

Anderson 46013

ZIP code · IN · Indiana > Madison County > Anderson

SELLER'S MARKET

\$208K

MEDIAN SALE PRICE

+15.4%

1-YR CHANGE

316

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

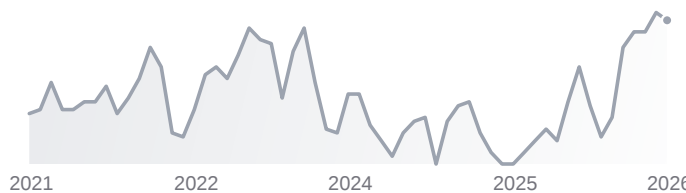
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

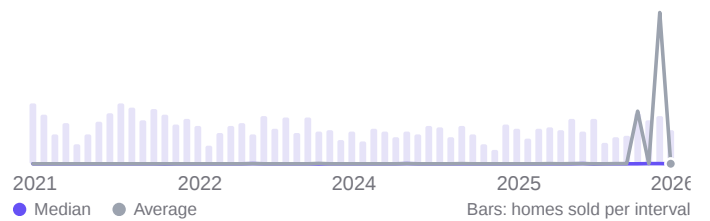
Market temperature (0–100)

77 / 100



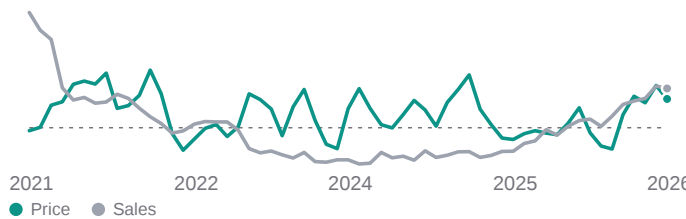
Sale prices

Median \$168K · Average \$177K



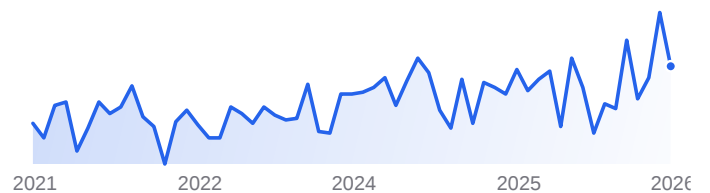
Growth (year over year)

Price +15.4% · Sales +21.1%



Price per square foot

\$144/ft²



Sale premium vs estimated value

+15.3%



Annual turnover (share of homes sold)

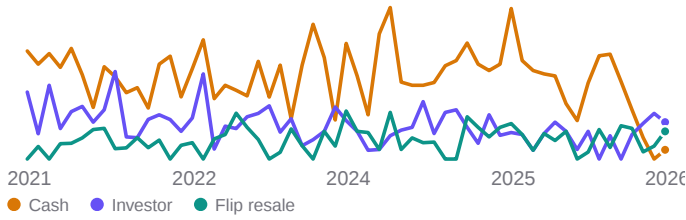
4.6%



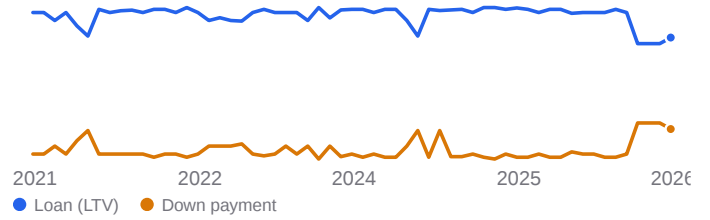
BUYERS & OUTCOMES

Buyer mix

Cash 4.2% · Investor 17% · Flip resale 13%

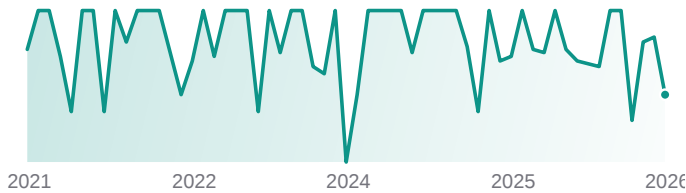


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



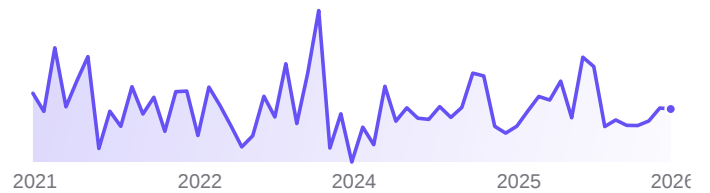
Sellers who sold at a gain

83%



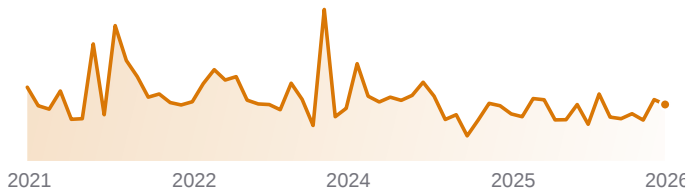
Typical hold before selling

4.1 yrs



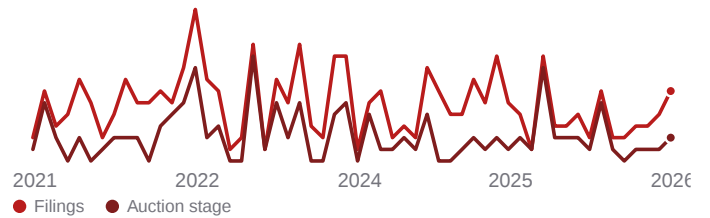
Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	6,934
Median value (AVM)	\$171K
Median size	1,322 ft²
Median bedrooms	3
Median year built	1962
Single family	85%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	14%
Median loan-to-value	34%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	18,603
Density	896 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	149
Earthquake index (US avg 100)	34
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	13.9%
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.