

Anderson 46016

ZIP code · IN · Indiana > Madison County > Anderson

SELLER'S MARKET

\$113K

MEDIAN SALE PRICE

+61.6%

1-YR CHANGE

291

SALES (12 MO)

\$76K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



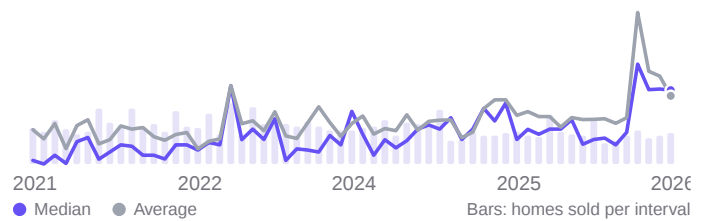
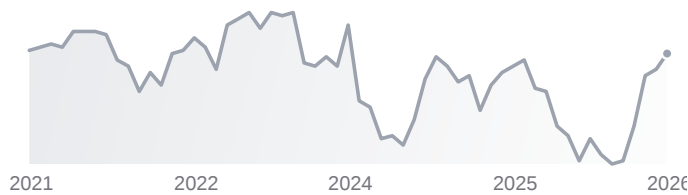
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$113K · Average \$107K

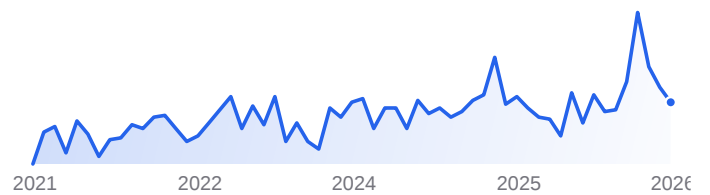
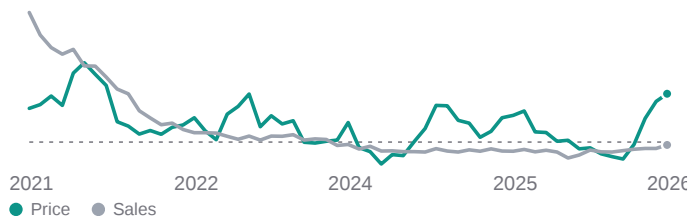


Growth (year over year)

Price +61.6% · Sales -3.6%

Price per square foot

\$62/ft²

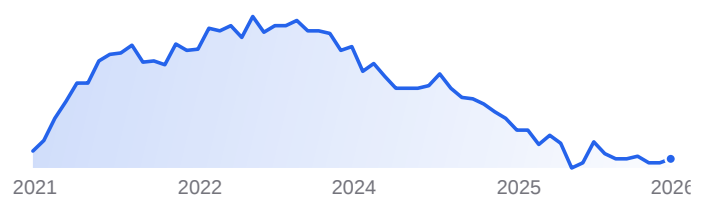


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

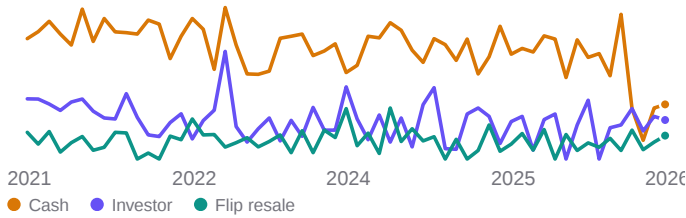
4.0%



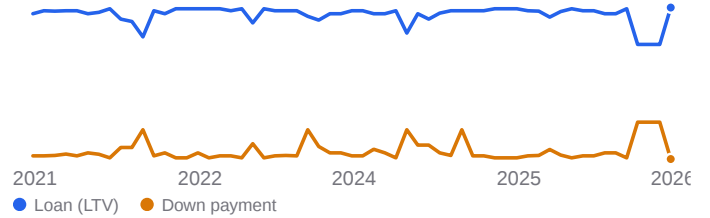
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 21% · Flip resale 13%

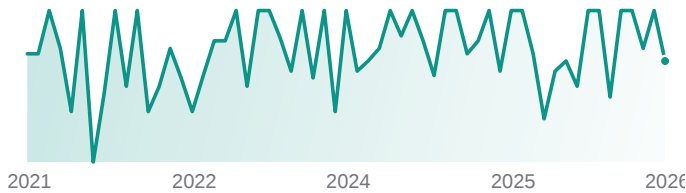


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



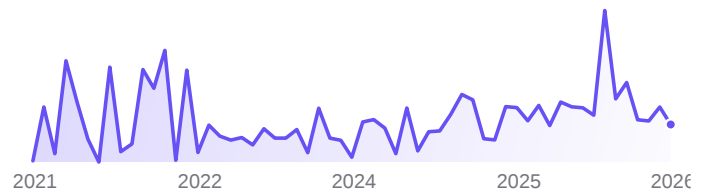
Sellers who sold at a gain

83%



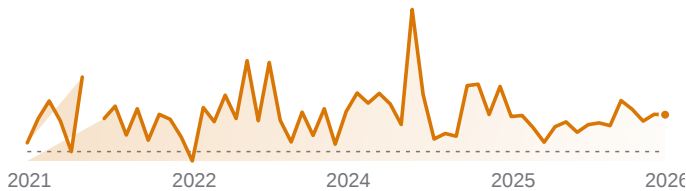
Typical hold before selling

2.2 yrs



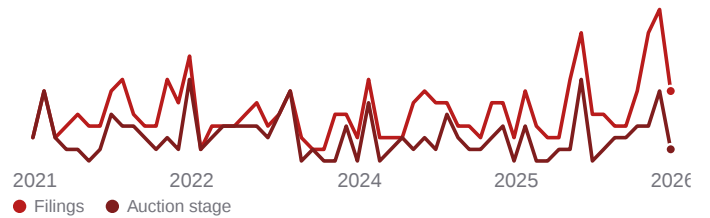
Median annualized return at resale

+15.4%



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	7,345
Median value (AVM)	\$76K
Median size	1,200 ft²
Median bedrooms	2
Median year built	1926
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	2.6%
Owner occupied	47%
Company owned	29%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	18,377
Density	2,890 / mi²
Median household income	\$37K
Average household income	\$49K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	144
Earthquake index (US avg 100)	32
Homes occupied	80%
Bachelor's or higher	8%
Poverty rate	24.0%
Unemployment	1.2%
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.