



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR MADISON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

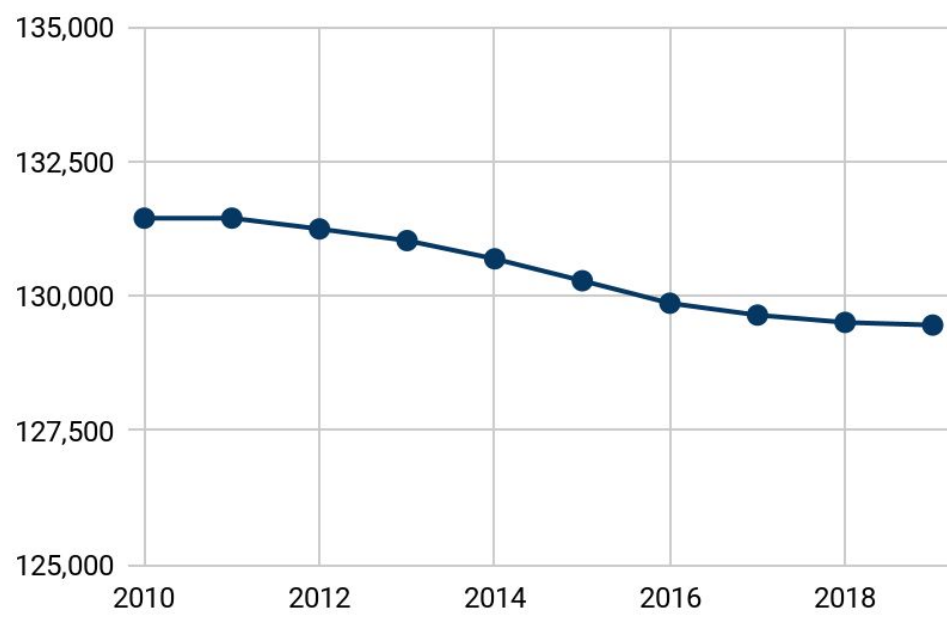
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

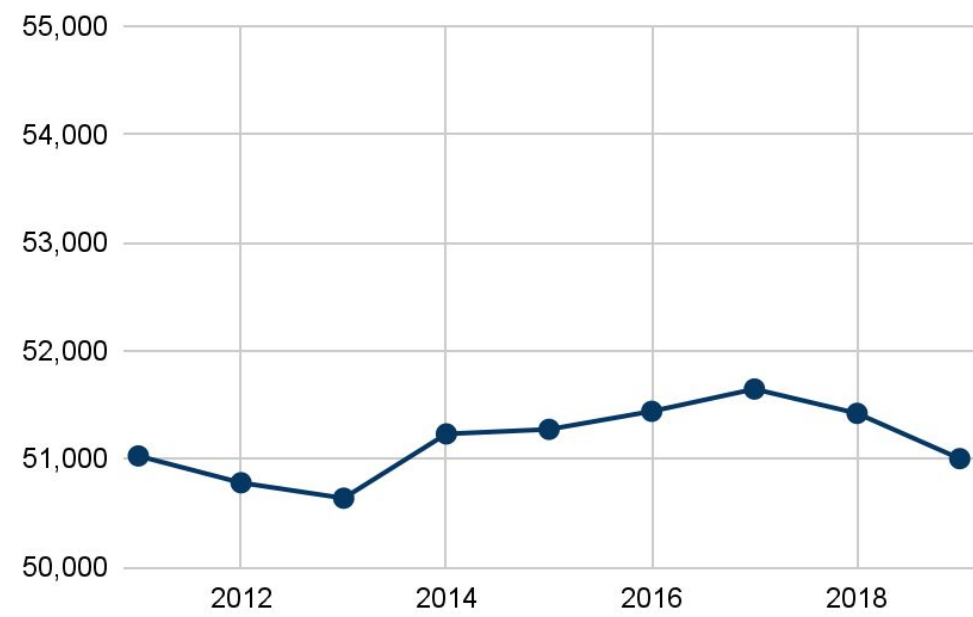
POPULATION | Madison County’s population has decreased by 1.51% (2,000 people) between 2010-2019. In the same time period, the total number of households decreased by 1% (0 households).

Resident Population
Madison County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Madison County | 2010-2019



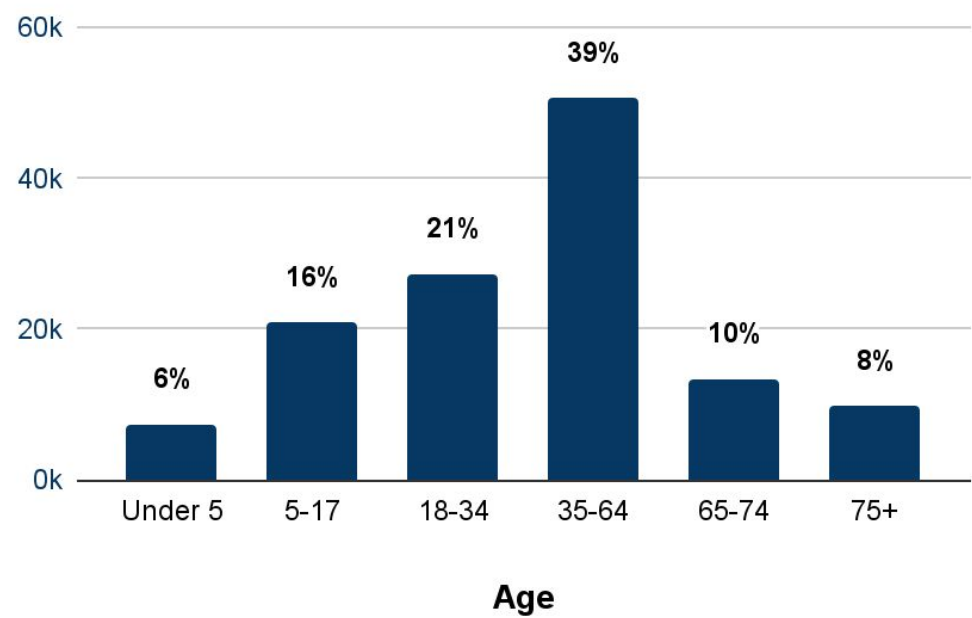
Source: FRED, U.S. Census Bureau

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Note: Some data are placeholders, and not representative of actual conditions.

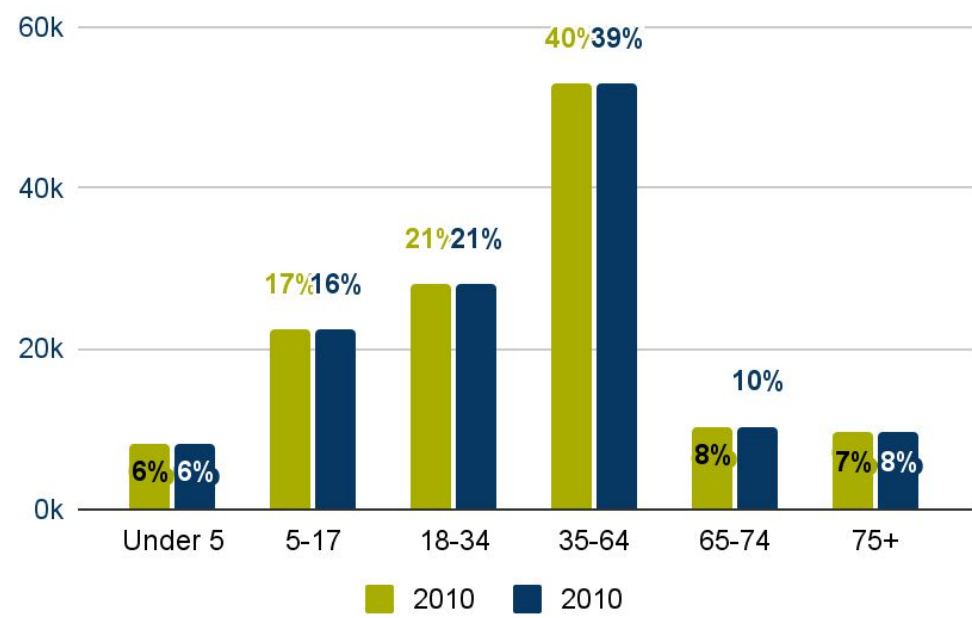
AGE | 18% of people in Madison County are above the age of 65, while 22% are below 18.

Population by Age
Madison County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Madison County | 2010, 2019

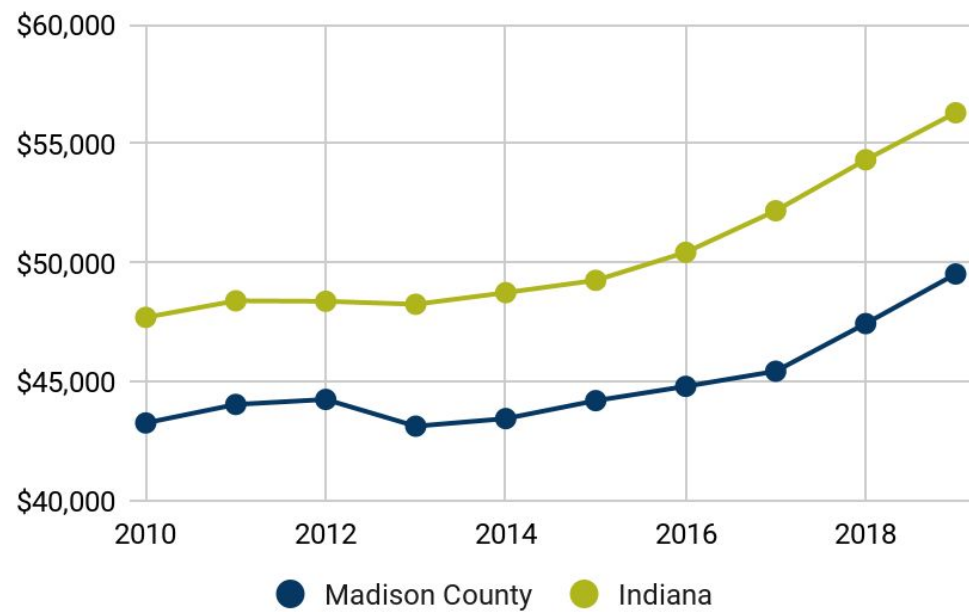


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Madison County had a median income of \$49,522 in 2019, up 14% since 2010. 36% of households have incomes below \$35,000, while 18% have incomes above \$100,000.

Median Income

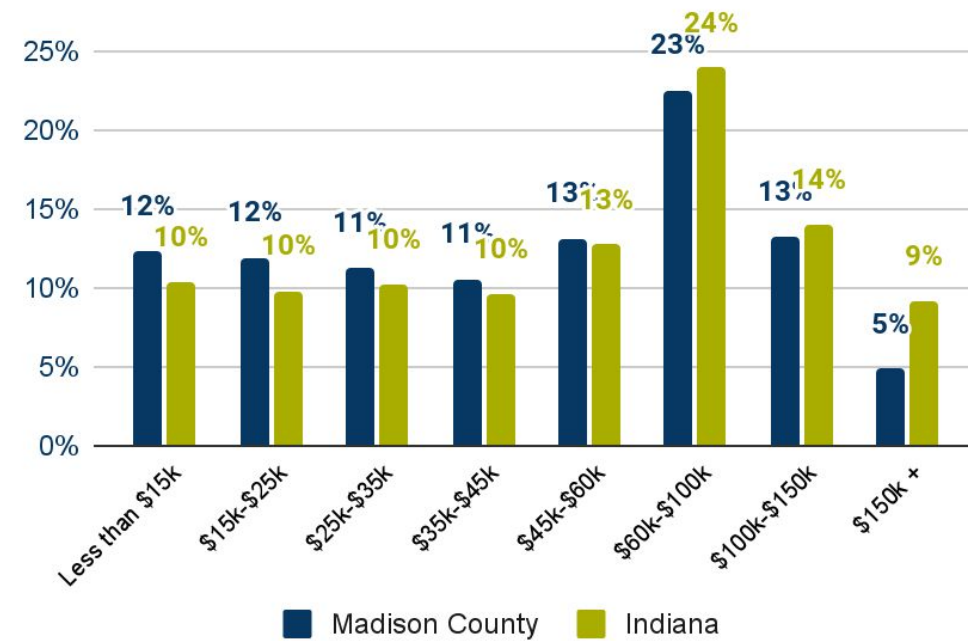
Madison County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Madison County, State of Indiana | 2019



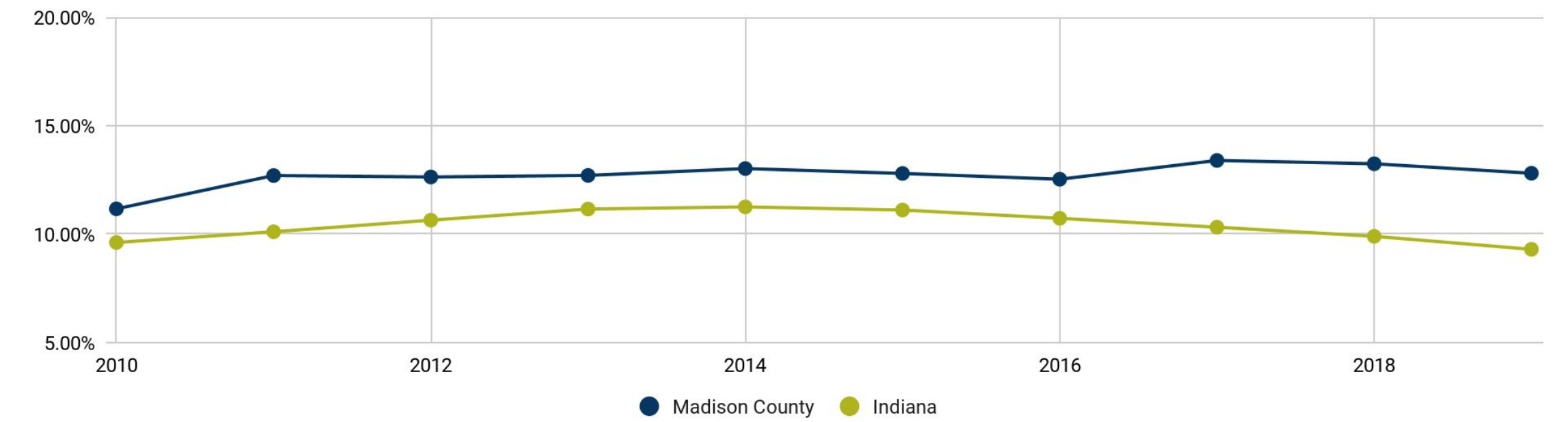
Source: ACS 2019 5-year estimates

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Note: Some data are placeholders, and not representative of actual conditions.

FAMILY POVERTY RATE | 12.8% of families live in poverty conditions in Madison County, up 1.6 points from 11.2% in 2010.

Family Poverty Rate
Madison County, State of Indiana | 2010-2019

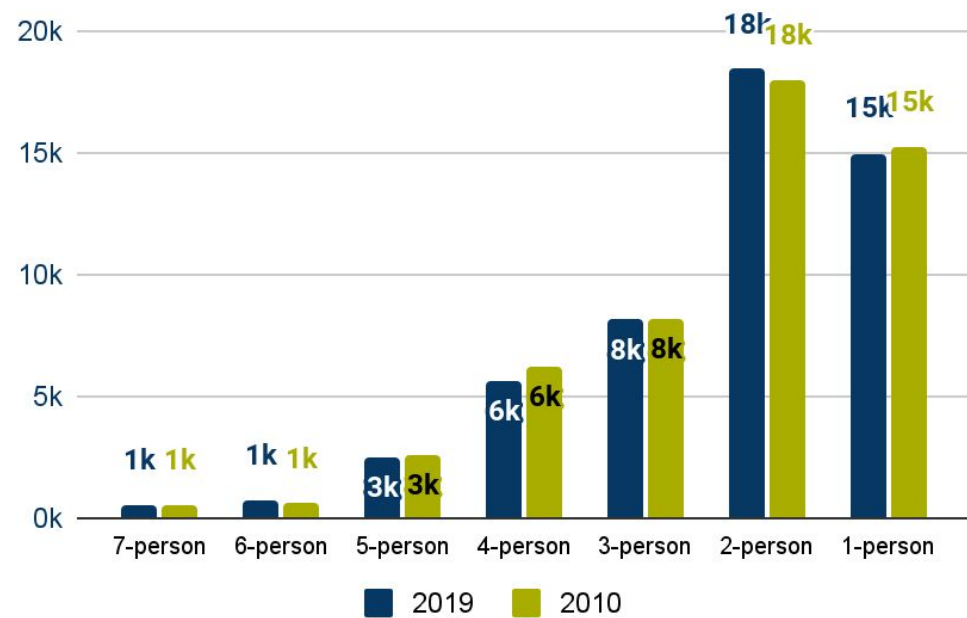


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

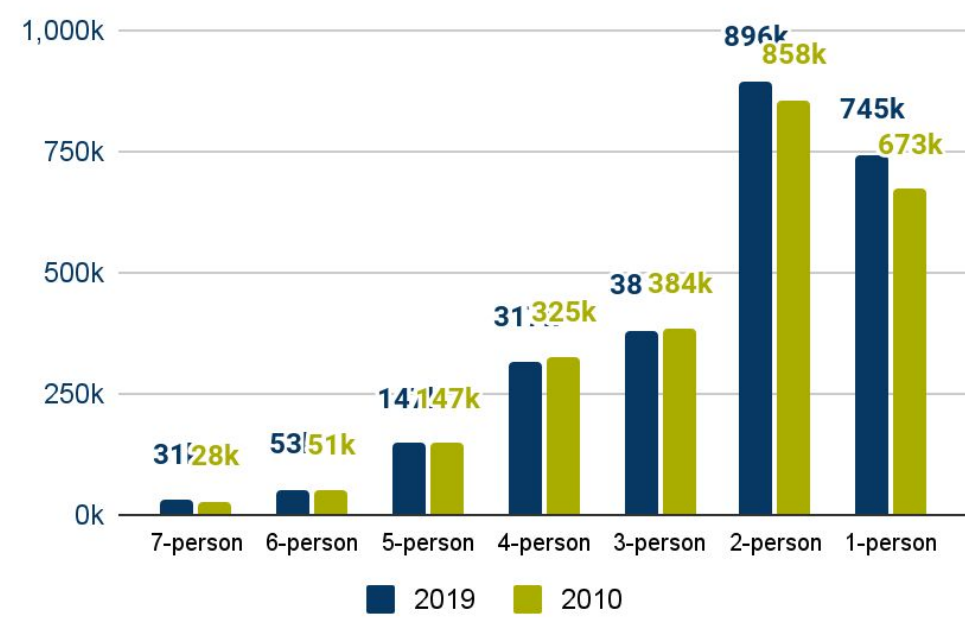
HOUSEHOLD SIZE | The average household size is 2.42, compared to 2.52 statewide. The Madison County average household has shrunk by 0.03 persons since 2010.

Household Size
Madison County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

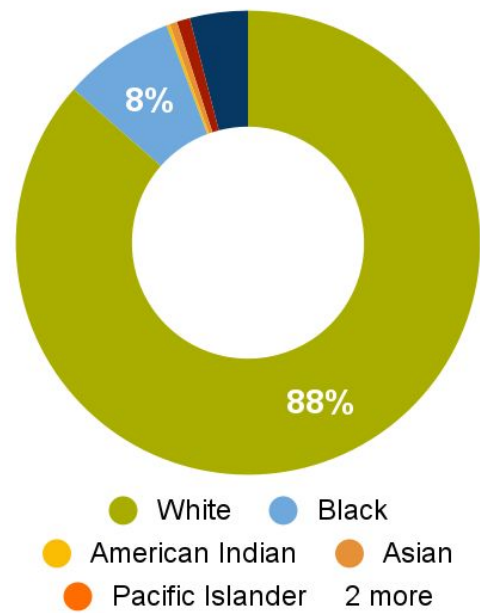
WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Madison County is 88% white, 8% Black, 4% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Madison County | 2019



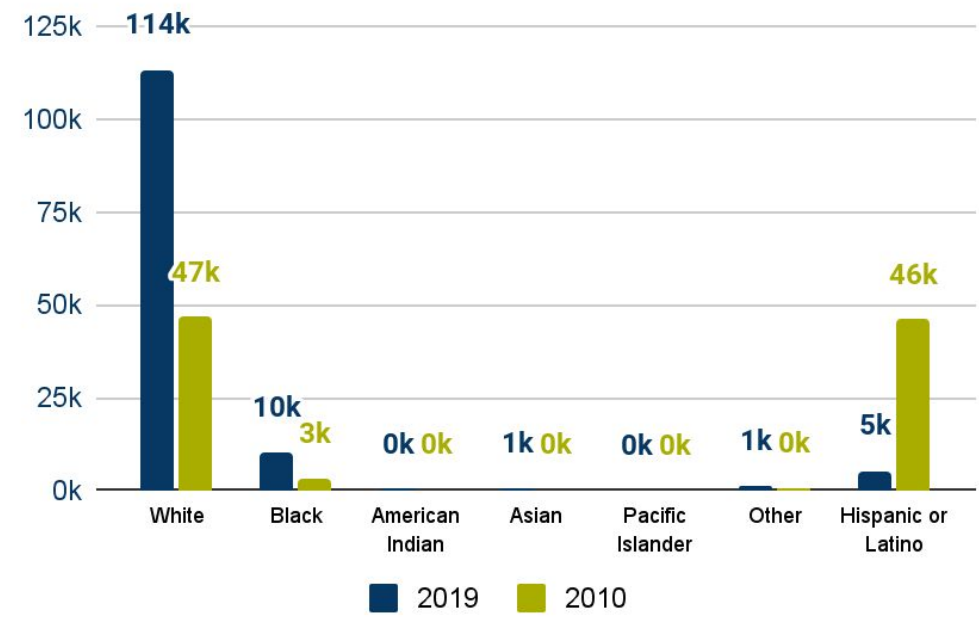
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Madison County | 2010, 2019

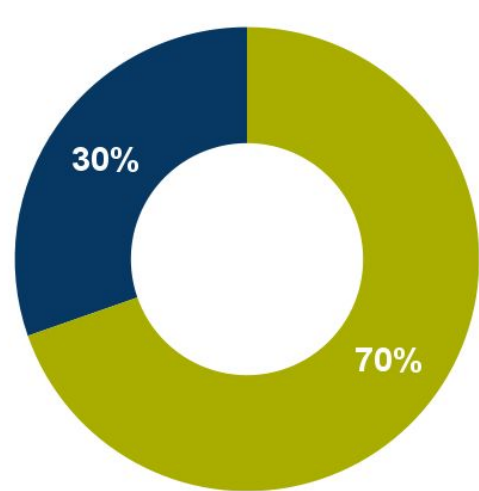


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 30% of households (15,484 households) in Madison County were renters, while 70% are (35,519 households) owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

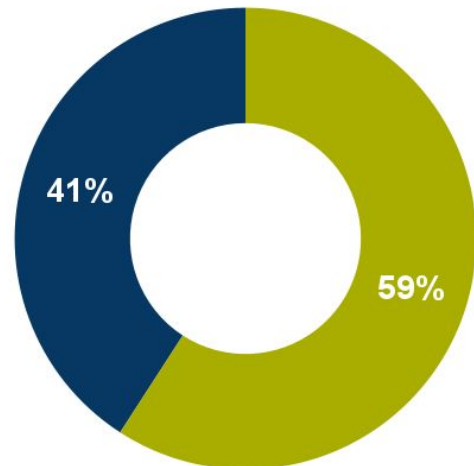
Madison County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

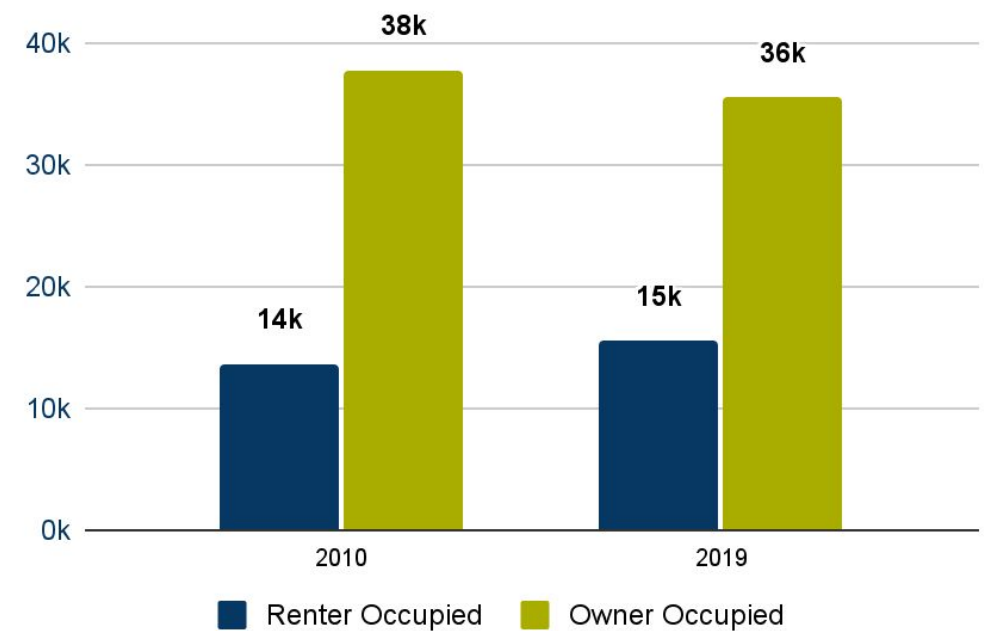
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Madison County | 2010-2019



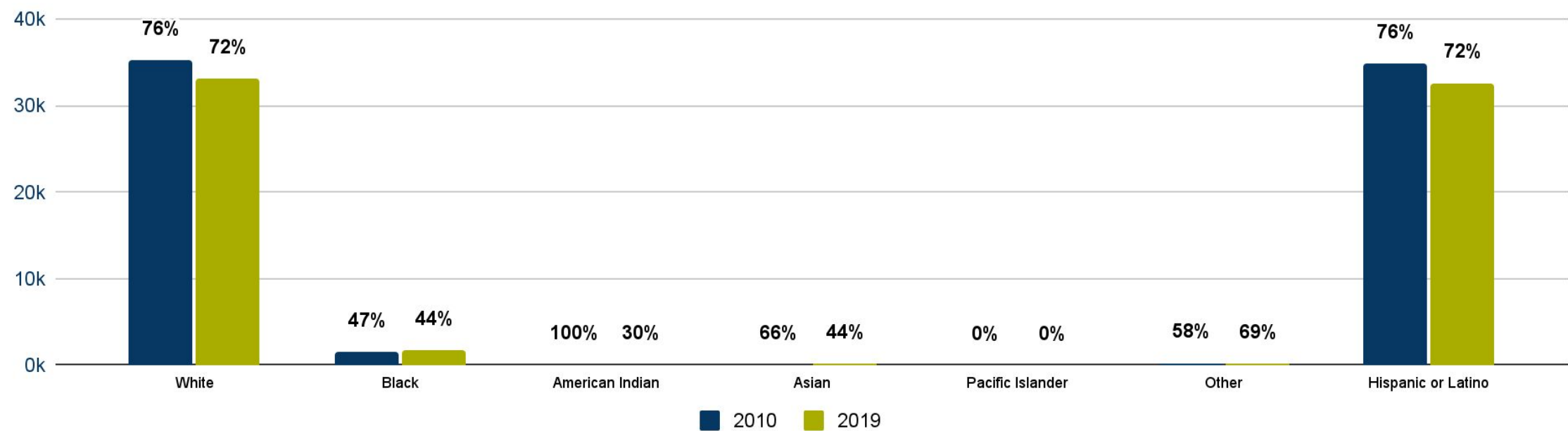
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

TENURE BY RACE | While the overall homeownership rate is 70%, among non-Hispanic White households' homeownership is 72%, 44% for Black households, and 72% for Hispanic or Latino households.

Homeownership by Race
Madison County | 2010, 2019

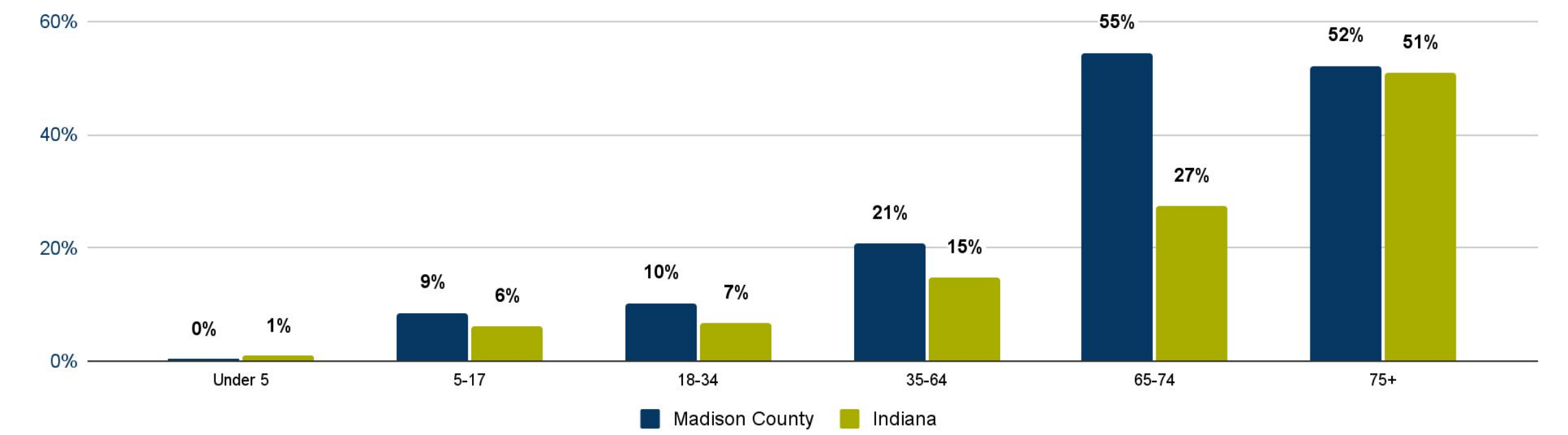


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 21% of people in Madison County live with a disability. For people above 65, the share increases to 54%.

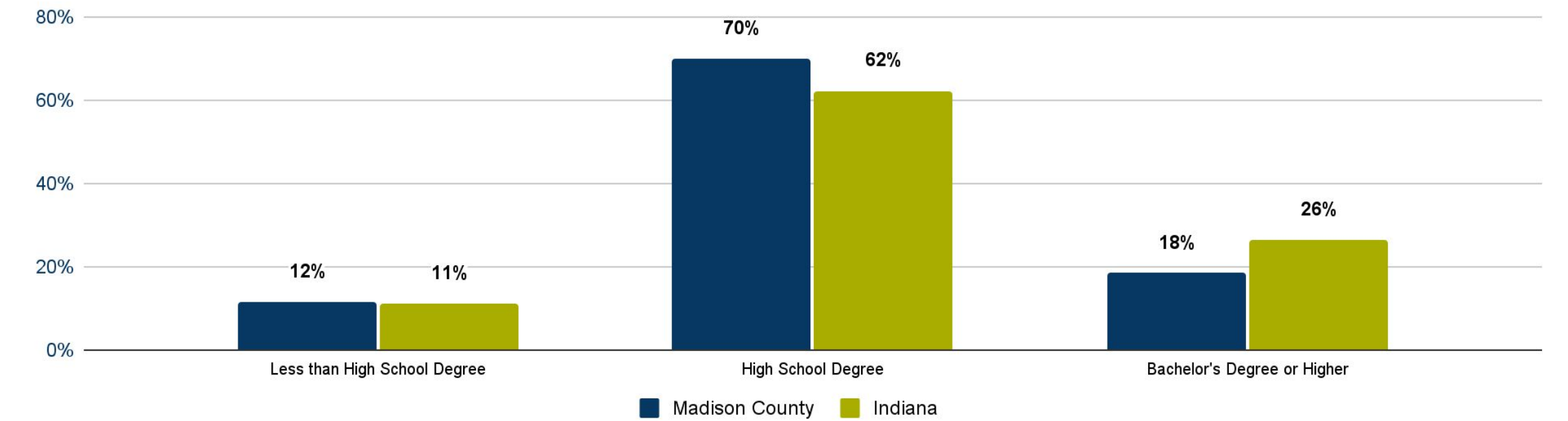
Share of the Population with a Disability by Age
Madison County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Madison County, 70% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

Educational Attainment
Madison County, Indiana | 2019



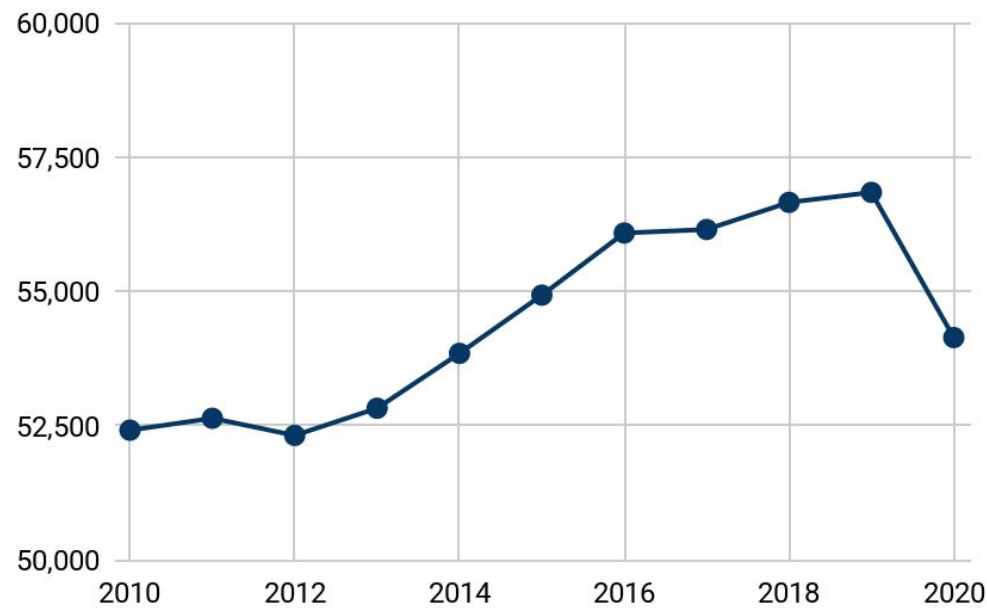
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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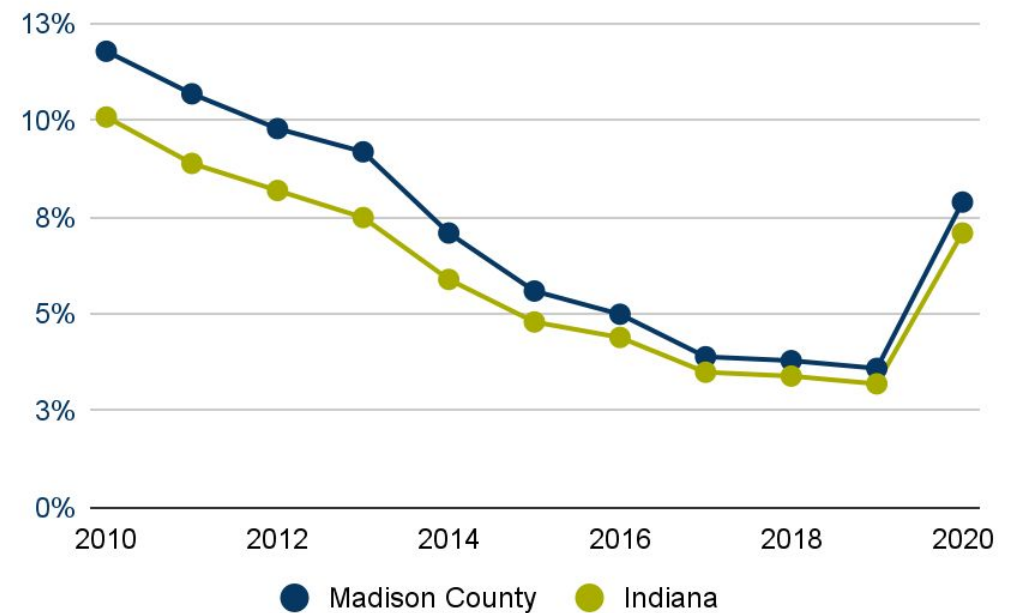
EMPLOYMENT BASE | There are currently 54,000 employed persons in Madison County, up by 3% since 2010. The unemployment rate in 2020 was 7.90%, up 4.3 points from 2019.

Total Employment
Madison County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Madison County, Indiana | 2010-2019

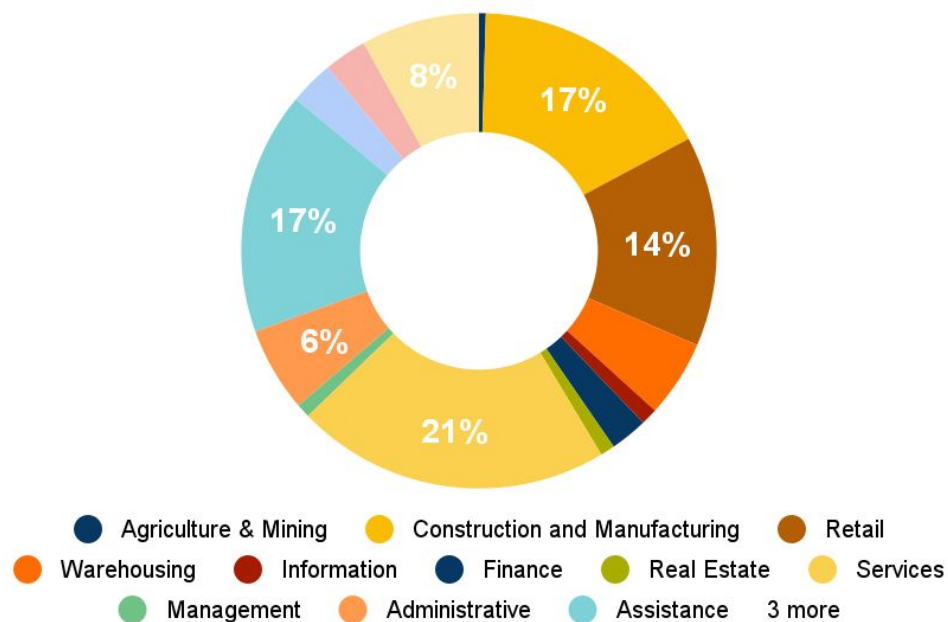


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Madison County, accounting for 17% of all jobs, followed by Manufacturing (12% of all jobs).

Total Jobs by All Industries
Madison County | 2018



Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$39,224**
2. Trade, transportation, and utilities | **\$38,965**
3. Goods-producing | **\$60,237**
4. Professional and business services | **\$38,201**
5. Education and health services | **\$44,703**

Source: BLS

Top 5 Employers

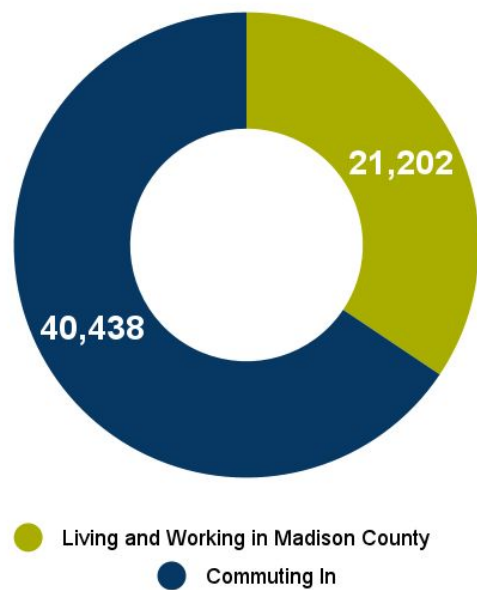
1. Carter Express (Anderson)
2. Community Hospital Of Anderson (Anderson)
3. Harrah's Hoosier Park Racing (Anderson)
4. St Vincent Andrsn Cmnty Affrs (Anderson)
5. Gaithers' Co (Alexandria)

Source: BLS

WORKING DRAFT

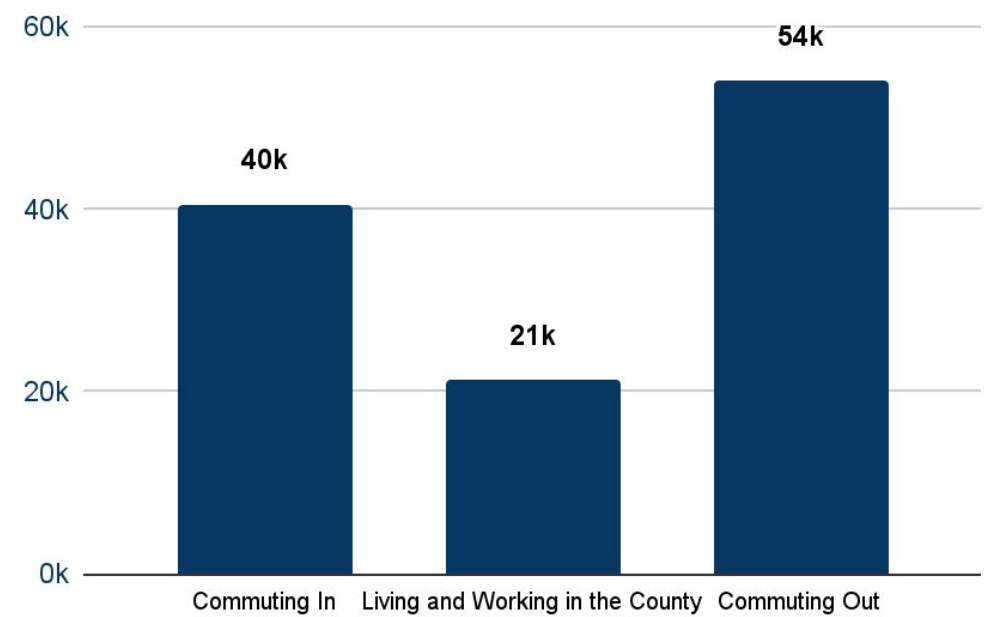
COMMUTER INFLOW / OUTFLOW | 40,000 commuters come into Madison County for their jobs, while 54,000 employees travel outside for their jobs.

Employment Inflow
Madison County | 2018



Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

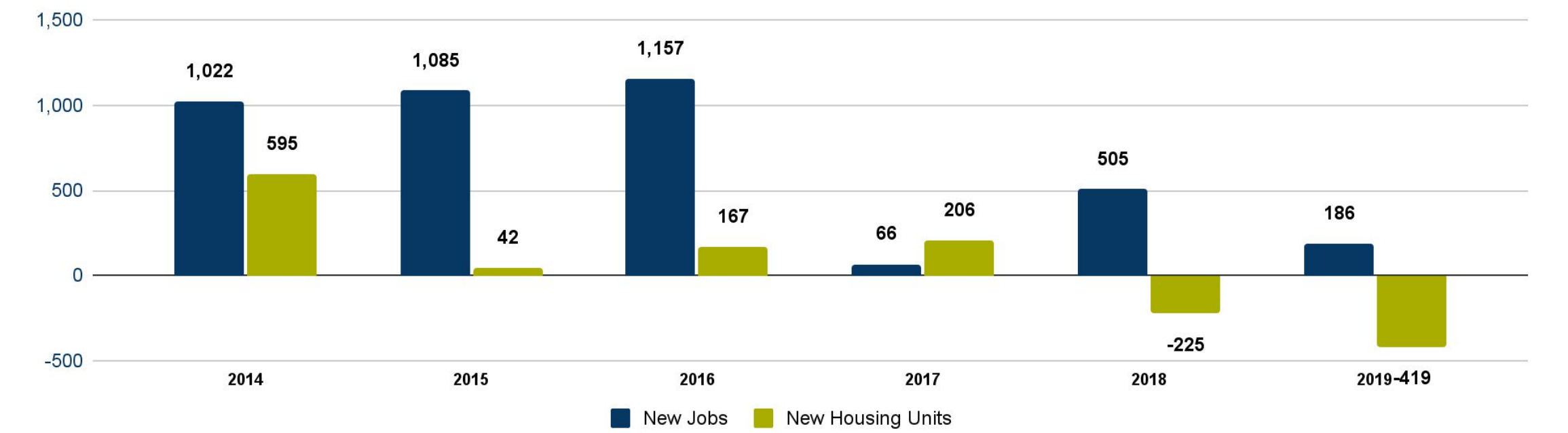
Commuting Patterns
Madison County | 2018



Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

JOB GROWTH AND HOUSING PRODUCTION | The County has created 4021 between 2014-2019 and 366, or 9 units for every 100 jobs created.

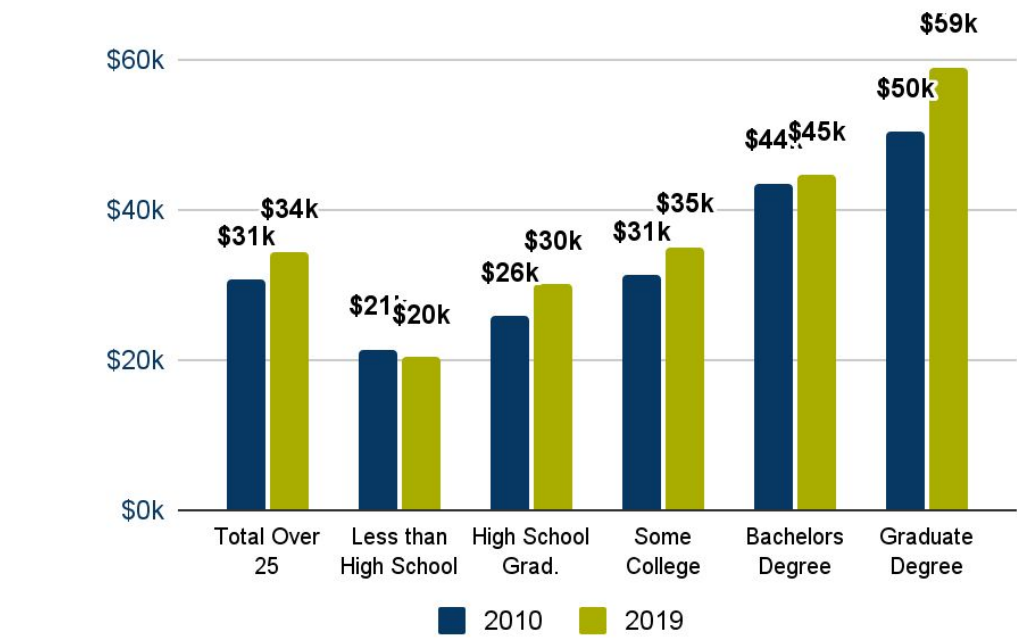
Job Growth and Housing Production
Madison County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

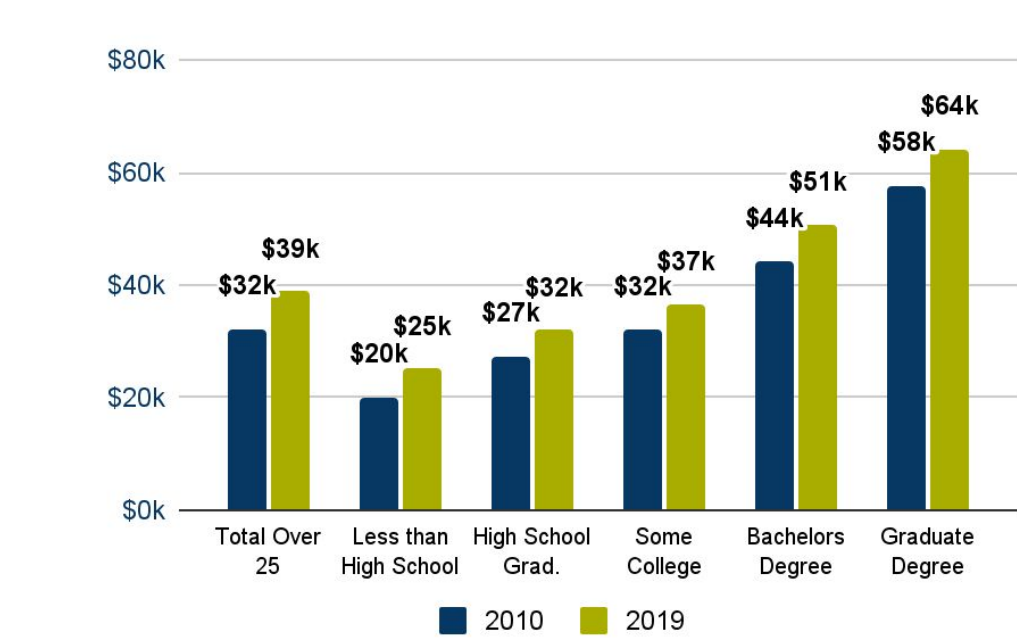
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 12% since 2010 for the total population and increased 16% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Madison County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

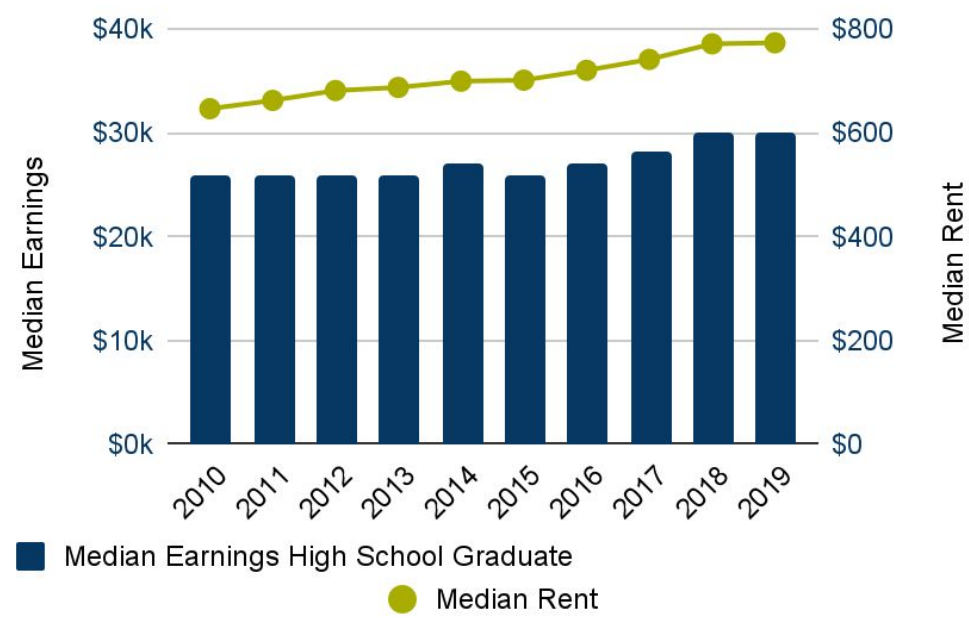
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

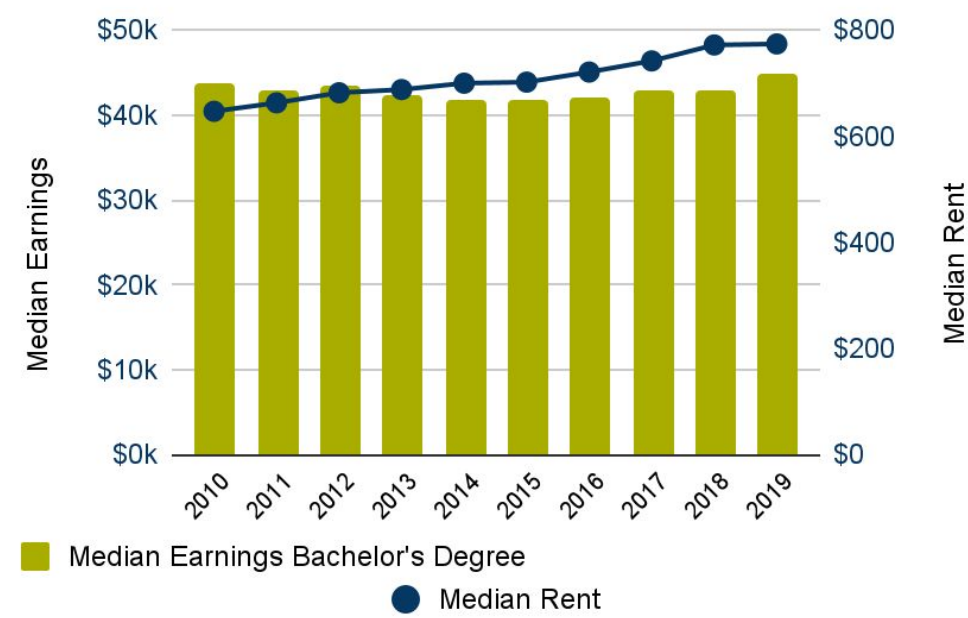
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 19.6% since 2010.

Income and Rent Growth, High School Degree
Madison County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Income and Rent Growth, BS Degree
Madison County | 2010-2019



Source: ACS 2010-2019 5-year estimates

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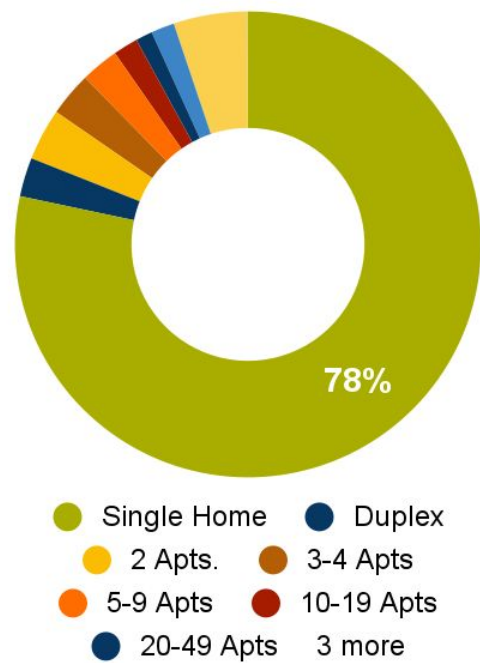
HOUSING TRENDS

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HOUSING TYPOLOGY | 78% of homes in Madison County are single-family, while 17% are multifamily. The share of multifamily housing has decreased by 389 homes since 2010.

Housing Typology

Madison County | 2019



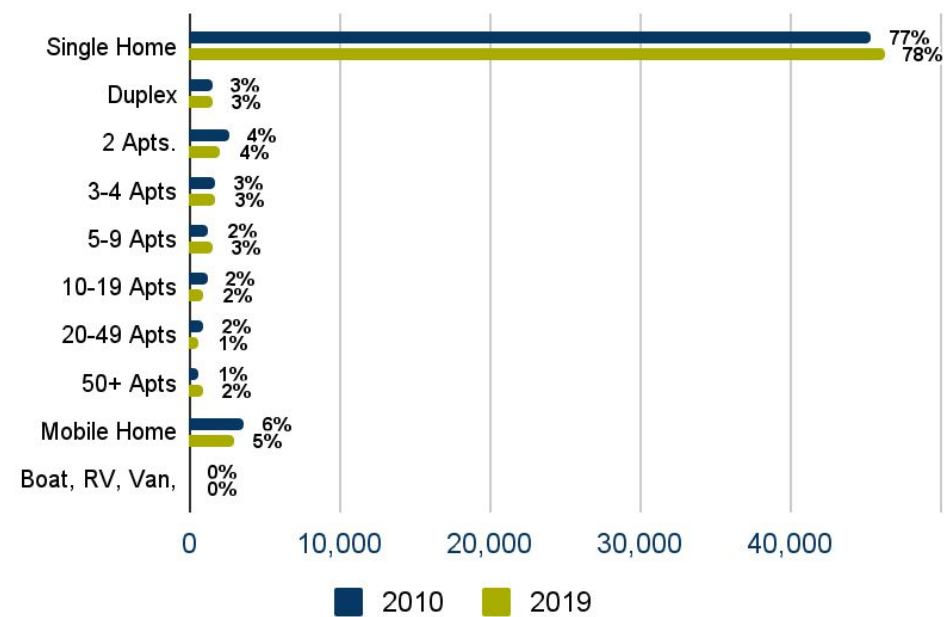
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Madison County | 2010, 2019

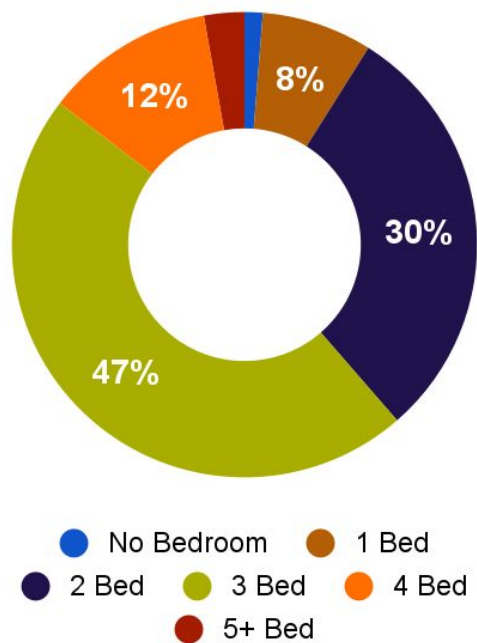


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Madison County are 2.42, with 61% of units 3 bedroom or more.

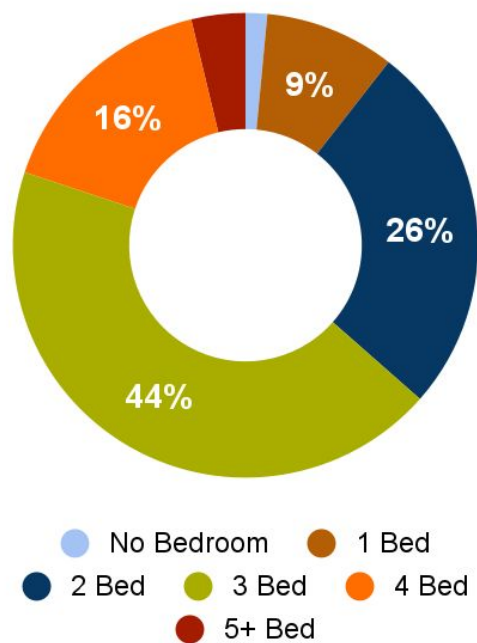
Housing Stock by Bedrooms

Madison County | 2019



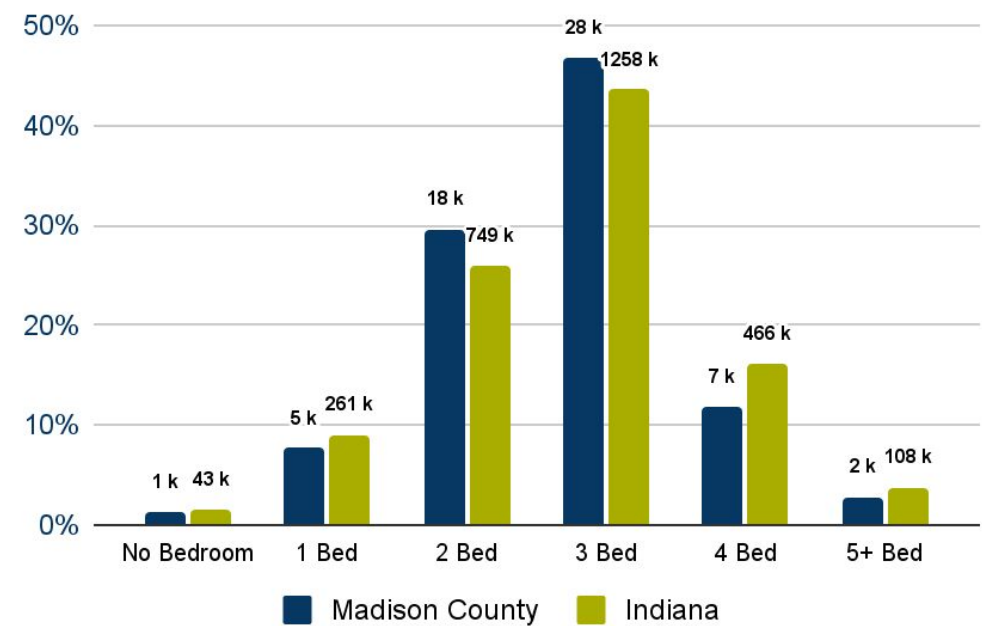
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

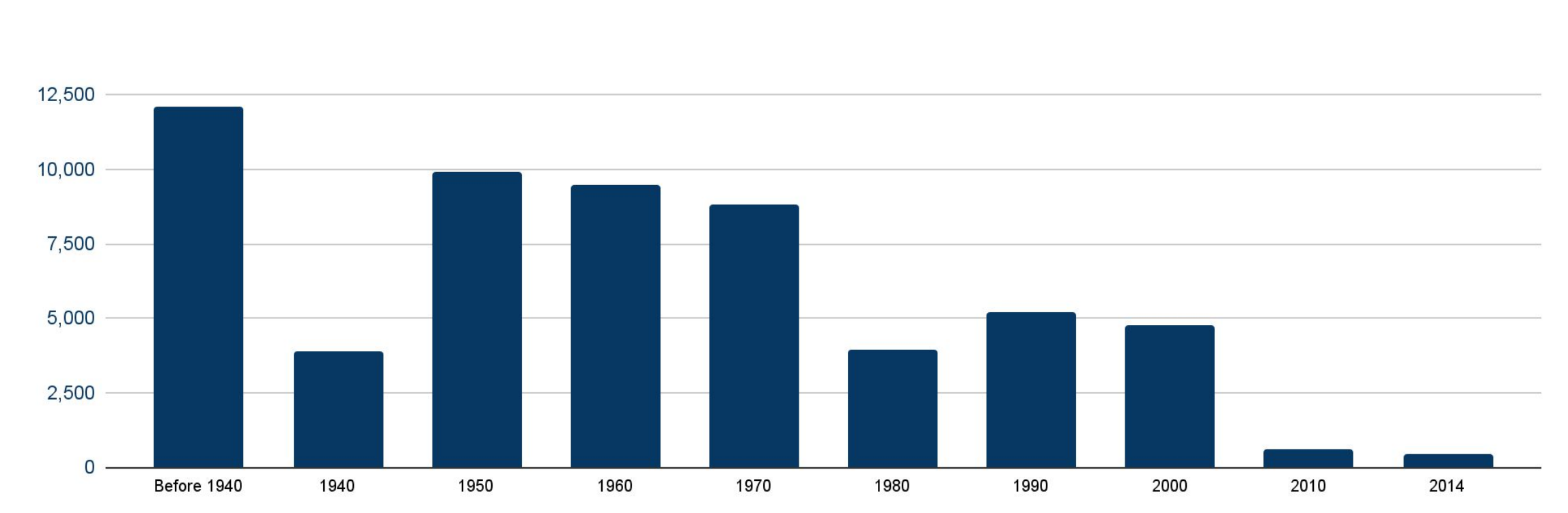
Madison County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 90% of homes were built before 1990, with most homes built in 2014.

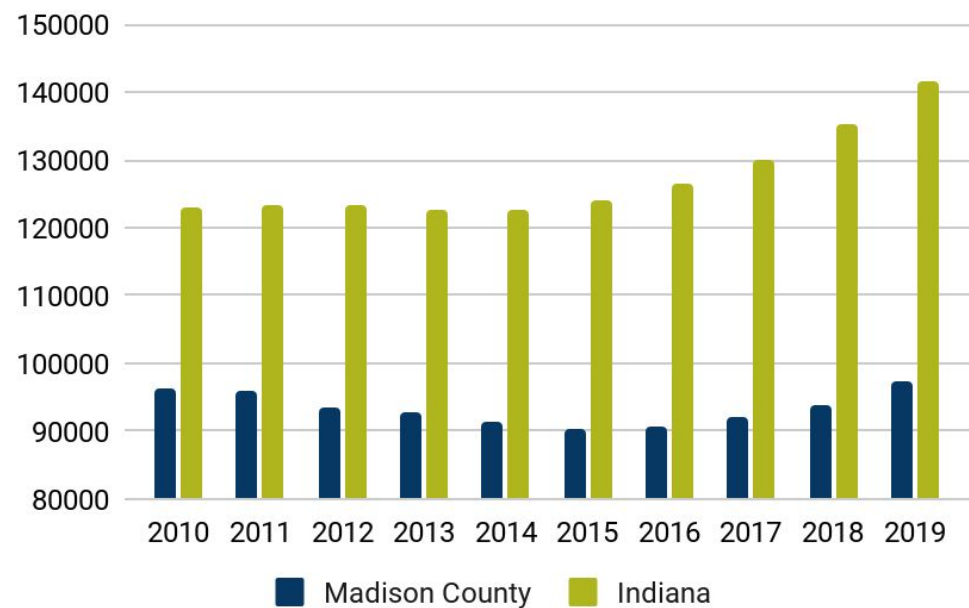
Homes by Year Built
Madison County | 2019



Source: ACS 2010-2019 5-year estimates

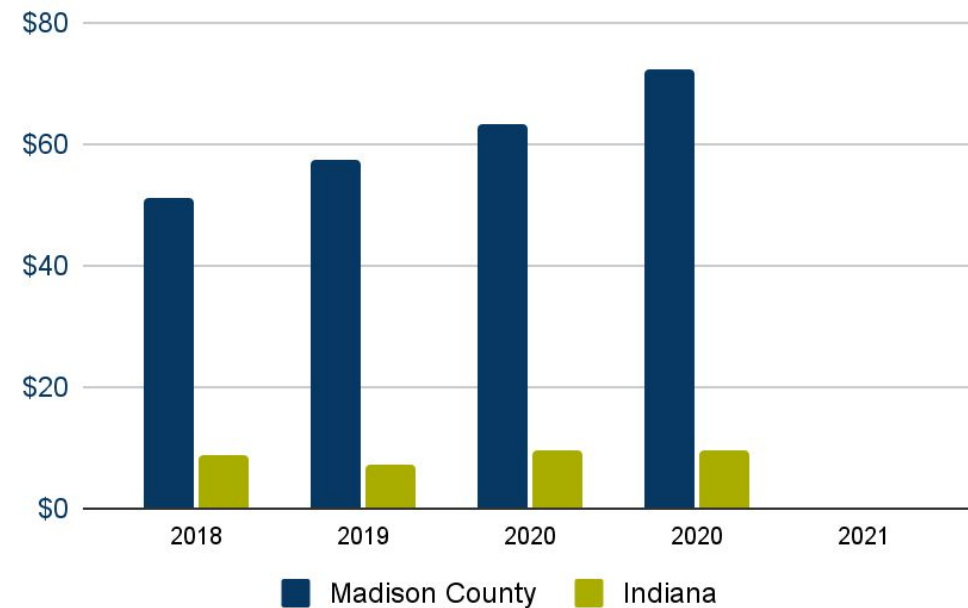
MEDIAN LISTING PRICE | Homes in Madison County have a median listing price of \$97,300, compared to \$141,700 statewide. Home prices have increased by 1% since 2010.

Median Listing Price
Madison County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
Madison County | 2017-2020



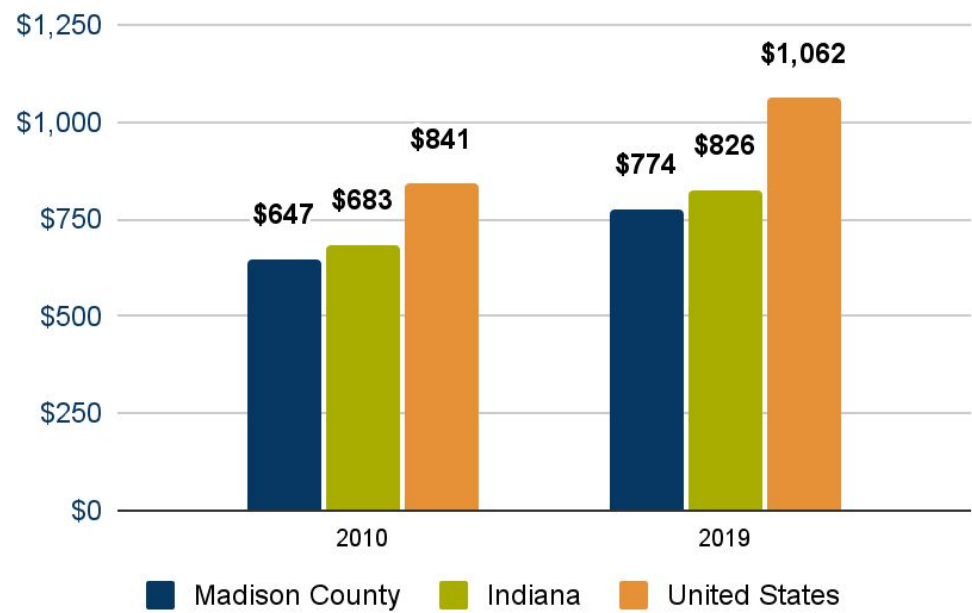
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

MEDIAN RENTS | Median rents have increased by 20% since 2010, with average rents at \$774.

Median Rent

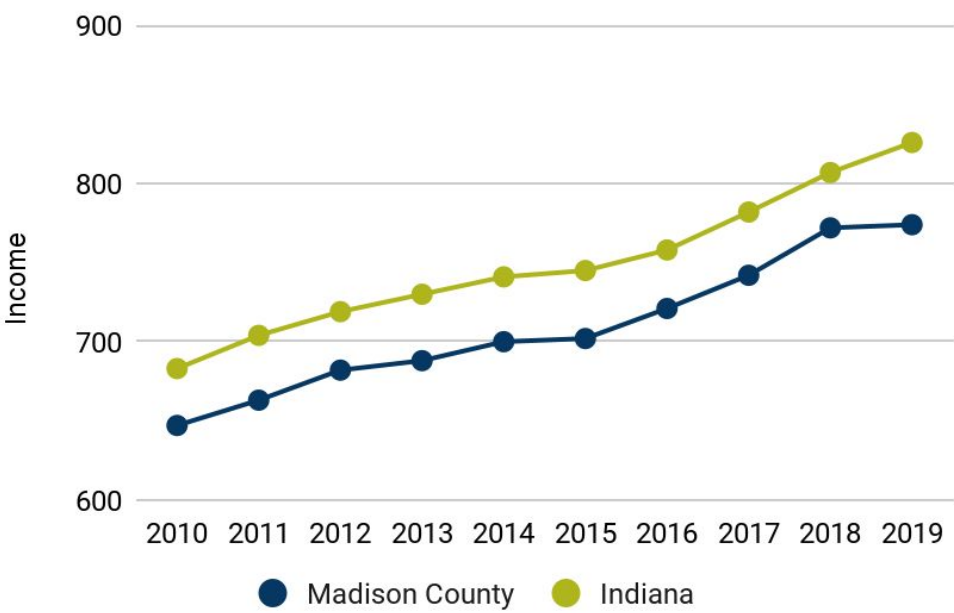
Madison County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

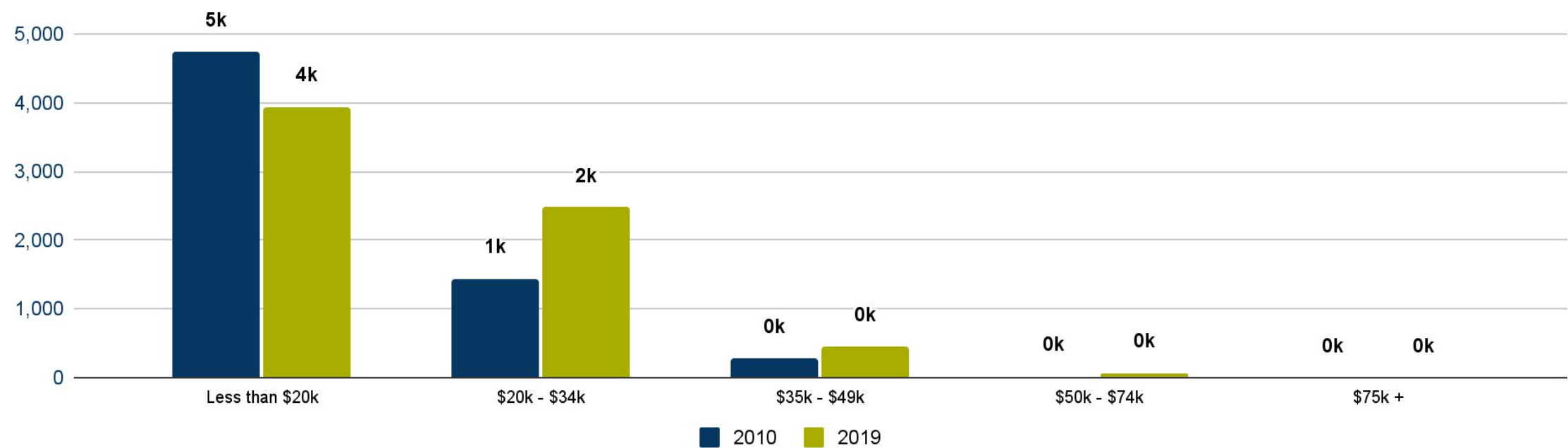
Madison County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 50% of households are housing cost burdened in Madison County, down -4% since 2010. 63% of households earning below \$50,000 are housing cost burdened.

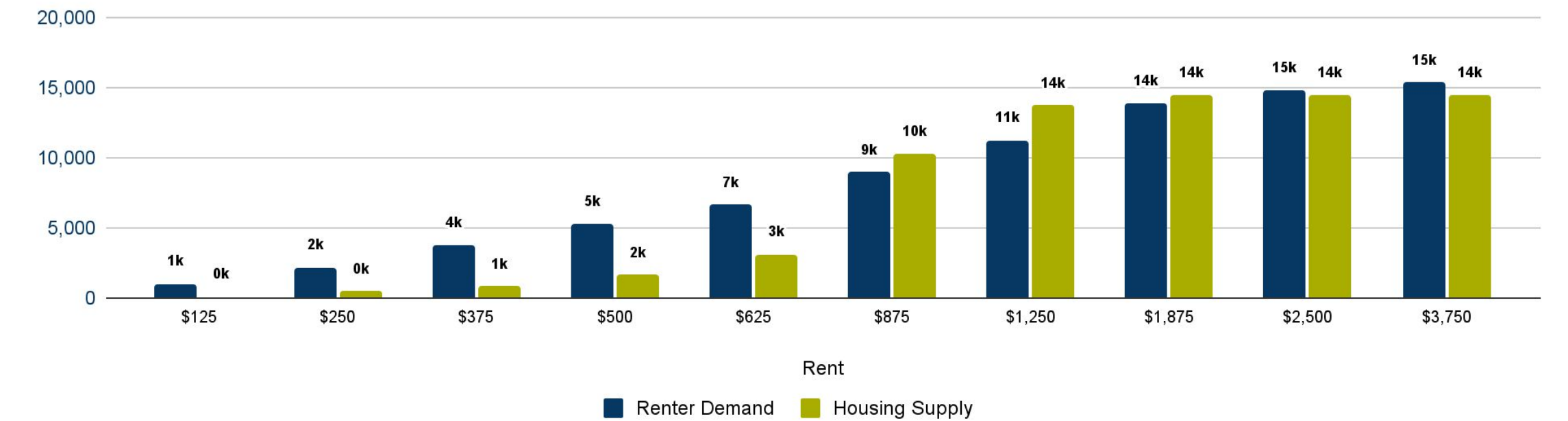
Renter Housing Cost Burden
Madison County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 9000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

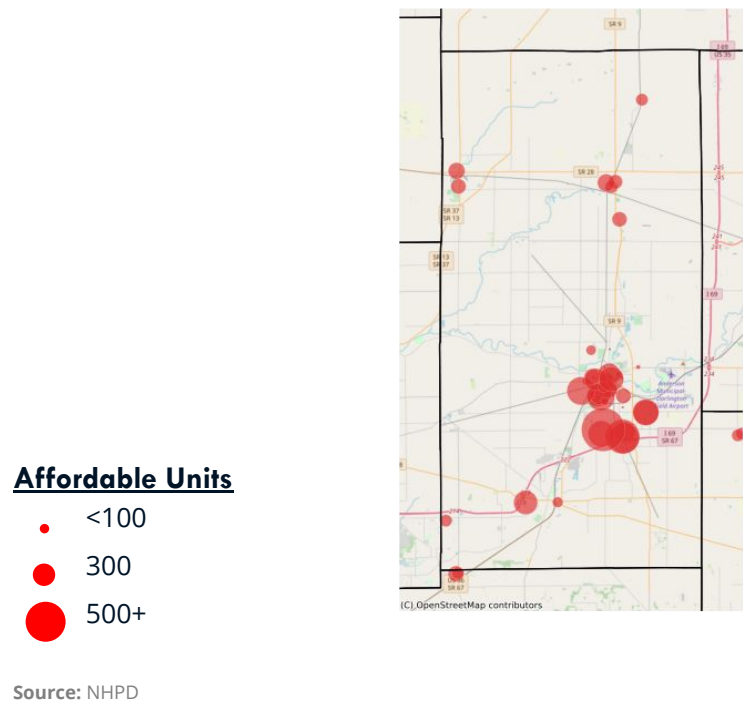
Cumulative Housing Gap
Madison County, Indiana | 2010-2019



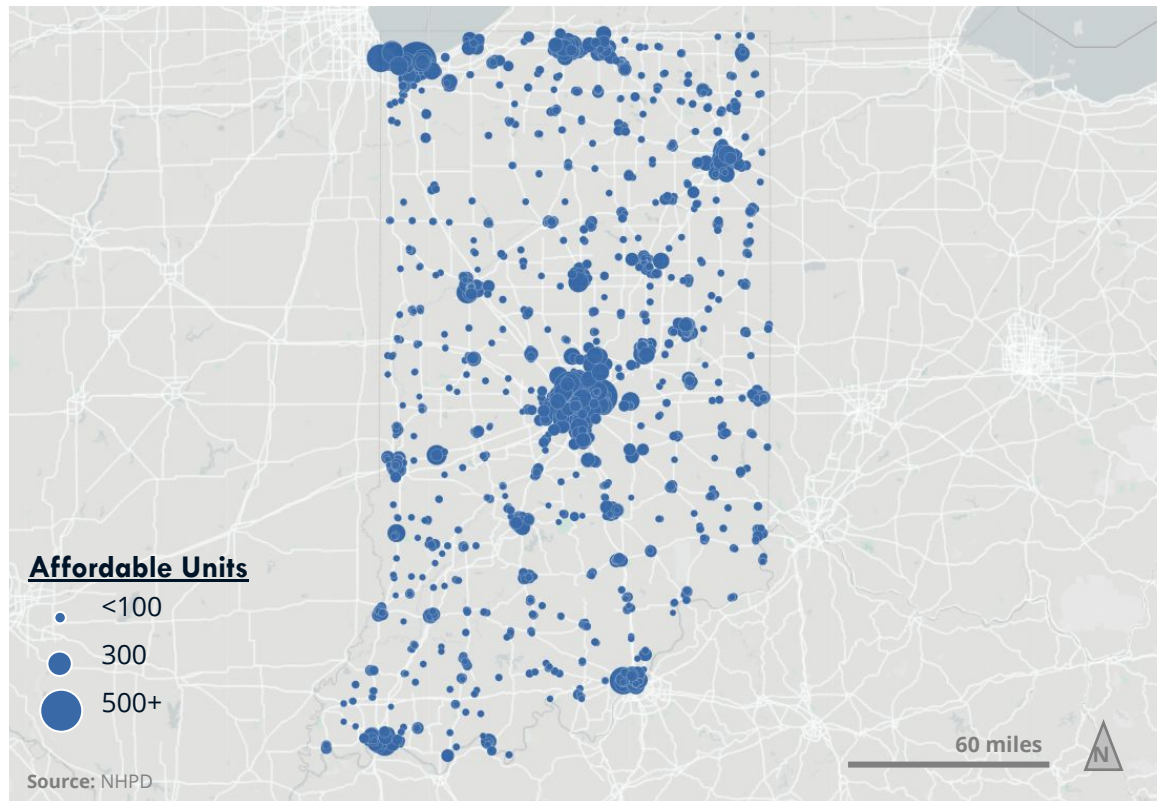
Source: ACS 2010-2019 5-year estimates

AFFORDABLE HOUSING | The maps below show the spatial distribution of affordable housing units throughout the state of Indiana and in Madison County.

Affordable Housing Inventory
Madison County | 2020

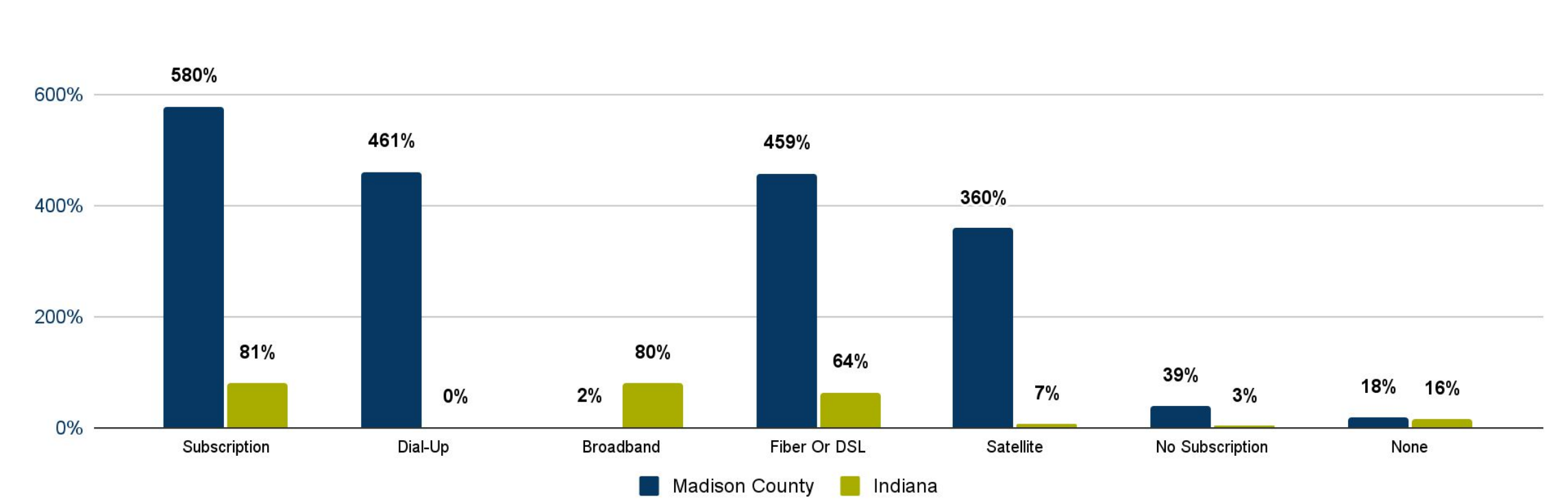


Affordable Housing Inventory
State of Indiana | 2020



HOUSING AMENITIES | 2% of housing units have access to broadband.

Broadband Access Madison County | 2017-2020



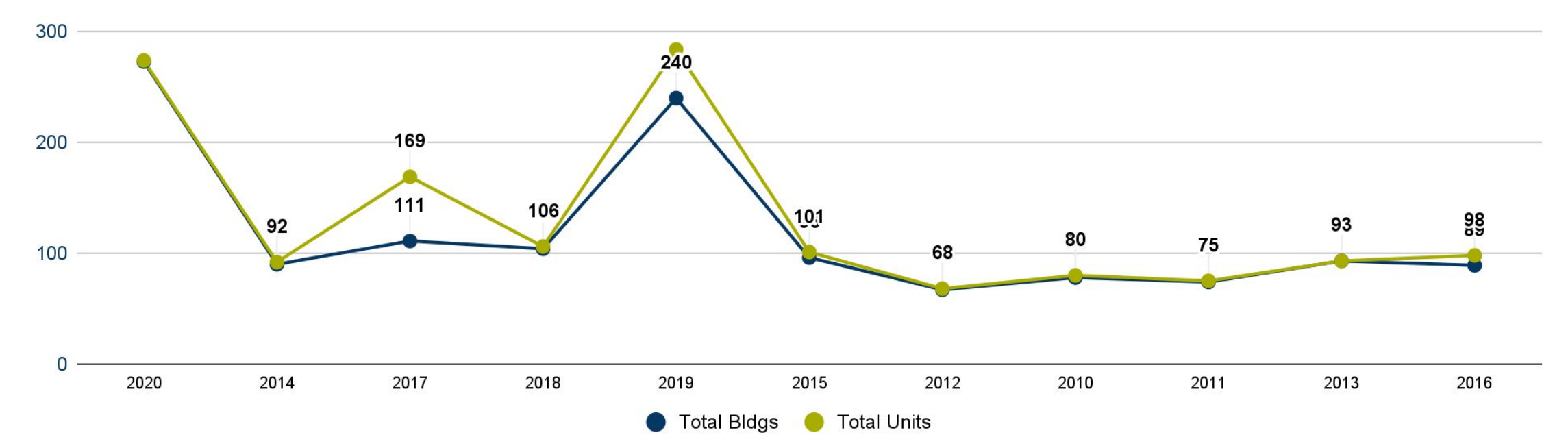
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 89 new housing starts in 2016 in Madison County, with 1,315 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Madison County | 2017-2020



Source: St. Louis Fed.

CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2021



Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics

Gross Construction Wages
Indiana | 2010-2020



Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics

WORKING DRAFT

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