

Anderson 46012

ZIP code · IN · Indiana > Madison County > Anderson

SELLER'S MARKET

\$197K

MEDIAN SALE PRICE

+27.4%

1-YR CHANGE

301

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

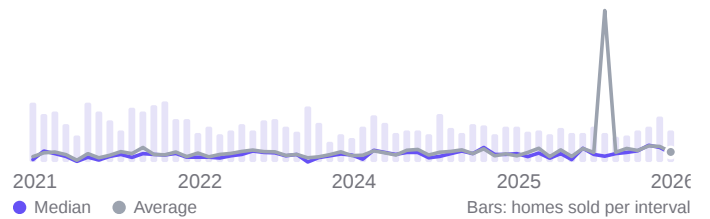
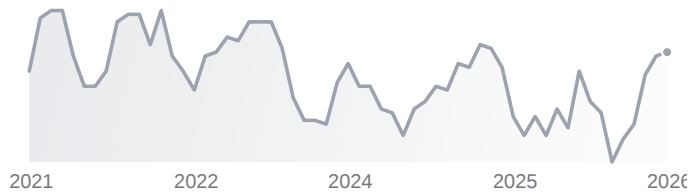
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$165K · Average \$173K

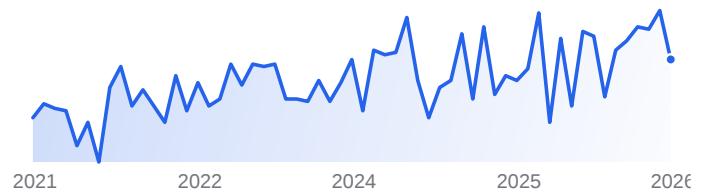
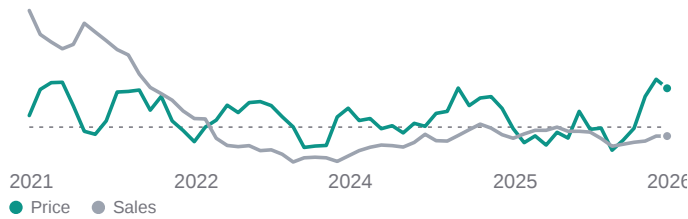


Growth (year over year)

Price +27.4% · Sales -6.2%

Price per square foot

\$119/ft²



Sale premium vs estimated value

+0.8%

Annual turnover (share of homes sold)

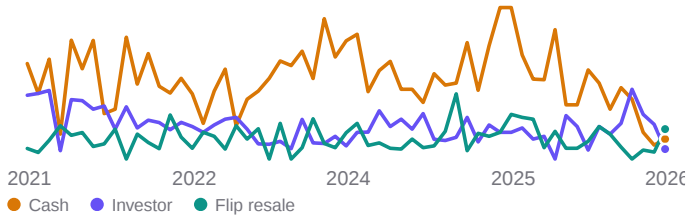
3.8%



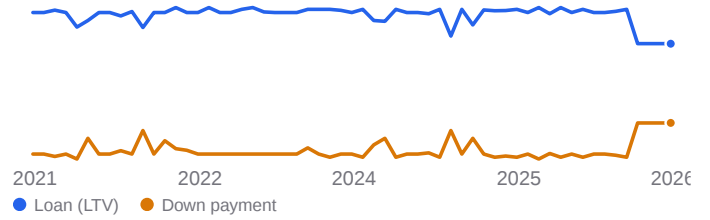
BUYERS & OUTCOMES

Buyer mix

Cash 8.0% · Investor 4.0% · Flip resale 12%

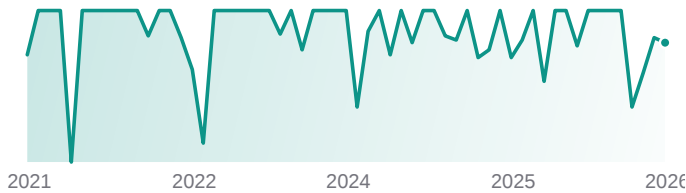


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



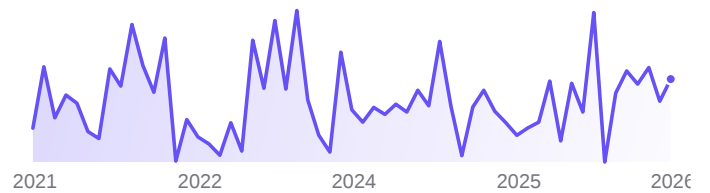
Sellers who sold at a gain

91%



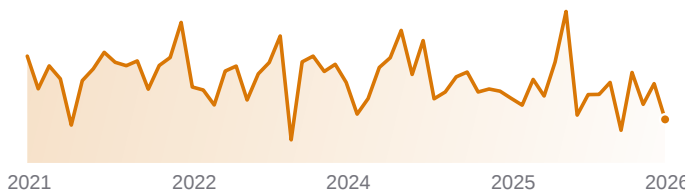
Typical hold before selling

4.4 yrs



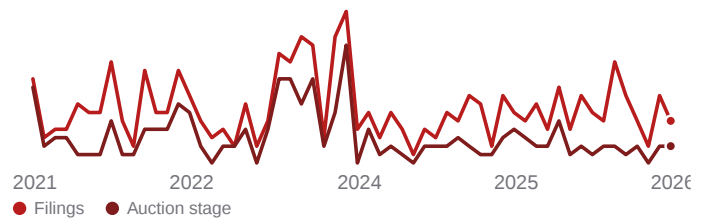
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	7,917
Median value (AVM)	\$164K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1962
Single family	86%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.3%
Owner occupied	78%
Company owned	15%
Median loan-to-value	36%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	19,156
Density	590 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	156
Earthquake index (US avg 100)	37
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	11.8%
Unemployment	1.3%
Average temp	51°F
Annual precip	40 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.