)
Hill Valley	1	(0.5)	3	(1.5)	3	(1.5)	2	(1.0)	1	(0.5)	10	(5.1)
Homecroft	3	(2.0)	3	(2.0)	2	(1.3)	8	(5.2)	4	(2.6)	20	(13.0)
I-65 / South Emerson	5	(1.2)	20	(4.9)	21	(5.1)	8	(2.0)	10	(2.5)	64	(15.7)
I-69/Fall Creek	5	(1.0)	13	(2.5)	14	(2.7)	16	(3.0)	11	(2.1)	59	(11.2)
International Marketplace	0	(0.0)	0	(0.0)	0	(0.0)	0	(0.0)	0	(0.0)	0	(0.0)
Irvington	8	(2.4)	21	(6.2)	13	(3.9)	9	(2.7)	6	(1.8)	57	(16.9)

(continued on next page)

TABLE 4: Foreclosure Starts by Neighborhood (Marion County, 2021-July 2025) (continued)

'#' indicates the number of foreclosure starts. Foreclosure start rates are calculated as foreclosure starts per 1,000 owner-occupied households. Source: FHCCI analysis of pre-foreclosure data from ATTOM Data Solutions.

Neighborhood	2021		2022		2023		2024		2025 (Jan-Jul)		2021-Jul 2025	
	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)	#	(Rate)
Key Meadows	7	(2.8)	20	(8.0)	19	(7.6)	13	(5.2)	12	(4.8)	71	(28.4)
Keystone at the Crossing	0	(0.0)	0	(0.0)	2	(8.1)	2	(8.1)	1	(4.1)	5	(20.3)
Lawrence	10	(1.8)	46	(8.1)	36	(6.3)	41	(7.2)	19	(3.3)	152	(26.7)
Lawrence-Fort Ben-Oaklandon	12	(1.7)	32	(4.5)	35	(4.9)	30	(4.2)	22	(3.1)	131	(18.4)
Linden Wood	5	(1.4)	17	(4.9)	13	(3.8)	13	(3.8)	8	(2.3)	56	(16.2)
Mapleton / Fall Creek	8	(6.8)	17	(14.6)	14	(12.0)	13	(11.1)	9	(7.7)	61	(52.2)
Marian - Cold Springs	2	(4.6)	3	(6.9)	3	(6.9)	5	(11.5)	0	(0.0)	13	(29.9)
Mars Hill	16	(5.4)	27	(9.1)	23	(7.8)	19	(6.4)	9	(3.0)	94	(31.9)
Martindale - Brightwood	20	(9.4)	21	(9.9)	29	(13.7)	27	(12.7)	21	(9.9)	118	(55.6)
Maywood	0	(0.0)	1	(13.3)	0	(0.0)	1	(13.3)	1	(13.3)	3	(40.0)
Meadows	7	(6.8)	13	(12.7)	14	(13.6)	13	(12.7)	10	(9.7)	57	(55.5)
Meridian Hills/Williams Creek	6	(3.1)	2	(1.0)	4	(2.1)	5	(2.6)	0	(0.0)	17	(8.9)
Meridian Kessler	7	(1.7)	6	(1.5)	18	(4.4)	9	(2.2)	3	(0.7)	43	(10.6)
Millersville	2	(1.3)	16	(10.2)	11	(7.0)	9	(5.8)	9	(5.8)	47	(30.0)
Near Eastside	28	(5.1)	47	(8.6)	65	(11.9)	73	(13.4)	48	(8.8)	261	(47.8)
Near Northside	5	(2.4)	6	(2.8)	14	(6.6)	10	(4.7)	12	(5.7)	47	(22.2)
Near NW - Riverside	2	(1.5)	15	(10.9)	14	(10.2)	21	(15.3)	20	(14.6)	72	(52.4)
Near Southeast	11	(3.9)	40	(14.1)	26	(9.1)	44	(15.5)	17	(6.0)	138	(48.5)
Near Southside	7	(5.7)	7	(5.7)	23	(18.6)	23	(18.6)	14	(11.3)	74	(60.0)
Near Westside	13	(4.8)	27	(10.1)	24	(9.0)	25	(9.3)	21	(7.8)	110	(41.0)
New Bethel	0	(0.0)	4	(3.5)	9	(7.9)	6	(5.2)	6	(5.2)	25	(21.9)
Nora / Far Northside	0	(0.0)	4	(2.6)	2	(1.3)	6	(3.9)	2	(1.3)	14	(9.1)
North Central	1	(1.1)	3	(3.3)	0	(0.0)	1	(1.1)	1	(1.1)	6	(6.7)
North Perry	2	(1.9)	6	(5.7)	7	(6.7)	4	(3.8)	4	(3.8)	23	(21.9)
Northwest High School	17	(7.2)	30	(12.7)	24	(10.1)	18	(7.6)	18	(7.6)	107	(45.2)
Park Fletcher	0	(0.0)	1	(35.7)	0	(0.0)	0	(0.0)	0	(0.0)	1	(35.7)
Poplar Grove	7	(3.8)	15	(8.1)	8	(4.3)	8	(4.3)	4	(2.2)	42	(22.6)
Ravenswood	1	(1.6)	6	(9.7)	7	(11.3)	4	(6.5)	3	(4.9)	21	(34.0)
Raymond Park	3	(2.2)	17	(12.5)	9	(6.6)	6	(4.4)	4	(2.9)	39	(28.7)
Snacks / Guion Creek	22	(3.2)	61	(8.7)	72	(10.3)	35	(5.0)	37	(5.3)	227	(32.5)
South Franklin	4	(0.8)	13	(2.5)	22	(4.3)	20	(3.9)	9	(1.8)	68	(13.3)
South Perry	8	(2.0)	31	(7.6)	18	(4.4)	22	(5.4)	15	(3.7)	94	(23.1)
Southdale	4	(2.7)	13	(8.8)	5	(3.4)	4	(2.7)	4	(2.7)	30	(20.3)
Southeast	3	(1.7)	19	(10.7)	21	(11.8)	19	(10.7)	9	(5.1)	71	(39.9)
Southeast Warren	3	(1.0)	24	(7.8)	19	(6.2)	20	(6.5)	13	(4.2)	79	(25.6)
Southern Dunes	4	(2.1)	19	(9.7)	16	(8.2)	12	(6.2)	12	(6.2)	63	(32.3)
Southport	2	(3.6)	2	(3.6)	3	(5.4)	2	(3.6)	3	(5.4)	12	(21.8)
Speedway	4	(1.5)	12	(4.4)	12	(4.4)	12	(4.4)	6	(2.2)	46	(16.7)
St Vincent / Greenbriar	1	(0.4)	7	(2.5)	8	(2.9)	5	(1.8)	8	(2.9)	29	(10.5)
Stout Field	10	(7.9)	11	(8.7)	12	(9.4)	9	(7.1)	4	(3.1)	46	(36.2)
Sunshine Gardens	4	(10.6)	2	(5.3)	1	(2.6)	2	(5.3)	1	(2.6)	10	(26.5)
Traders Point	1	(0.4)	11	(4.5)	6	(2.5)	10	(4.1)	9	(3.7)	37	(15.2)
University Heights	10	(5.9)	10	(5.9)	11	(6.5)	13	(7.6)	7	(4.1)	51	(29.9)
Valley Mills	8	(2.4)	34	(10.2)	16	(4.8)	20	(6.0)	8	(2.4)	86	(25.9)
Wanamaker	0	(0.0)	4	(6.8)	1	(1.7)	1	(1.7)	4	(6.8)	10	(17.1)
West Indianapolis	8	(7.1)	7	(6.2)	7	(6.2)	3	(2.7)	4	(3.6)	29	(25.8)
West Newton	3	(5.9)	3	(5.9)	3	(5.9)	6	(11.7)	0	(0.0)	15	(29.4)
Wynnedale / Spring Hill	3	(2.4)	8	(6.3)	5	(3.9)	5	(3.9)	3	(2.4)	24	(18.9)