



INDIANA HOUSING  
DASHBOARD



Indiana Housing & Community Development Authority



Analyze. Advise. Act.

# INDIANA HOUSING DASHBOARD

## HOUSING NEEDS ASSESSMENT FOR HAMILTON COUNTY

**MARCH 2022**

---

# ACKNOWLEDGEMENTS AND DATA SOURCES

---

The Housing Working Group stakeholder organizations listed below would like to thank HR&A Advisors for their technical expertise throughout the development of this report.

- Accelerate Indiana Municipalities
- Affordable Housing Association of Indiana
- American Institute of Architects Indiana
- Association of Indiana Counties
- Federal Home Loan Bank of Indianapolis
- Habitat for Humanity Indiana
- Indiana Affordable Housing Council
- Indiana Apartment Association
- Indiana Association of Realtors
- Indiana Bankers Association
- Indiana Builders Association
- Indiana CRA Bankers Association
- Indiana Housing and Community Development Authority
- Office of the Lieutenant Governor of Indiana

This report utilizes the following **data sources**:

- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- U.S. Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Association of Realtors

Data in this report will be updated as frequently as data sources are updated.

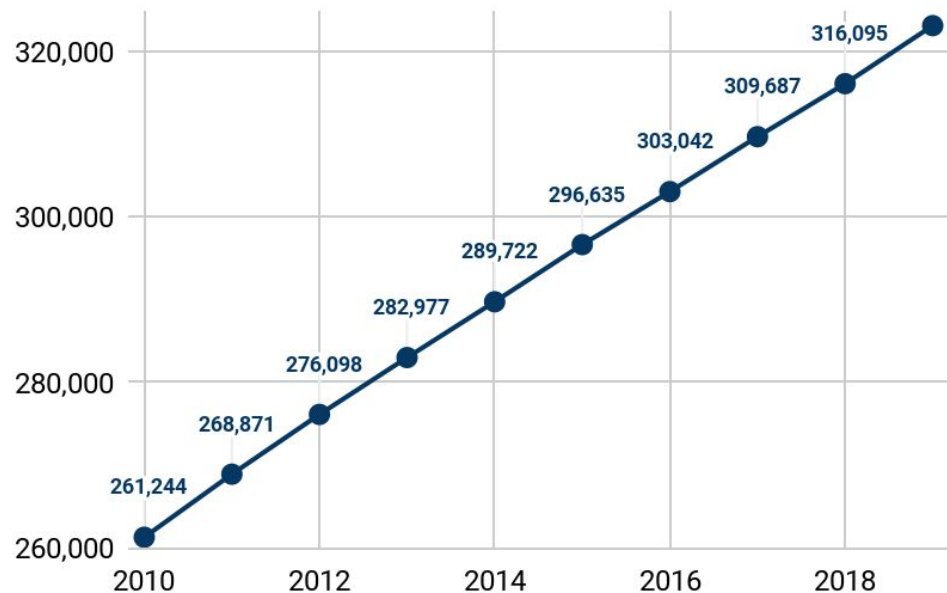
---

# DEMOGRAPHIC TRENDS

---

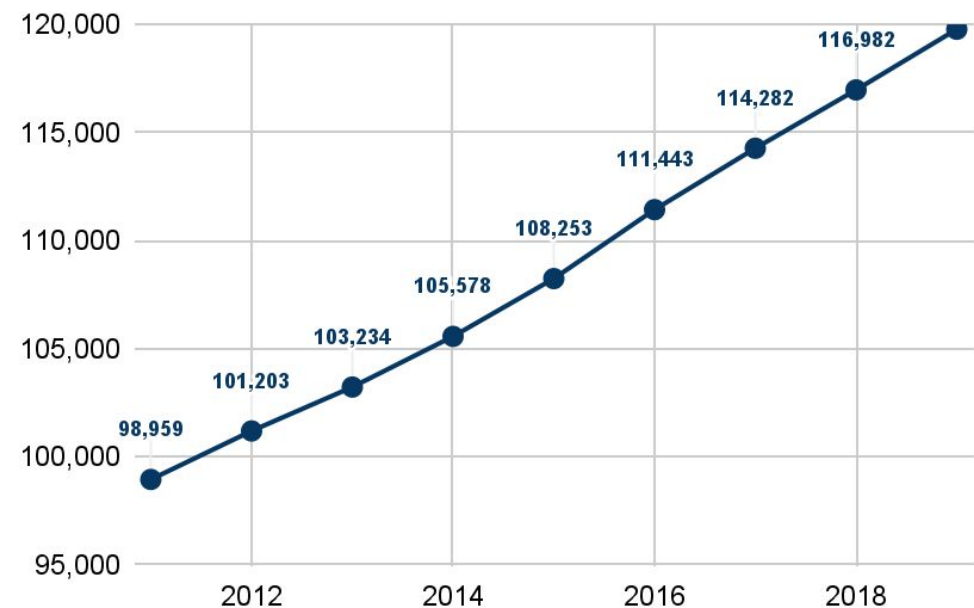
**POPULATION** | Hamilton County's population has increased by 23.68% (61,873 people) between 2010-2019. In the same time period, the total number of households increased by 25.00% (23,954 households).

**Resident Population**  
Hamilton County | 2010-2019



Source: FRED, U.S. Census Bureau

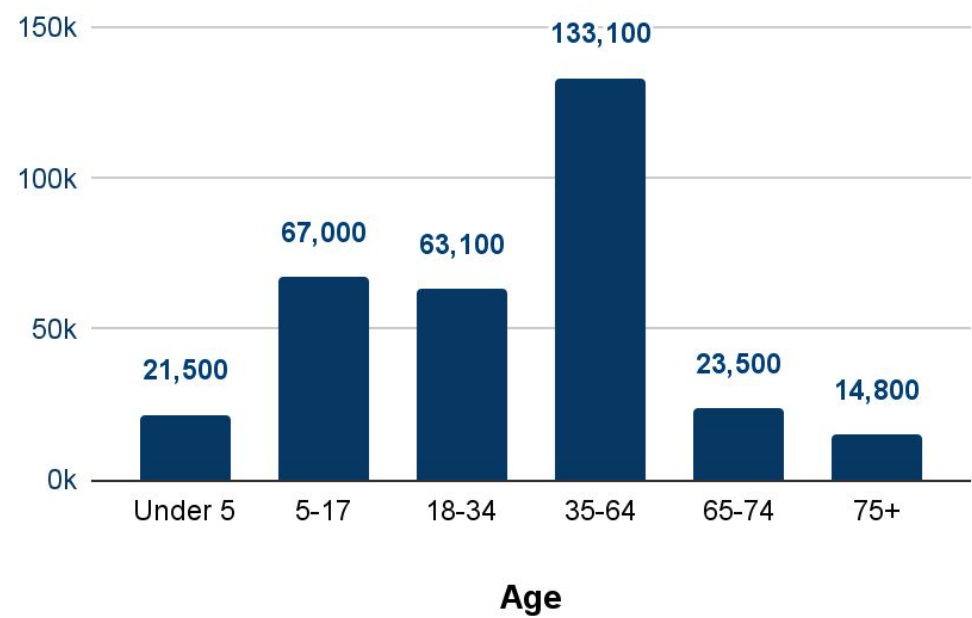
**Households**  
Hamilton County | 2010-2019



Source: FRED, U.S. Census Bureau

**AGE** | 38,300 of people in Hamilton County are age 65 or older, while 27% are younger than 18.

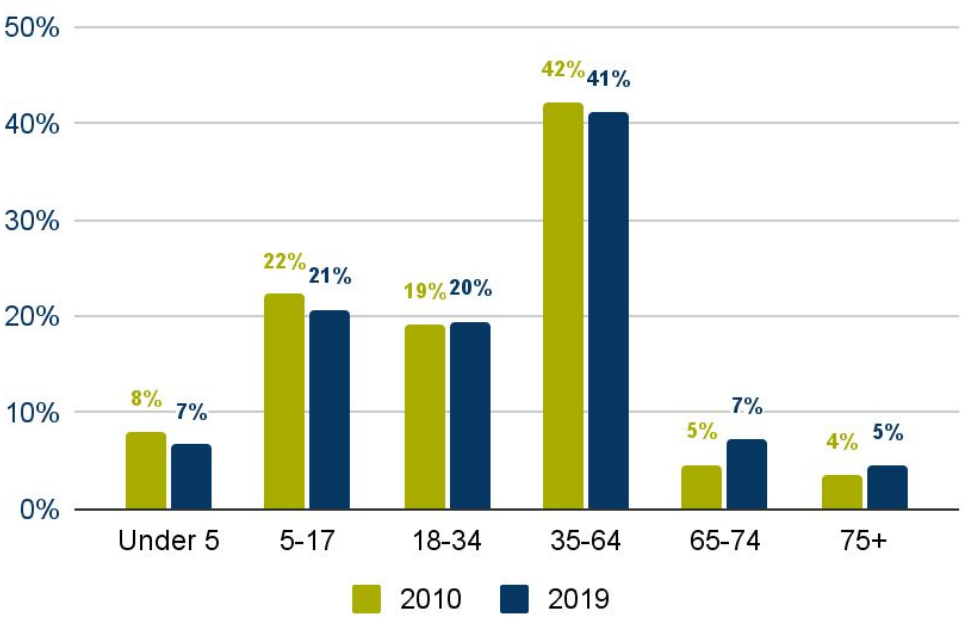
**Population by Age**  
Hamilton County | 2019



Source: ACS 2019 5-year estimates

**Change in Share of Population**  
Hamilton County | 2010, 2019

**Change in Share of Population**

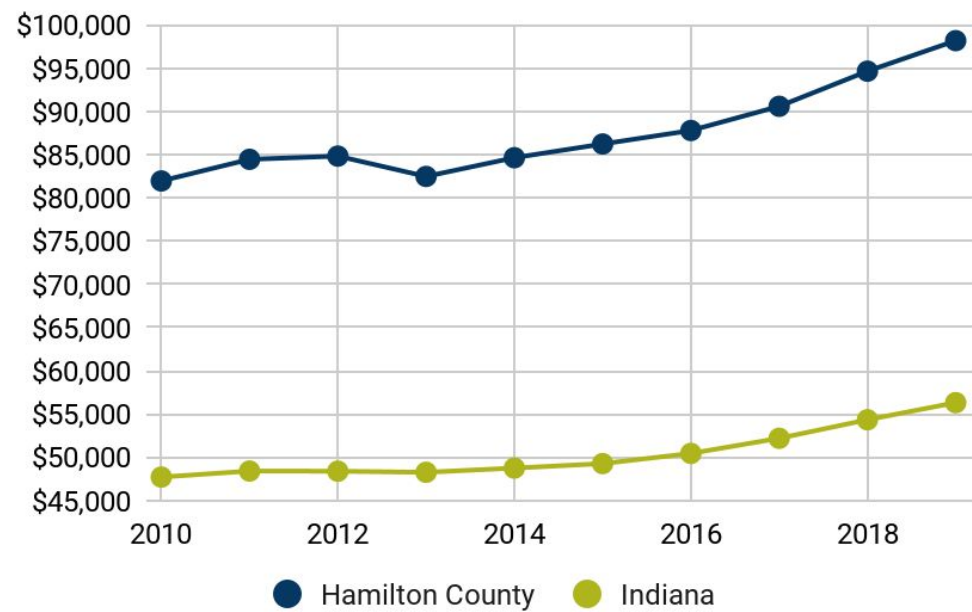


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Hamilton County had a median income of \$98,173 in 2019, up 20% since 2010. 13% of households have incomes below \$35,000, while 49% have incomes above \$100,000.

**Median Income**

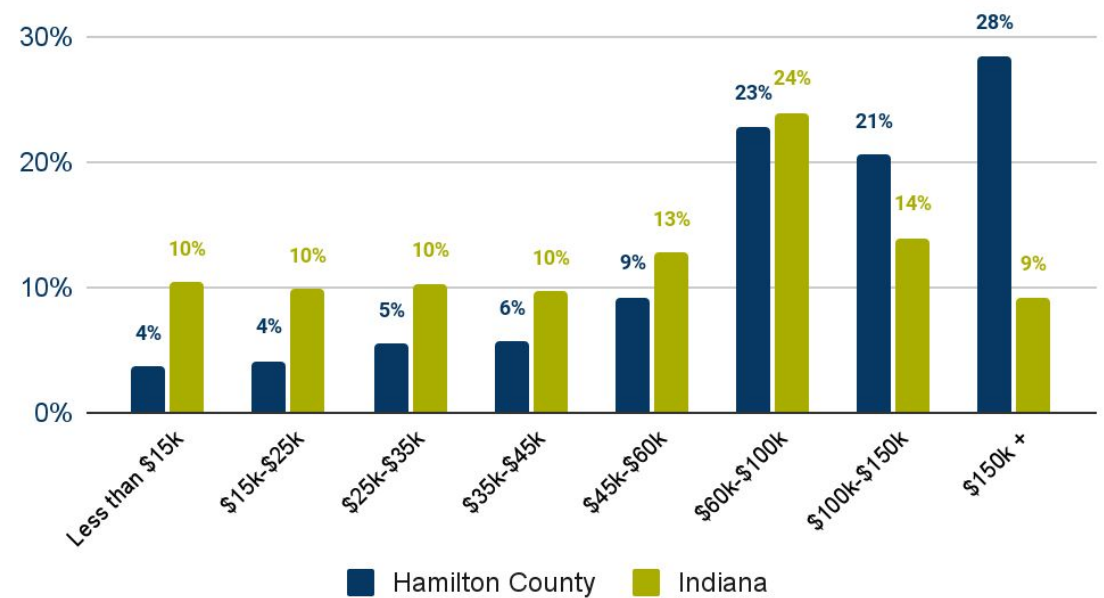
Hamilton County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

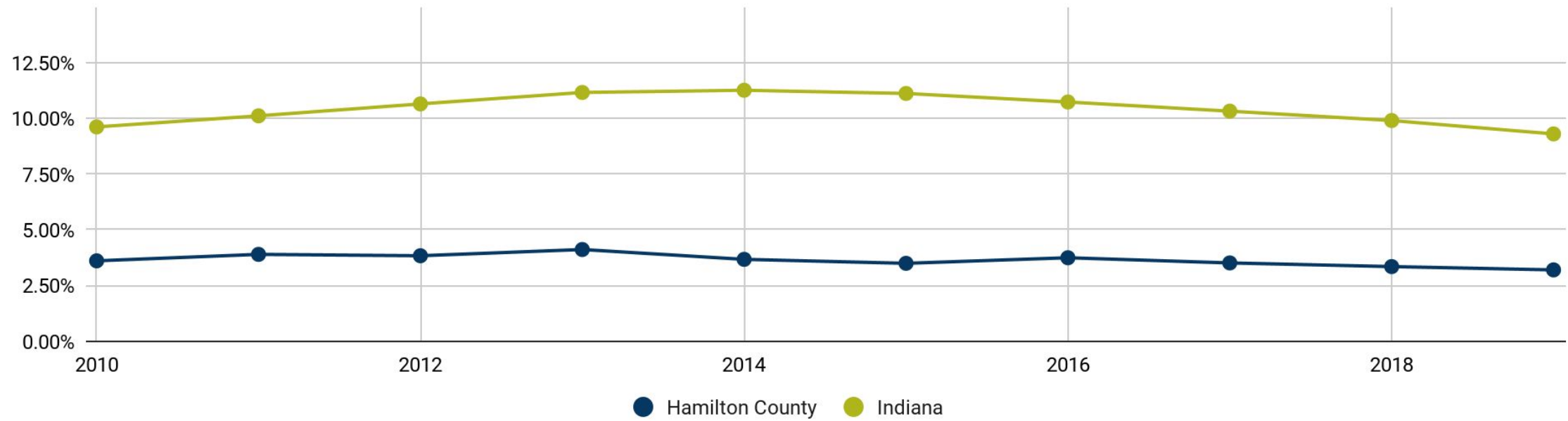
Hamilton County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

**FAMILY POVERTY RATE** | 3.2% of families in Hamilton County live below the poverty line, down 0.41 points from 3.6% in 2010.

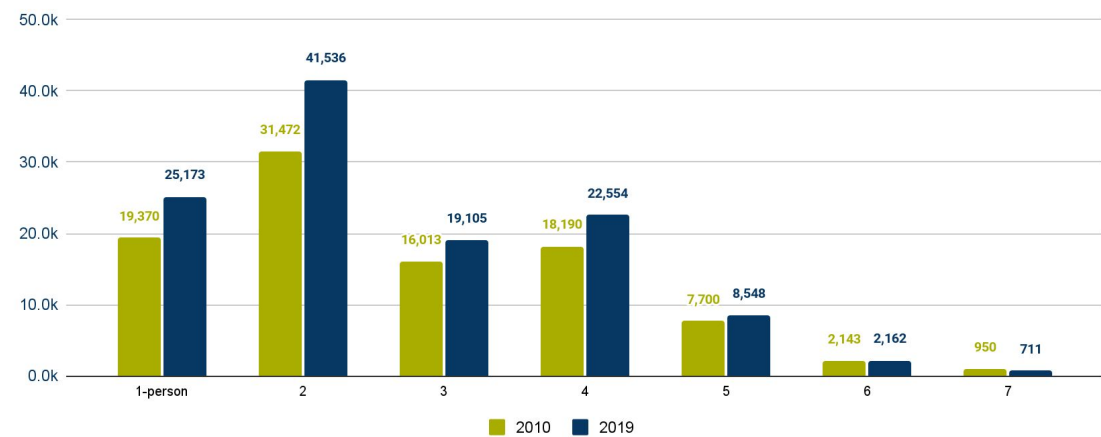
**Family Poverty Rate**  
Hamilton County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**HOUSEHOLD SIZE |** The average household size is 2.68 people, compared to the statewide average of 2.52. The Hamilton County average household has shrunk by 0.04 persons since 2010.

**Household Size**  
Hamilton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Household Size**  
State of Indiana | 2010, 2019



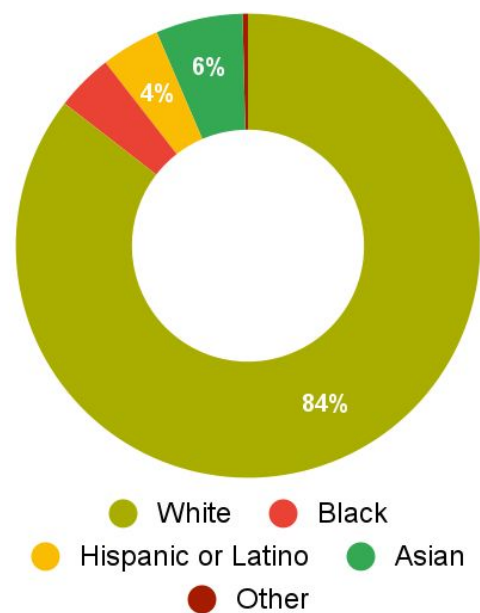
Source: ACS 2010-2019 5-year estimates



**RACIAL COMPOSITION |** The current racial distribution of households in Hamilton County is 84% White, 4% Black, 4% Hispanic/Latino, 6% Asian, and 0% other.

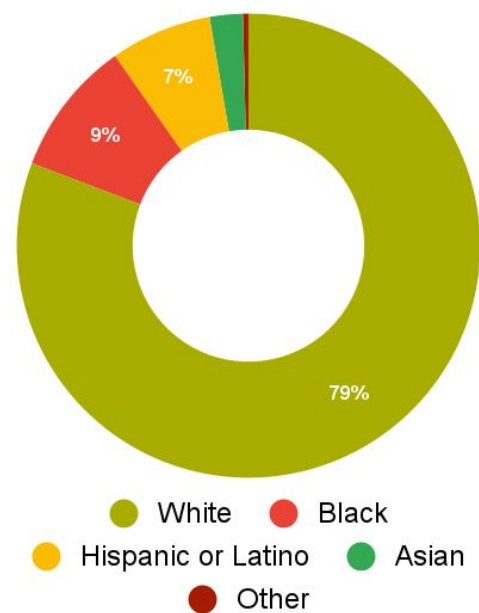
**Racial/Ethnic Distribution**

Hamilton County | 2019



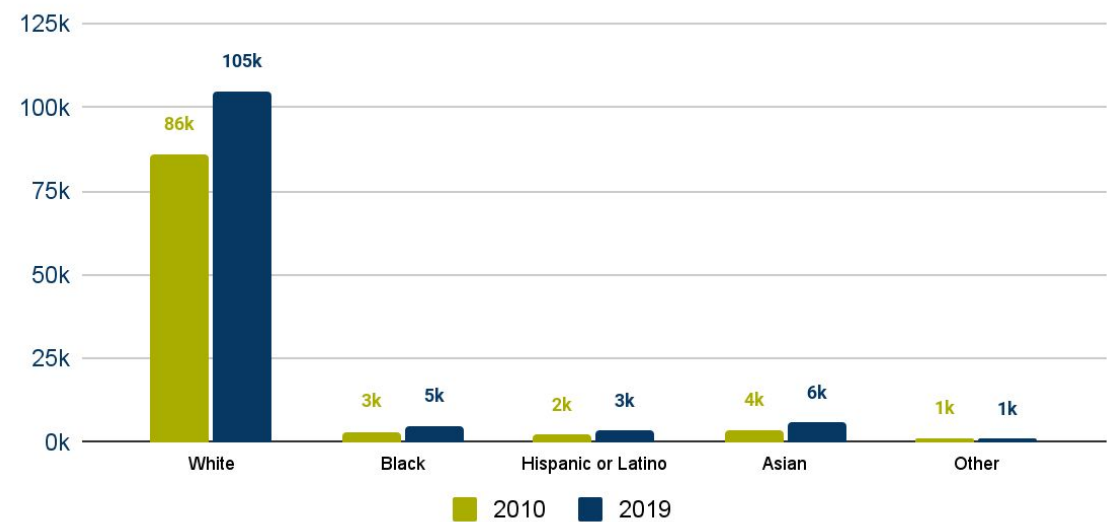
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial/Ethnic Distribution**

Hamilton County | 2010, 2019

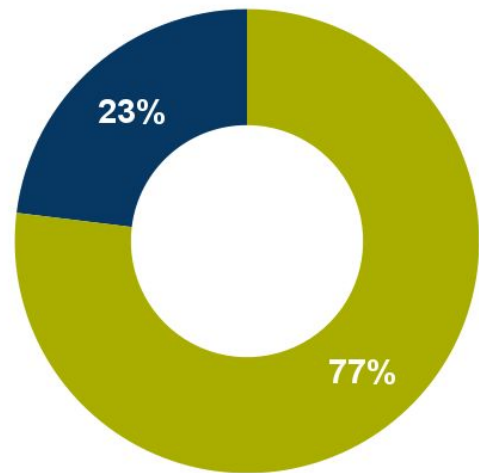


Source: ACS 2010-2019 5-year estimates

**HOUSING TENURE** | In 2019, 23% of households (27,615 households) in Hamilton County were renters, while 77% (92,174 households) were owners. The share of renters has decreased by 3.10 percentage points since 2010.

**Housing Tenure**

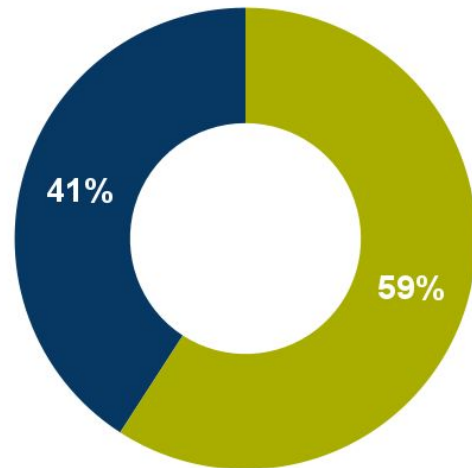
Hamilton County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

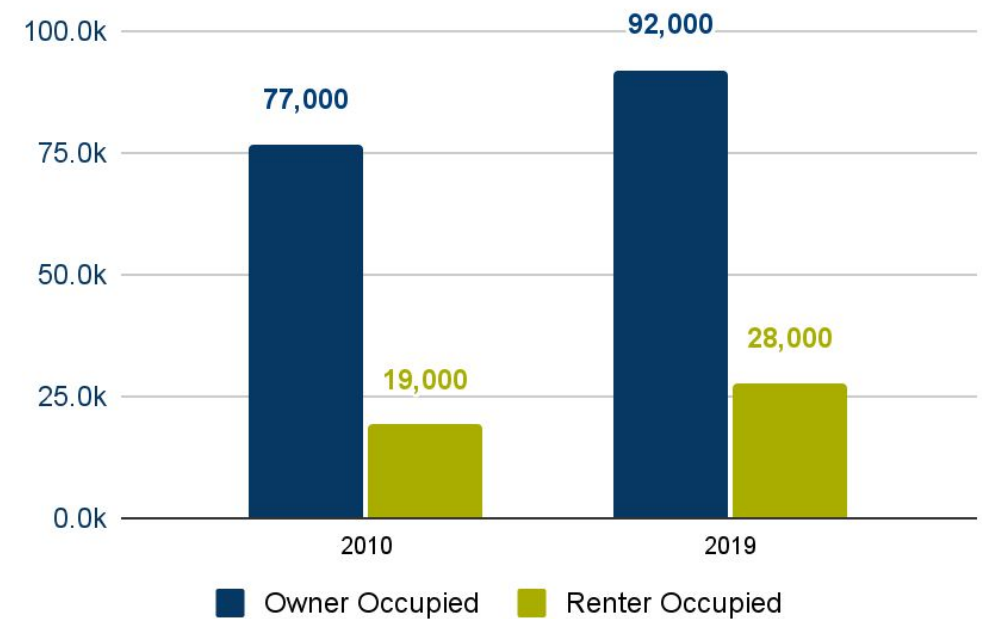
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

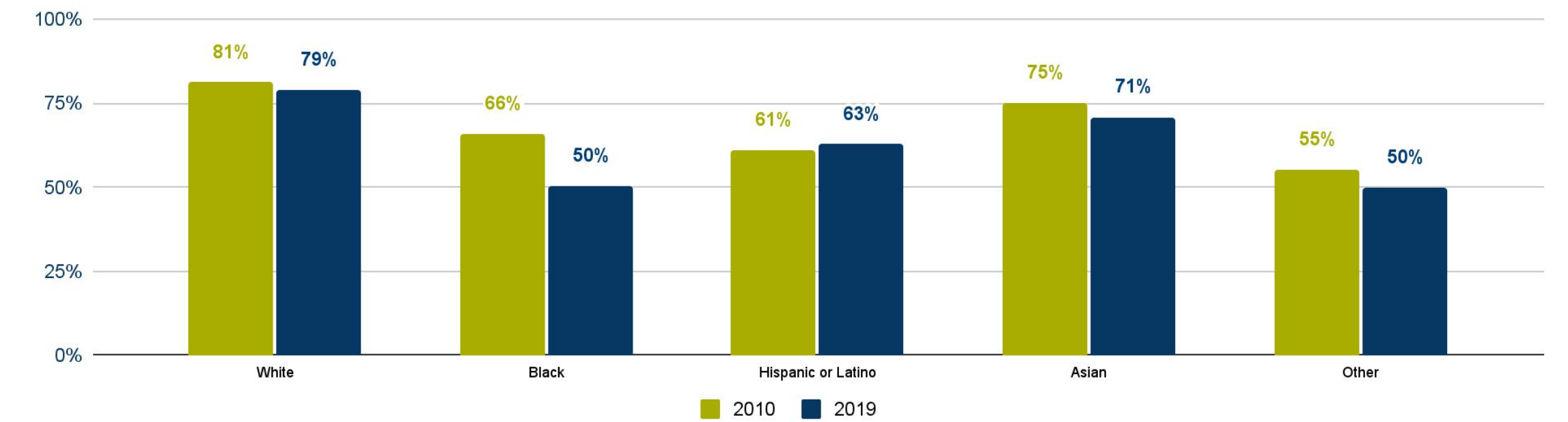
Hamilton County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**TENURE BY RACE |** While the overall homeownership rate is 77%, homeownership is 79% among non-Hispanic White households, 50% for Black households, and 63% for Hispanic or Latino households.

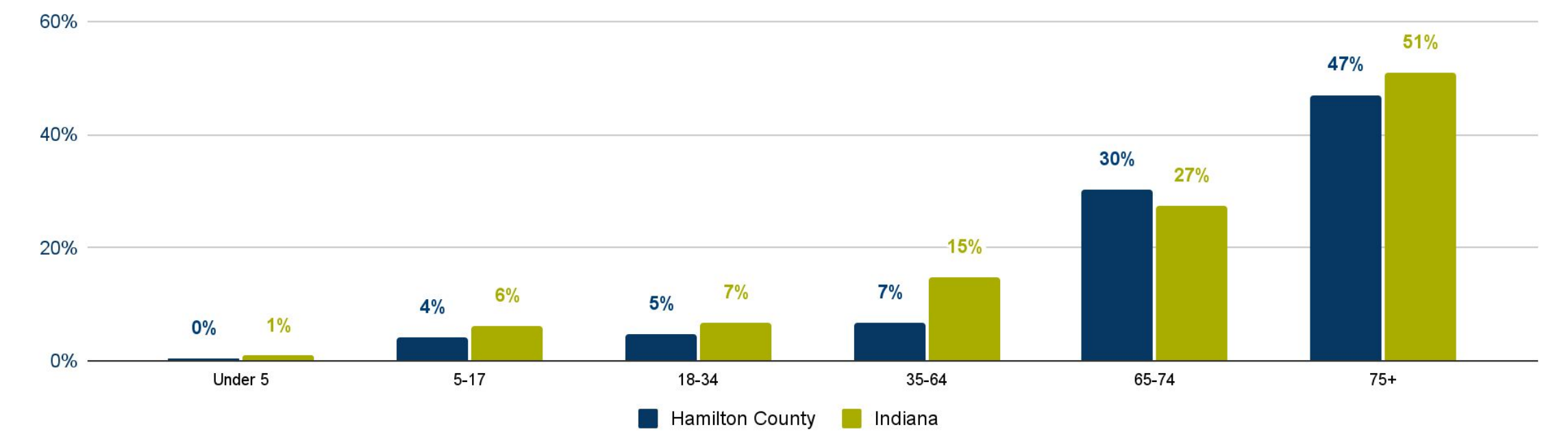
**Homeownership by Race**  
Hamilton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 9% of people in Hamilton County live with a disability. For people 65 and older, the figure increases to 37%.

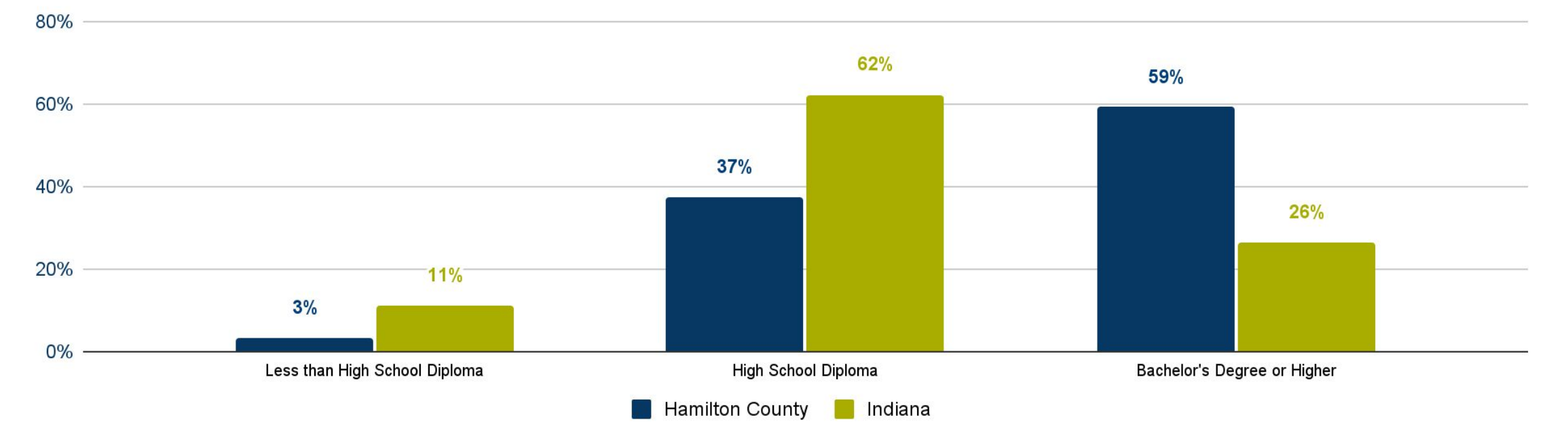
**Share of the Population by Age with a Disability**  
Hamilton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Hamilton County, 37% of the population completed high school degree as their highest level of education, while 59% of the population has a Bachelor's degree or higher.

**Educational Attainment**  
Hamilton County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

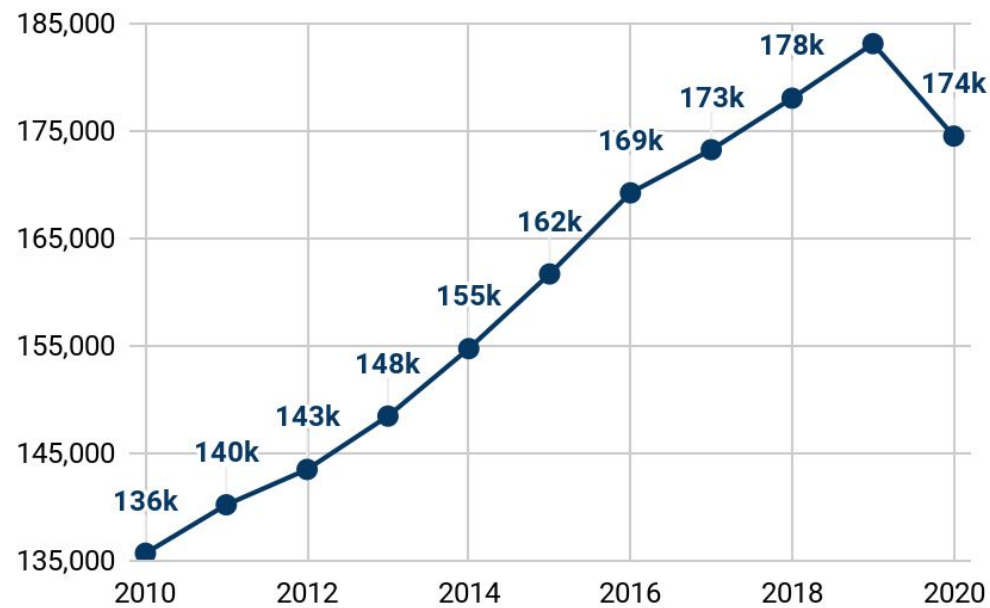
---

# **JOB / EMPLOYMENT TRENDS**

---

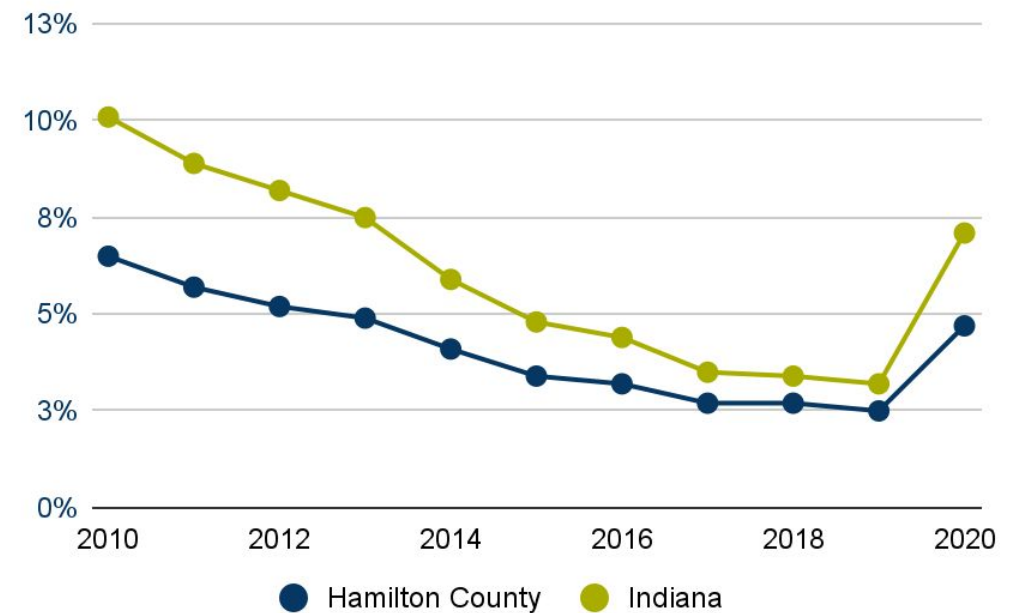
**EMPLOYMENT BASE |** There are currently 174,000 employed persons in Hamilton County, up by 28.66% since 2010. The unemployment rate in 2020 was 4.70%, up 2.20 points from 2019.

**Total Employment**  
Hamilton County | 2010-2019



Source: FRED Estimates

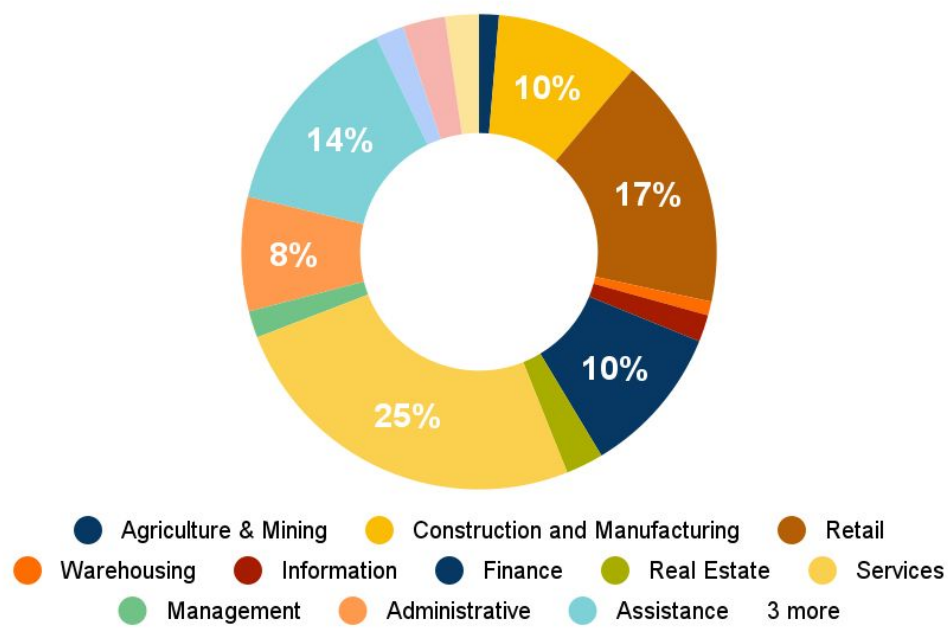
**Unemployment Rate**  
Hamilton County, Indiana | 2010-2019



Source: FRED Estimates

**EMPLOYMENT BY INDUSTRY |** Health Care and Social Assistance is the leading industry for jobs in Hamilton County, followed by Retail Trade (12%).

**Total Jobs by All Industries**  
Hamilton County | 2018



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$58,401
- 2. Professional and business services | \$71,521
- 3. Trade, transportation, and utilities | \$61,663
- 4. Financial activities | \$87,835
- 5. Education and health services | \$48,157

Source: BLS

**Top 5 Employers**

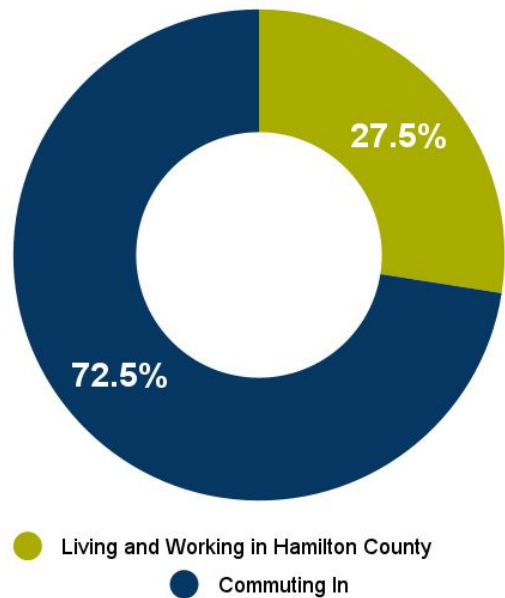
- 1. Cno Financial Group Inc (Carmel)
- 2. Rci Llc (Carmel)
- 3. Navient Corp (Fishers)
- 4. Roche Diagnostics Corp (Fishers)
- 5. Kar Auction Svc Inc (Carmel)

Source: BLS



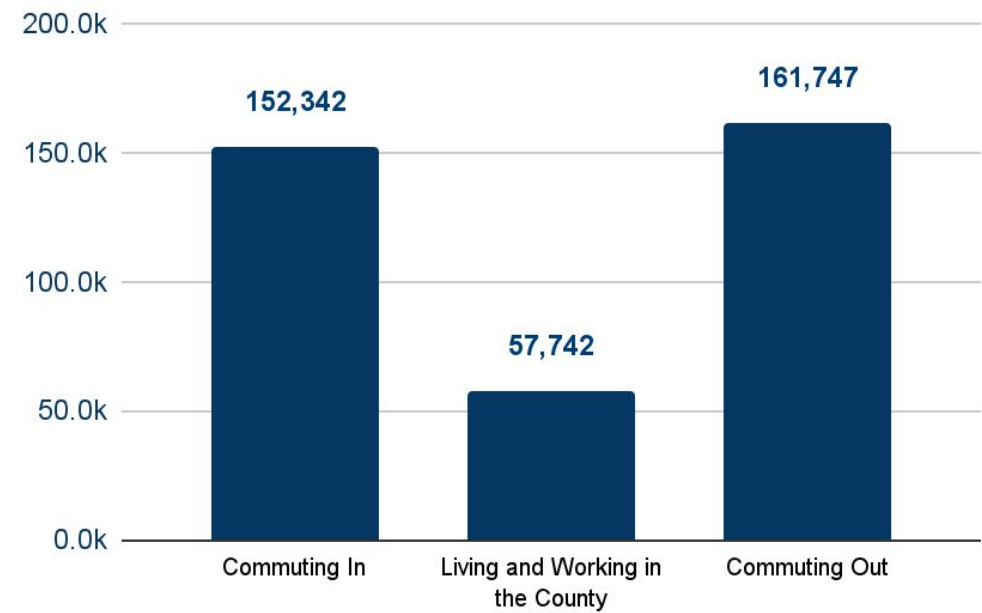
**COMMUTER INFLOW / OUTFLOW** | 152,000 commuters come into Hamilton County for their jobs, while 162,000 employees travel out of Hamilton County for their jobs.

**Employment Inflow**  
Hamilton County | 2018



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

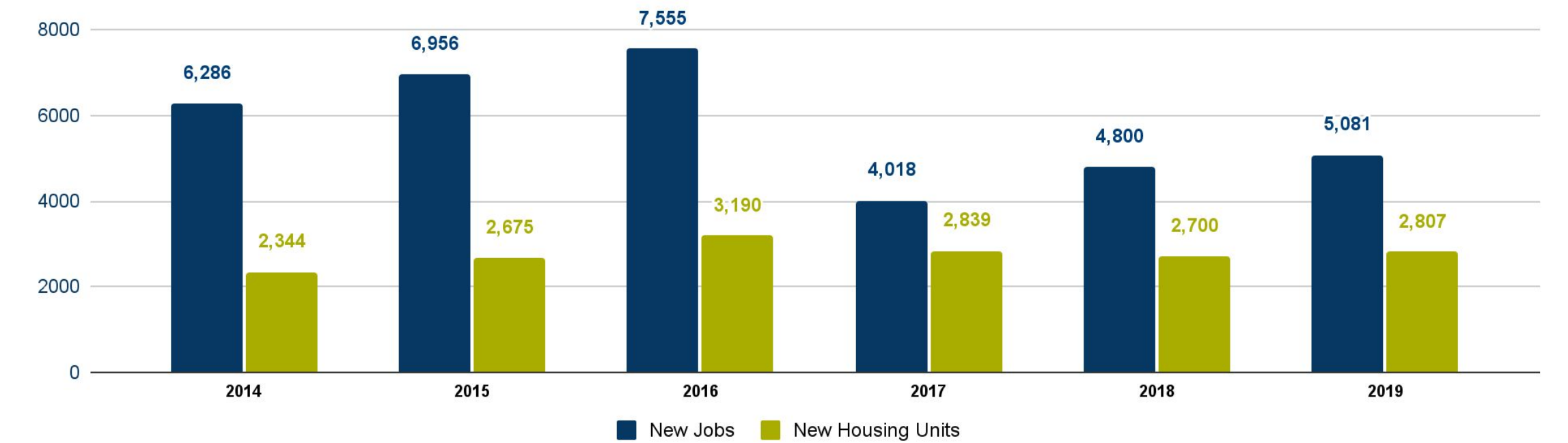
**Commuting Patterns**  
Hamilton County | 2018



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

**JOB GROWTH AND HOUSING PRODUCTION |** Hamilton County has created 34,696 jobs and 16,555 housing units between 2014 and 2019, or 48 housing units for every 100 jobs created.

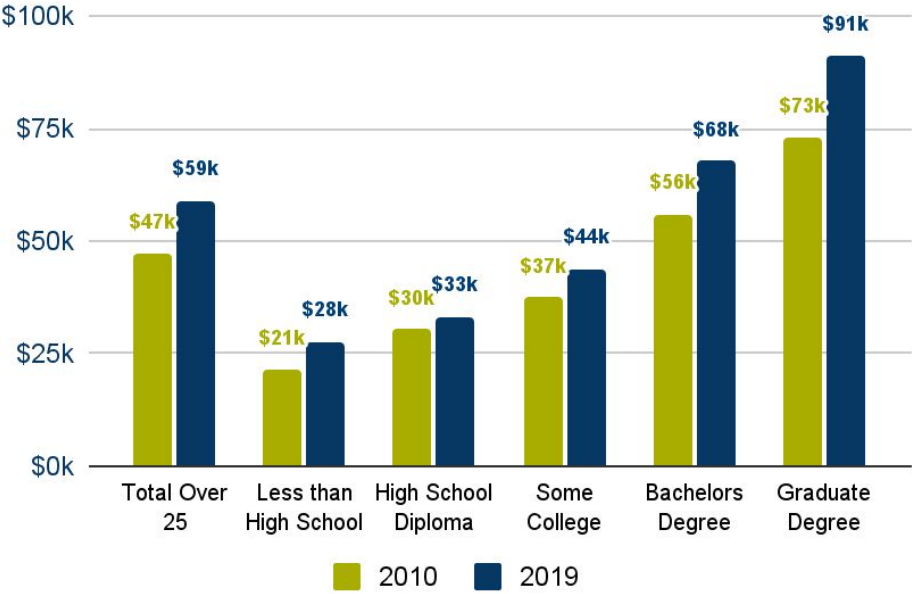
**Job Growth and Housing Production**  
Hamilton County | New Jobs, New Housing Units



Housing Units Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates

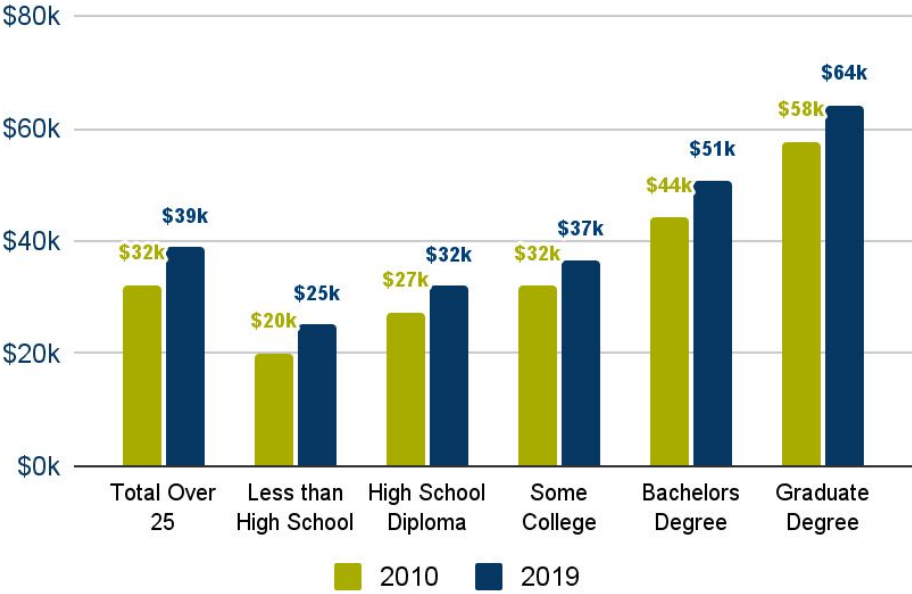
**INCOME GROWTH |** Median earnings have increased 25% since 2010 for the total population and increased 9% for the population with a high school diploma or greater education.

**Median Earnings by Educational Attainment**  
Hamilton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

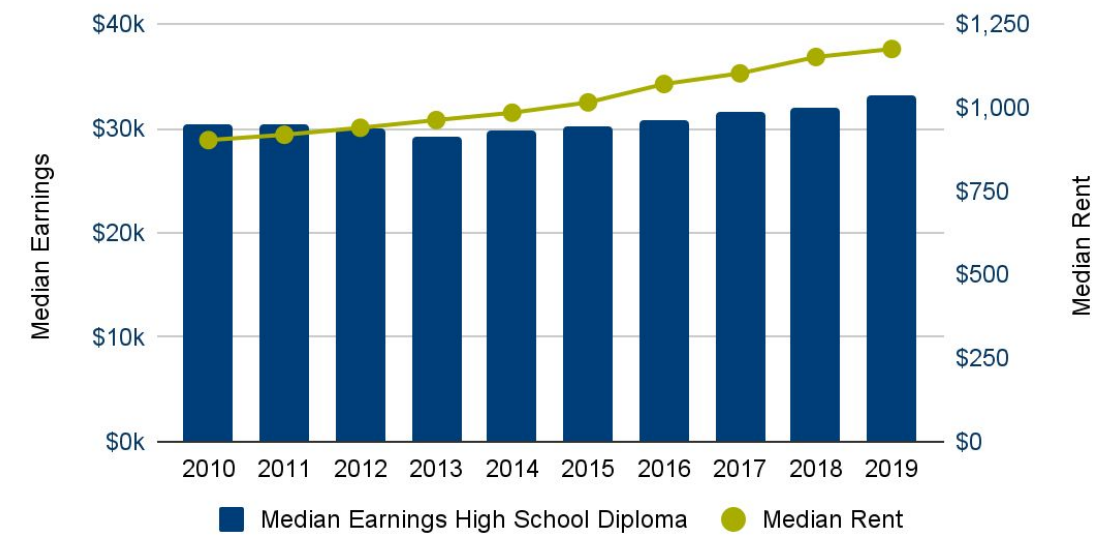
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

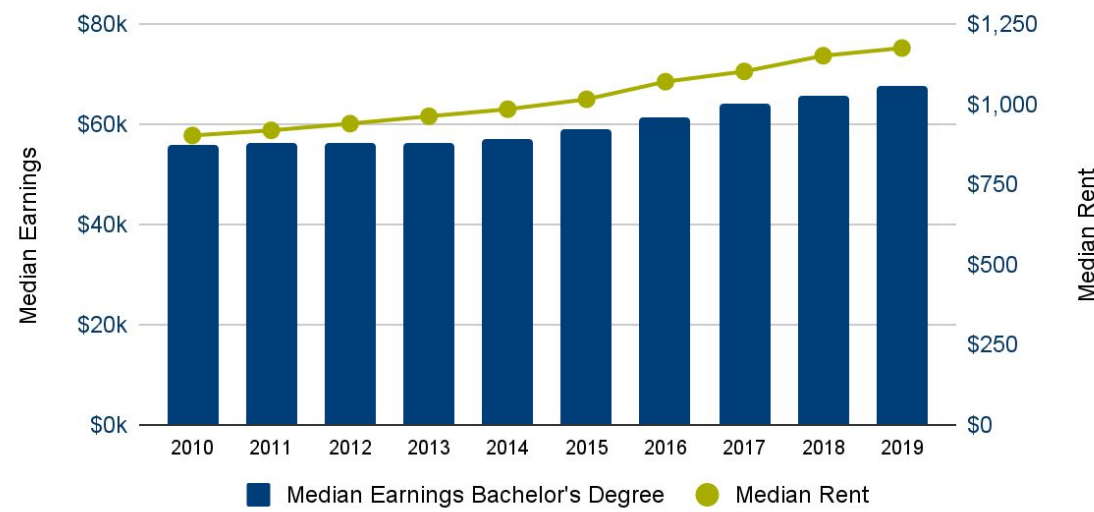
**INCOME GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have increased by \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased \$273, or 30% since 2010.

**Income and Rent Growth, High School Diploma**  
Hamilton County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Income and Rent Growth, Bachelor's Degree**  
Hamilton County | 2010-2019



Source: ACS 2010-2019 5-year estimates

---

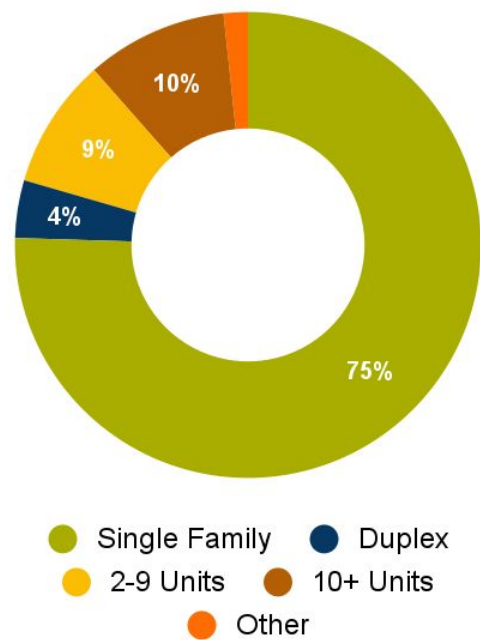
# HOUSING TRENDS

---

**HOUSING TYPE |** 75% of homes in Hamilton County are single-family, while 25% are multifamily.

**Housing Type**

Hamilton County | 2019



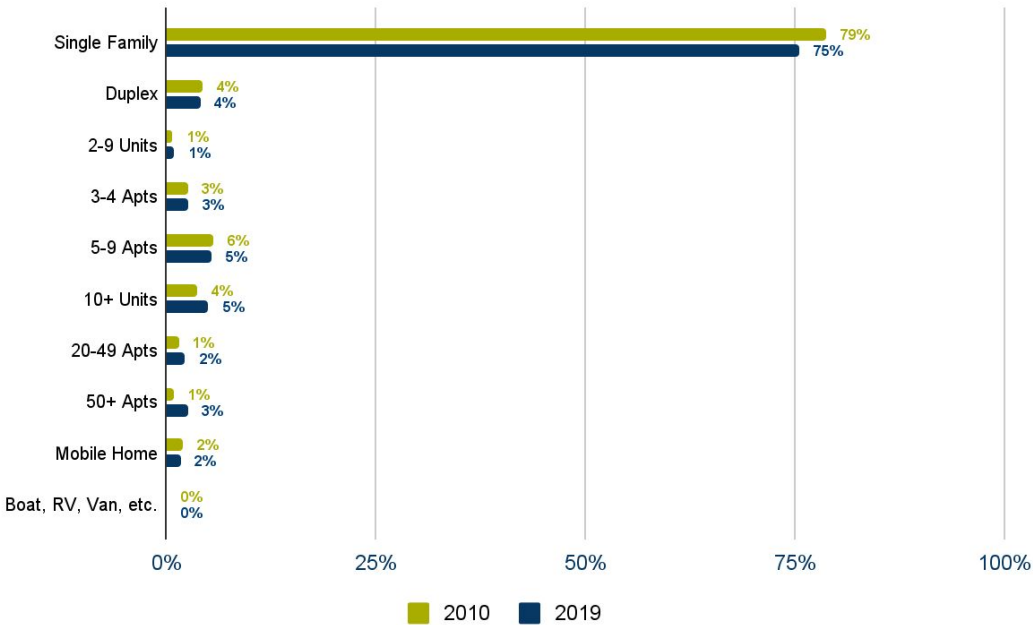
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Units by Housing Type**

Hamilton County | 2010-2019



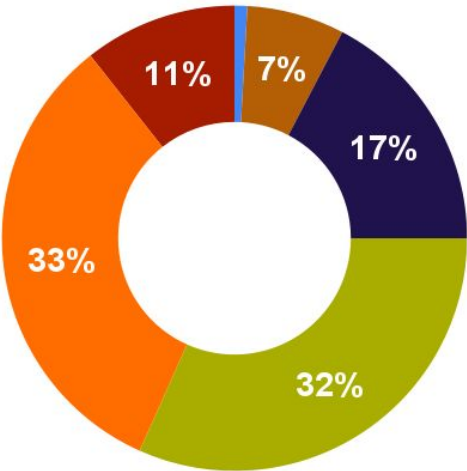
Source: ACS 2010-2019 5-year estimates

**HOUSING UNIT SIZE |** Most homes in Hamilton County average 2.68 bedrooms, with 75% of units containing 3 bedrooms or more.

**Housing Stock by Number of Bedrooms**

Hamilton County | 2019

Indiana | 2019



0 BR 1 BR 2 BR  
3 BR 4 BR 5+ BR

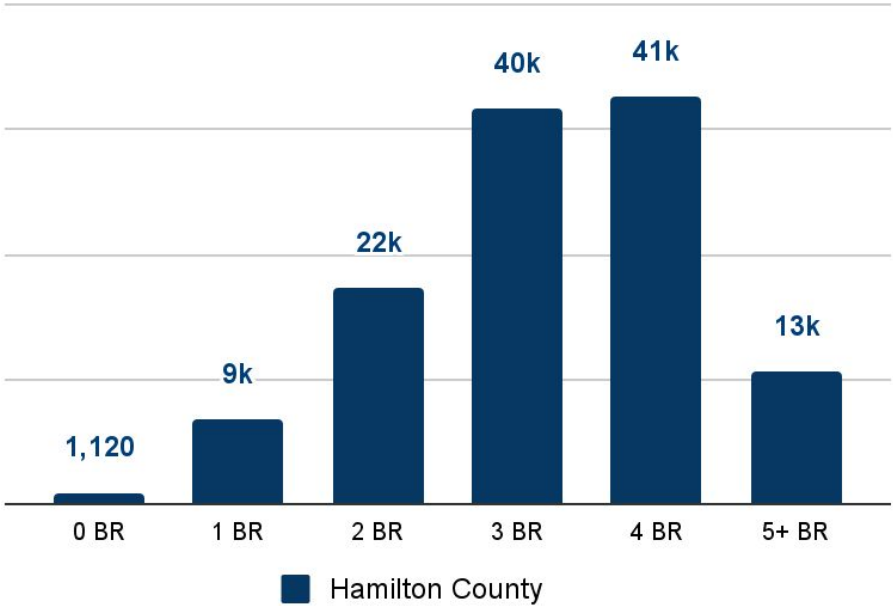


0 BR 1 BR 2 BR  
3 BR 4 BR 5+ BR

Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates

**Share of Housing Stock by Bedroom**

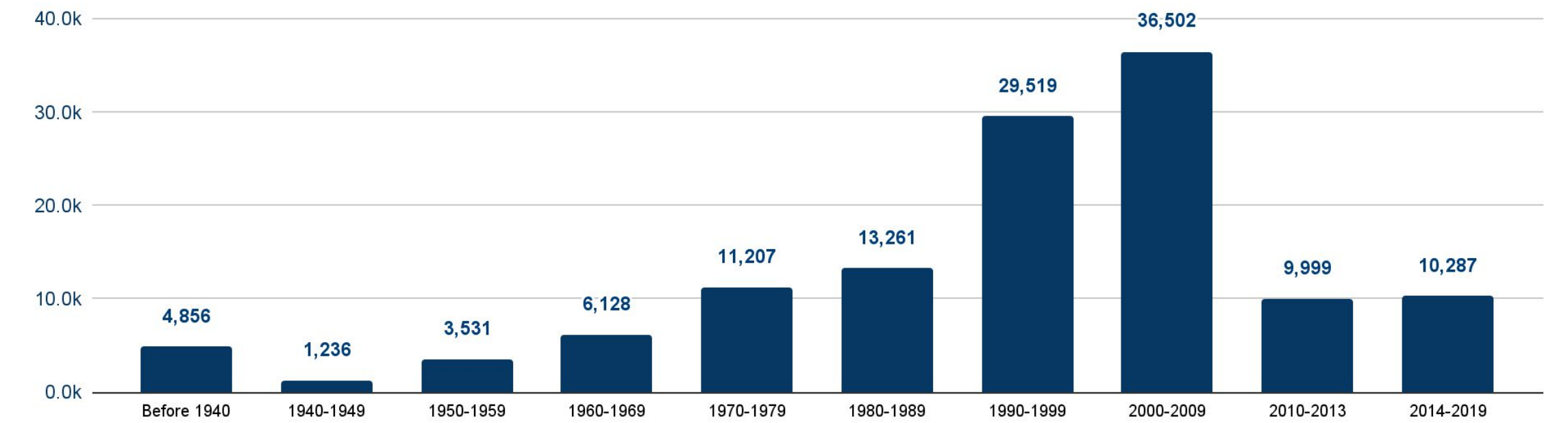
Hamilton County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**AGE OF HOUSING |** 12% of homes were built before 1970, 43% were built between 1970 and 2000, and 45% were built after 2000.

**Homes by Year Built**  
**Hamilton County | 2019**

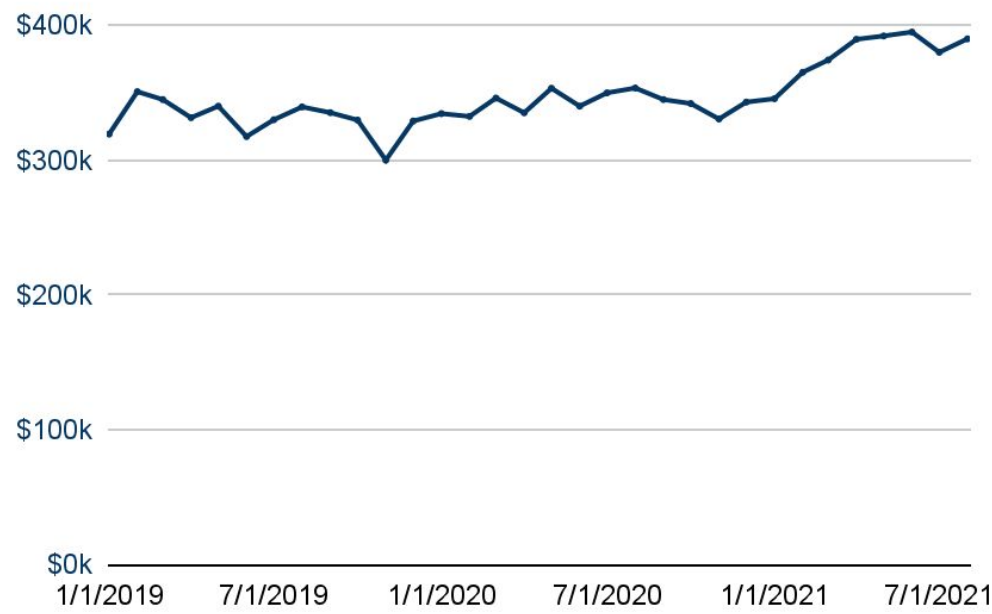


Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates



**MEDIAN LISTING PRICE |** Homes in Hamilton County have a median listing price of \$389,950. Home prices have increased by 22% since 2019.

**Median Listing Price**  
Hamilton County | 2019-2021



Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.

**Listings and Sales (last 24 months)**  
Hamilton County | 2021

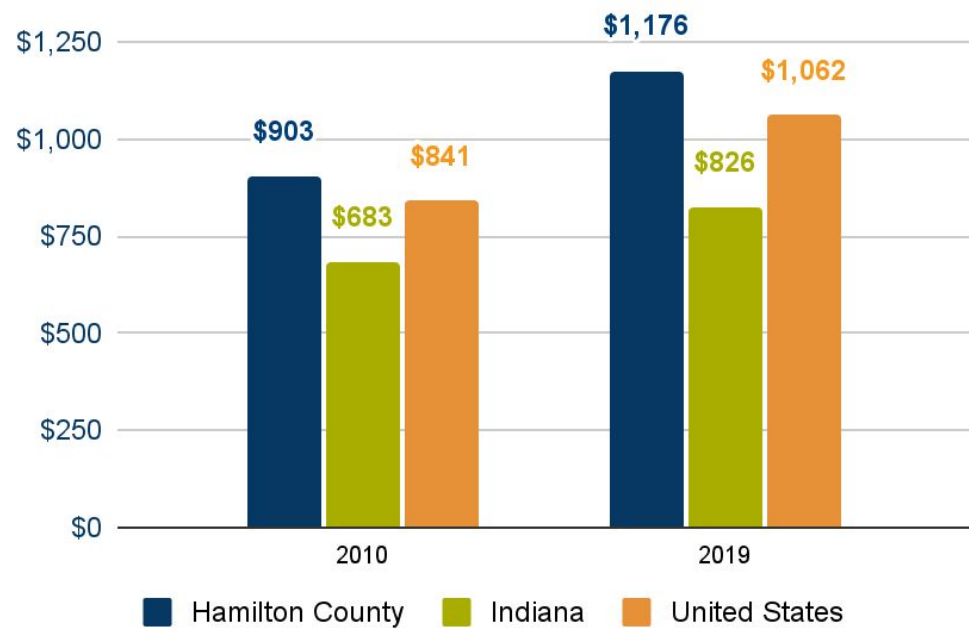


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rent has increased by 30% since 2010, with median rent at \$1,176 in 2019.

**Median Rent**

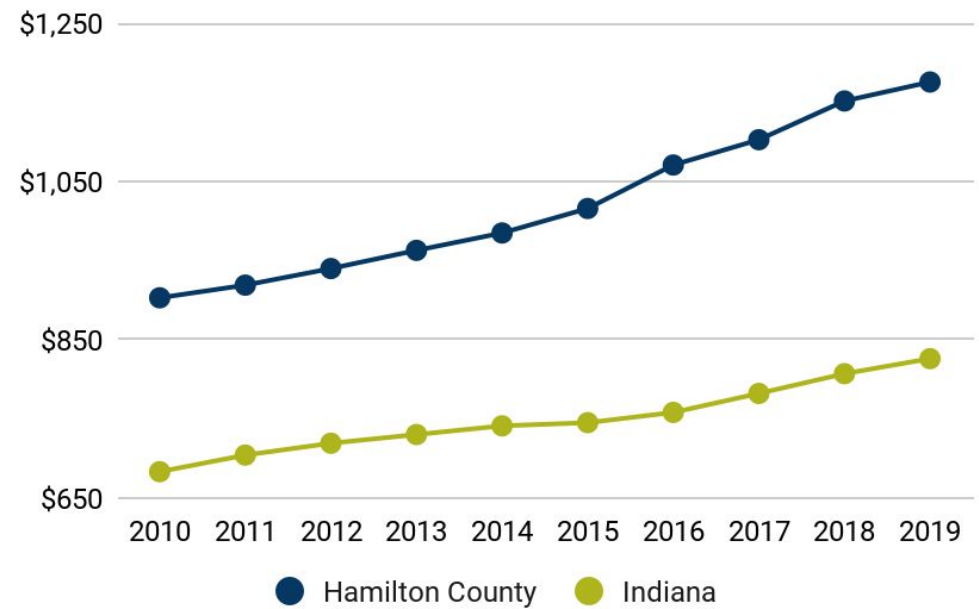
Hamilton County, Indiana, United States | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

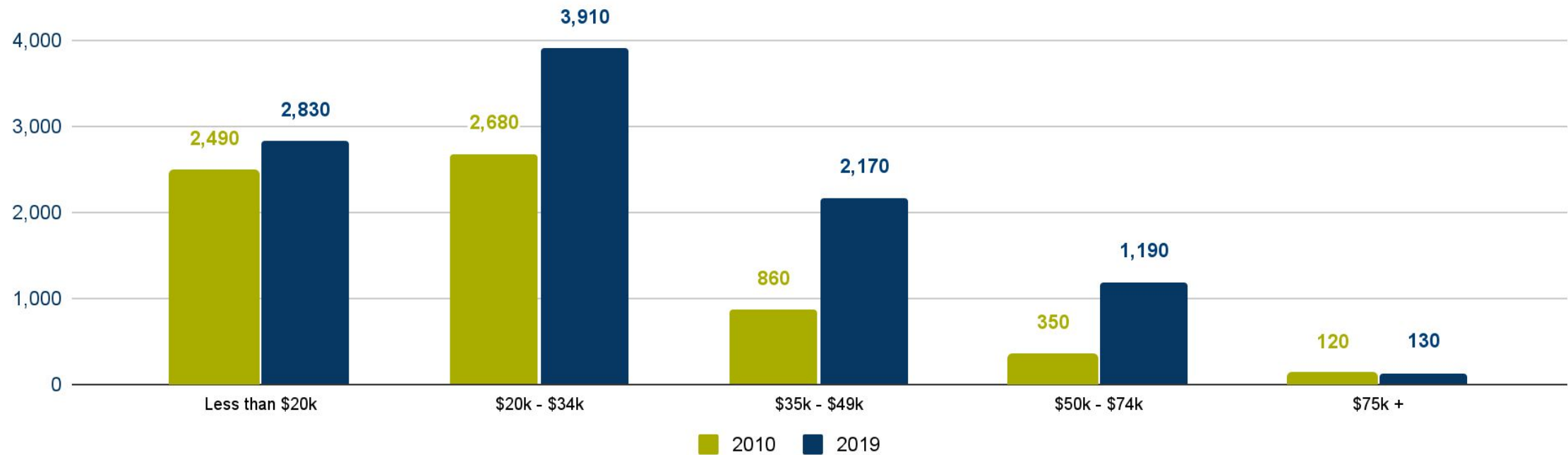
Hamilton County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 38% of renter households in Hamilton County are housing cost burdened, up 4.67% points since 2010. 59% of households earning below \$50,000 are housing cost burdened.

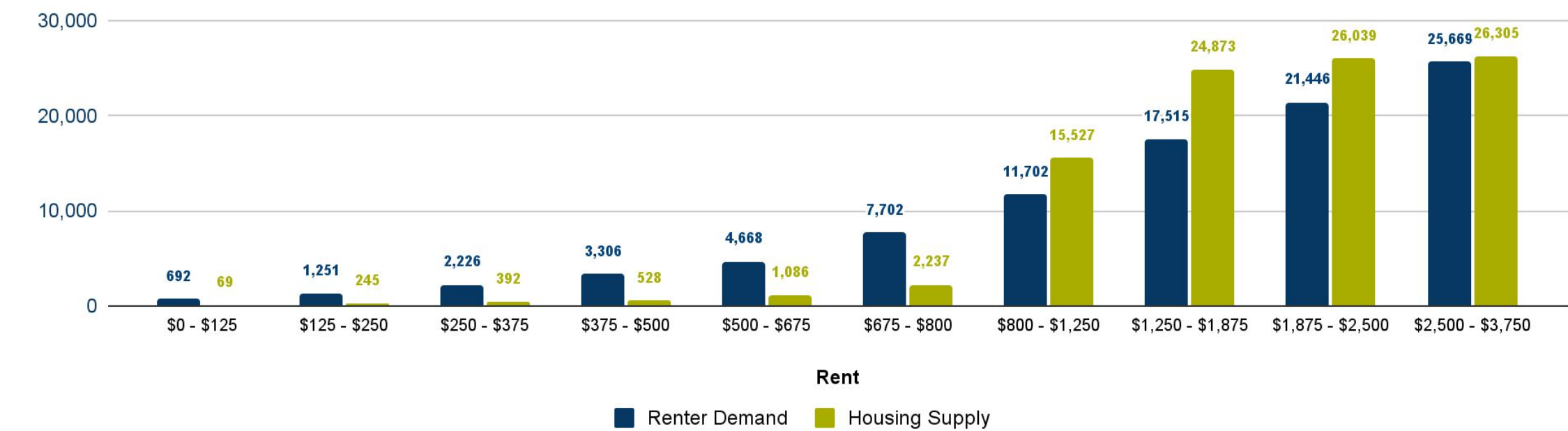
**Cost Burden Renter Households**  
Hamilton County, Indiana | 2010 - 2019



Cost Burdened households are those putting more than 30% of their household income towards housing expenses.  
Source: ACS 2010-2019 5-year estimates

**CUMULATIVE RENTAL HOUSING GAP |** There is a 11,000 unit gap in rental homes available for households who earn less than \$50,000 annually or units renting below \$1,250 per month.

**Cumulative Housing Gap**  
**Hamilton County, Indiana | 2010-2019**

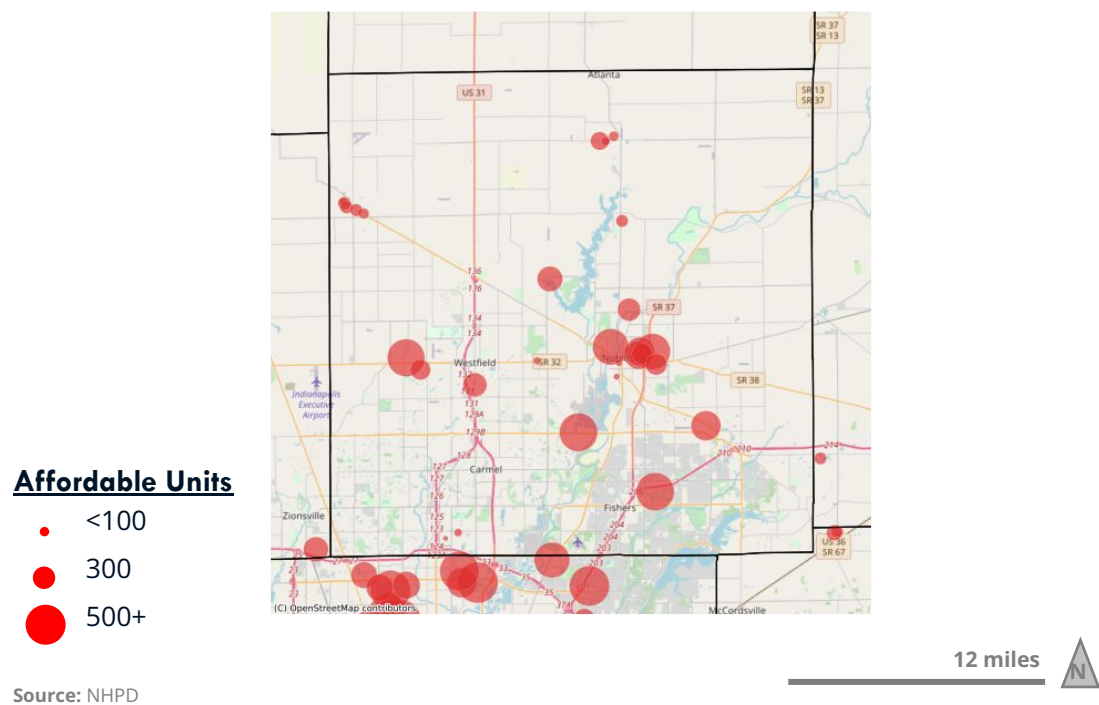


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

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

## Affordable Housing Inventory

Hamilton County | 2020



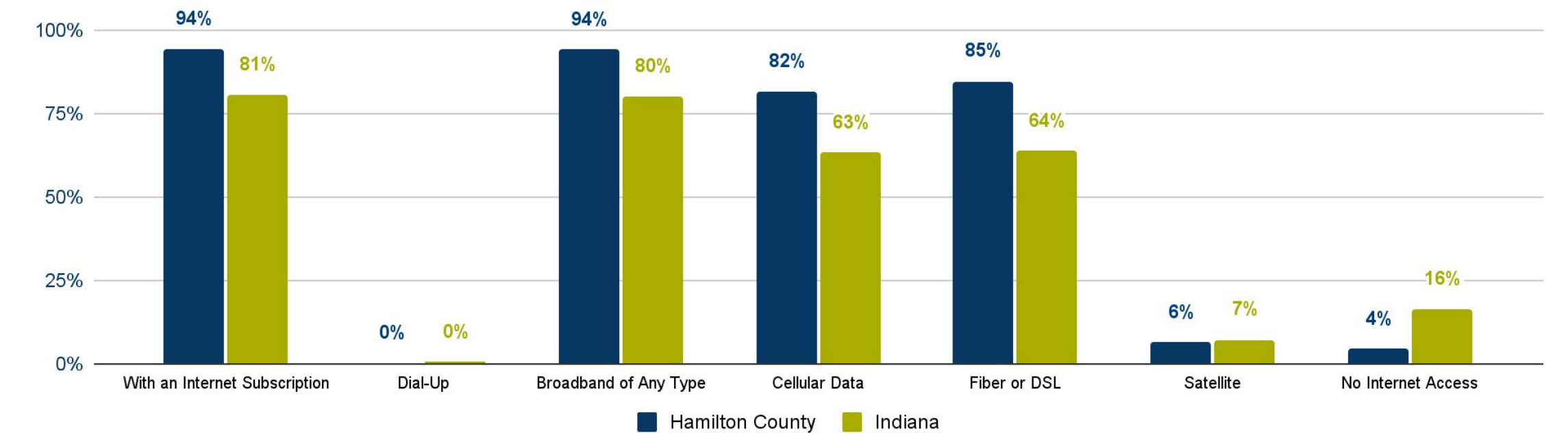
## Affordable Housing Inventory

State of Indiana | 2020



**INTERNET ACCESS |** 94% of housing units have access to internet compared to 81% state-wide.

**Internet Access**  
Hamilton County, Indiana | 2020



Source: ACS 2010-2019 5-year estimates

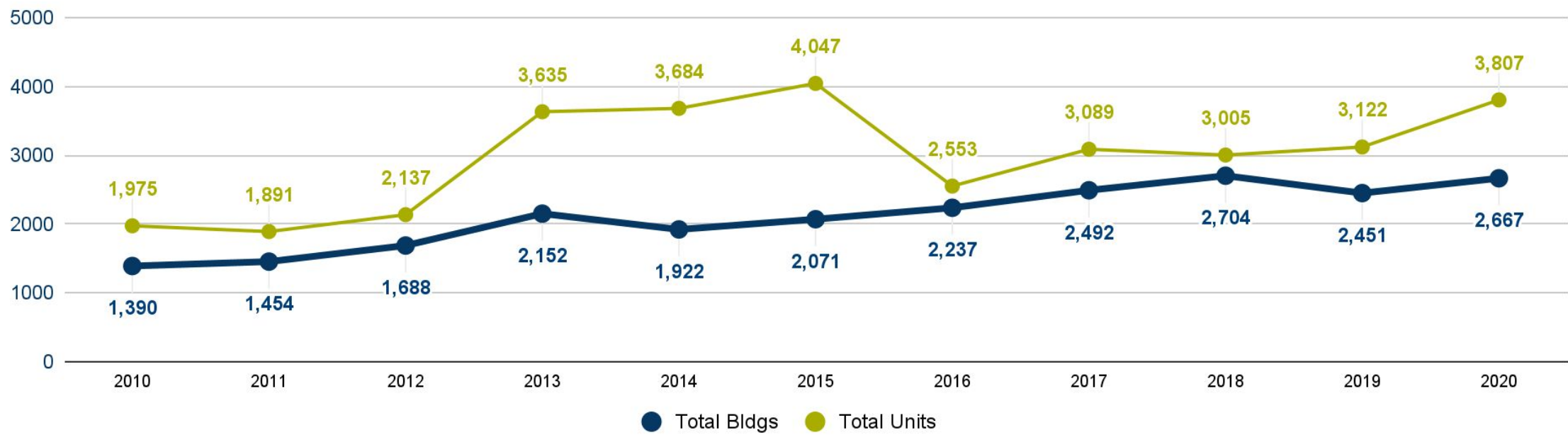
---

# HOUSING CONSTRUCTION

---

**HOUSING STARTS** | There were 2,667 new housing starts in 2020 in Hamilton County, part of the total of 23,228 building permits authorized since 2010.

**New Housing Structures Authorized by Building Permits**  
**Hamilton County | 2010-2020**



Source: St. Louis Fed.



**CONSTRUCTION INPUTS |** Construction material costs have increased rapidly since 2010--recovering from pandemic impacts to all time highs.

Construction Cost Indices  
United States | 2010-2020



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