## 1505 N EWING ST. INDIANAPOLIS IN 46201

This report provides an in-depth comparison of **1505 N EWING ST. INDIANAPOLIS IN 46201** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

### RENTRANGE ESTIMATE
$ 862

### CONFIDENCE SCORE
86.0 %

### EST PROPERTY VACANCY RATE
8.45 %

### SUBJECT PROPERTY DETAILS

| | |
|---|---|
| **TYPE** | Single Family |
| **YEAR BUILT** | 1909 |
| **SQ/FT** | 2128 |
| **SQ/FT LOT** | 4312 |
| **BEDS** | 4 |
| **BATHS** | 2.0 |
| **RADIUS SEARCHED** | 0.31 mi. |
| **# OF COMPS** | 30 |
| **GLA SQ/FT VS COMPS** | SMALLER THAN 14 % |

**Report Date**: 08/06/2019 **Versions:** R34.A3

### RENTAL BENCHMARKS



| Benchmark | Rent |
|---|---|
| Radius Low | $ 723 |
| Radius Median | $ 750 |
| Radius High | $ 1,001 |
| Rent Estimate | $ 862 |
| Section 8 | NA |
| Zip Low | $ 575 |
| Zip Median | $ 778 |
| Zip High | $ 1,250 |
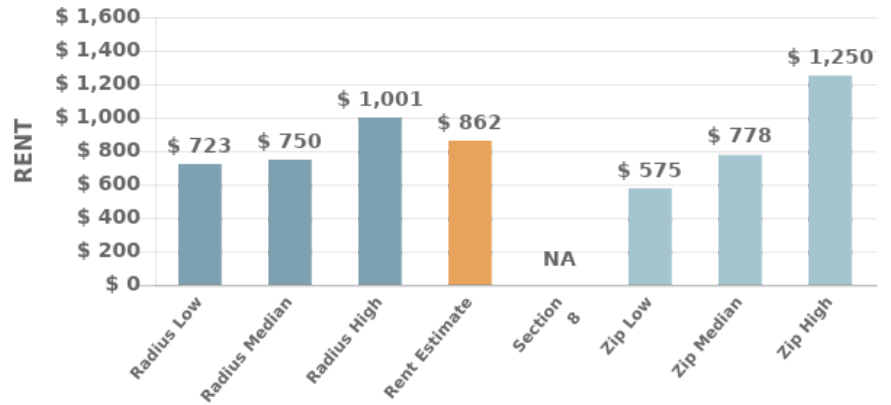
### DAYS ON MARKET VS VACANCY IN COUNTY



Vacancy — Days on Market
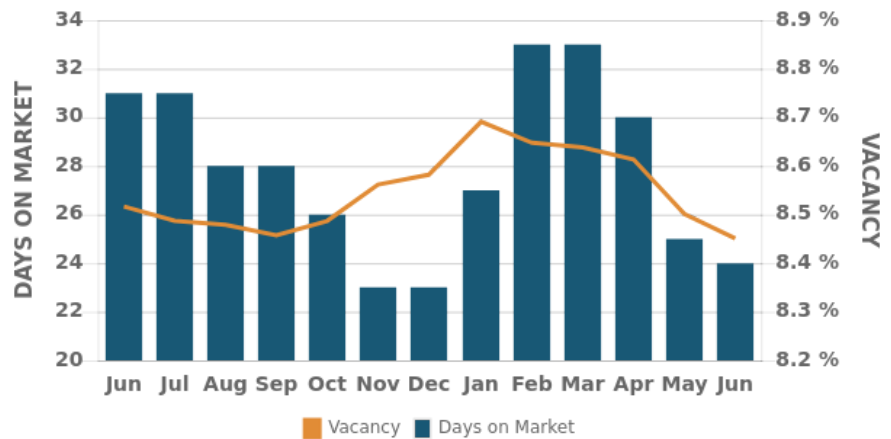
### RENTAL SATURATION BENCHMARKS



| | RentRange | Census |
|---|---|---|
| MSA | 18 % | 18.9 % |
| County | 21.5 % | 26 % |
| Zip | 43 % | 52.6 % |

RentRange — Census

## COMPARABLE FOR-RENT PROPERTIES

| | SQ/FT | Bed | Bath | Dist | Type | Rent |
|---|---|---|---|---|---|---|
| A: 1428 N OLNEY ST INDIANAPOLIS IN 46201 | 1,826 | 3 | 2 | 0.15 mi. | Single Family | $ 725 |
| B: 1310 N EWING ST INDIANAPOLIS IN 46201 | 1,428 | 4 | 2 | 0.18 mi. | Townhouse | $ 775 |
| C: 1405 N EWING ST INDIANAPOLIS IN 46201 | 1,728 | 4 | 1 | 0.04 mi. | Single Family | $ 725 |
| D: 237 HENDRICKS PL INDIANAPOLIS IN 46201 | 1,890 | 4 | 2 | 1.68 mi. | Single Family | $ 785 |
| E: 1226 N LASALLE ST INDIANAPOLIS IN 46201 | 1,588 | 3 | 2.5 | 0.37 mi. | Single Family | $ 710 |
| F: 1472 N GRANT AVE INDIANAPOLIS IN 46201 | 1,950 | 5 | 2 | 0.32 mi. | Single Family | $ 900 |
| G: 958 N TUXEDO ST INDIANAPOLIS IN 46201 | 2,066 | 3 | 1 | 0.51 mi. | Single Family | $ 725 |
| H: 4725 STRATFORD AVE INDIANAPOLIS IN 46201 | 1,920 | 4 | 2 | 1.95 mi. | Single Family | $ 895 |
| I: 310 N KEALING AVE INDIANAPOLIS IN 46201 | 2,029 | 4 | 1 | 1.04 mi. | Single Family | $ 750 |
| J: 1367 N KEALING AVE INDIANAPOLIS IN 46201 | 1,920 | 2 | 1 | 0.09 mi. | Single Family | $ 725 |

## COUNTY RENT TRENDS BY BEDROOM & TYPE

### 1BD RENTAL TRENDS IN COUNTY
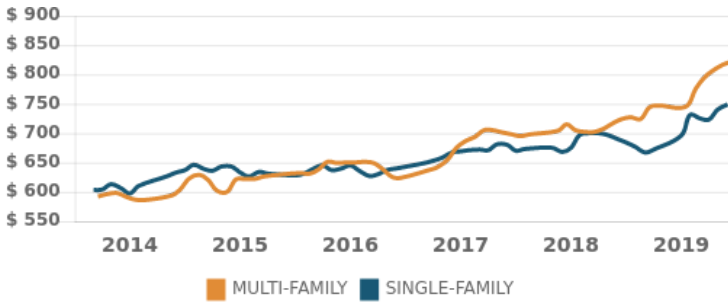


MULTI-FAMILY    SINGLE-FAMILY

### 2BD RENTAL TRENDS IN COUNTY



MULTI-FAMILY    SINGLE-FAMILY

### 3BD RENTAL TRENDS IN COUNTY



MULTI-FAMILY    SINGLE-FAMILY
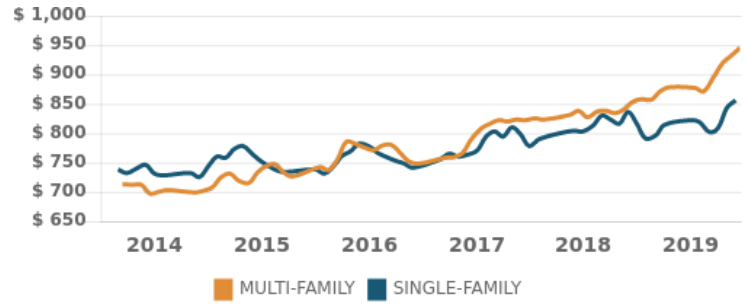
### 4BD RENTAL TRENDS IN COUNTY
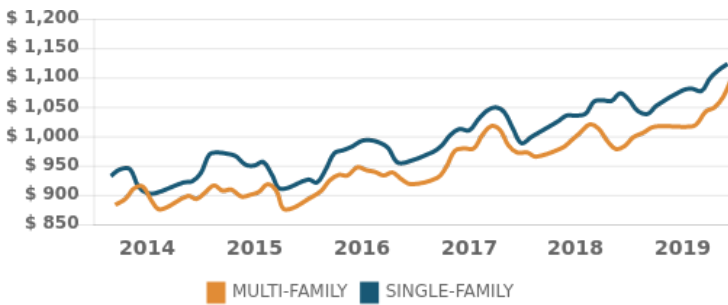


MULTI-FAMILY    SINGLE-FAMILY
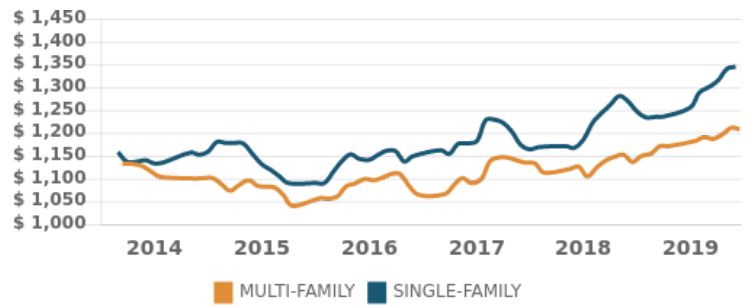
## MEDIAN HOUSING RENTAL RATES IN INDIANAPOLIS, IN

| TYPE | MEDIAN RENT | SECTION 8 | AVG SQFT | $/SQFT |
|------|-------------|-----------|----------|--------|
| **No Data Available** | | | | |

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## AREA GROSS YIELD & RENTAL TRENDS

1505 N EWING ST.
INDIANAPOLIS IN 46201

### GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

| ZIP CODES | GROSS YIELD % | MEDIAN RENT |
|---|---|---|
| 46201 | 12.85 % | $ 778 |
| 46218 | 19.24 % | $ 829 |
| 46204 | 5.92 % | $ 1,145 |
| 46202 | 13.35 % | $ 1,200 |
| 46219 | 11.8 % | $ 967 |
| 46203 | 13.55 % | $ 941 |
| 46205 | 7.77 % | $ 1,043 |
| 46225 | 10.51 % | $ 1,006 |
| 46107 | 10.46 % | $ 1,094 |
| 46226 | 13.74 % | $ 916 |

### RENTAL TREND SUMMARY

| TYPE | 1 MONTH CHANGE | 3 MONTH CHANGE | 12 MONTH CHANGE |
|---|---|---|---|
| Zip Code 46201 | $ -4 ⬇ | $ 13 ⬆ | $ -3 ⬇ |
| County of MARION | $ 10 ⬆ | $ 46 ⬆ | $ 62 ⬆ |
| State of IN | $ 15 ⬆ | $ 60 ⬆ | $ 51 ⬆ |

### Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

## DATA DICTIONARY

| | |
|---|---|
| **CENSUS COUNTRY SATURATION** | Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago. |
| **CONFIDENCE SCORE** | Predictor of the accuracy of the final RentRange Rental Estimate based on numerous factors, including location of the subject, its physical characteristics, neighborhood characteristics, market conditions, and the similarity of the comparable properties to the subject property |
| **CUSTOM COUNTY SATURATION** | Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only. |
| **CUSTOM COUNTY VACANCY** | Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type. |
| **DAYS ON MARKET** | Days on market measures the average number of days the property has been listed for rent in that geography. |
| **DAYS ON MARKET VS. VACANCY CHART IN COUNTY** | Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county. |
| **ESTIMATED PROPERTY VACANCY** | RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area. |
| **GROSS LIVING AREA (GLA)** | Gross Living Area (GLA)is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area. |
| **GROSS YIELD** | Gross yield is calculated by dividing the total annual projected gross income by the total property price. Gross yield = gross income / total property price |
| **HIGH/LOW RADIUS RENT** | Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties. |
| **MEDIAN RADIUS RENT** | Median rent amount for all matching comparable rentals within the radius searched. |

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## DATA DICTIONARY

| | |
|---|---|
| **METROPOLITAN STATISTICAL AREA (MSA)** | Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB)for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source:http://www.census.gov/population/metro. |
| **MULTI-FAMILY** | Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes. |
| **PRICE & RENT TREND IN COUNTRY** | The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms. |
| **PROPERTY TYPE** | If not specified, rental rates for single-family detached homes will be returned. |
| **RADIUS SEARCHED** | The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties. |
| **RENTRANGE RENTAL ESTIMATE** | RentRangeÂ® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched. |
| **SECTION 8** | County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD). |
| **SINGLE-FAMILY** | Stand alone single-family home. |