

Anderson 46017

ZIP code · IN · Indiana > Madison County > Anderson

BALANCED MARKET

\$218K

MEDIAN SALE PRICE

+14.0%

1-YR CHANGE

70

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



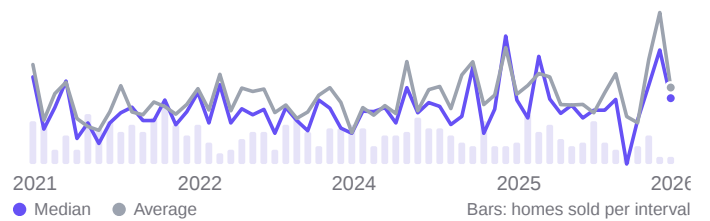
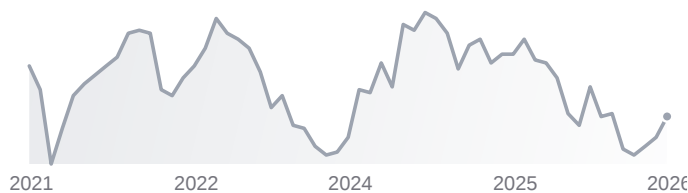
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$179K · Average \$199K

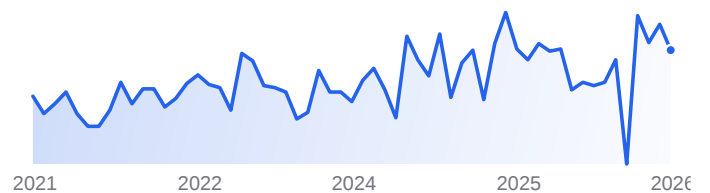
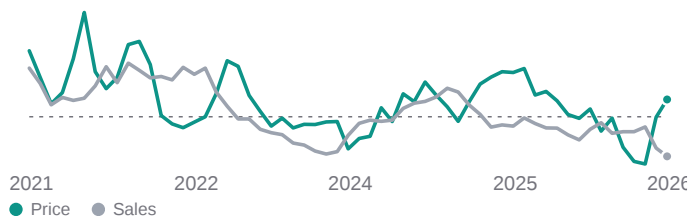


Growth (year over year)

Price +14.0% · Sales -32.0%

Price per square foot

\$146/ft²

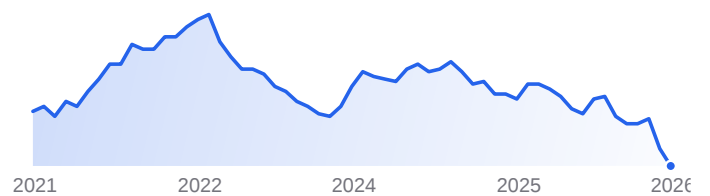


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

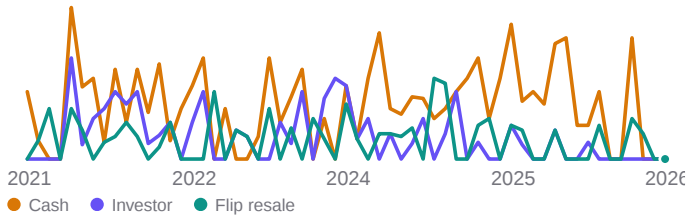
3.0%



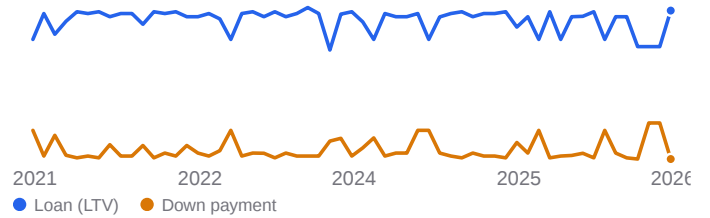
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



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



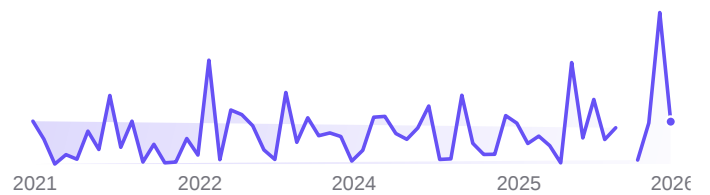
Sellers who sold at a gain

100%



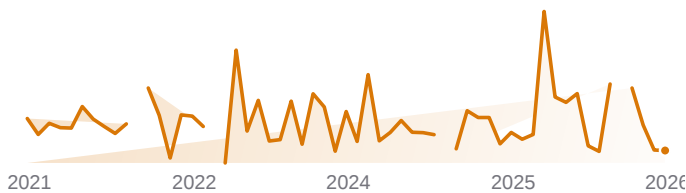
Typical hold before selling

5.0 yrs



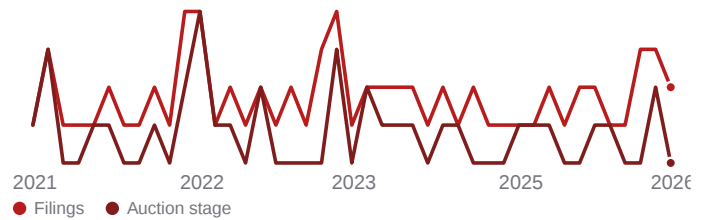
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,372
Median value (AVM)	\$185K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1960
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	83%
Company owned	9.0%
Median loan-to-value	38%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	6,829
Density	380 / mi²
Median household income	\$64K
Average household income	\$74K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	166
Earthquake index (US avg 100)	36
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	8.6%
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.