



Housing & Demographic Trends

SEPTEMBER 2020





MODIFIED HOMEOWNERSHIP RATE: REGIONAL COMPARISON (2019)

Indianapolis-Carmel-Anderson Metropolitan Statistical Area (MSA)*

The **Modified Homeownership Rate** is an adjusted rate that examines only homeownership in housing units that are single-family detached units (traditional housing), single-family attached units (e.g., townhomes), 2-unit structures (e.g., duplexes), and 3- or 4-unit structures. This method controls for counties with a higher proportion of multi-family housing structures and provides for a more direct comparison of homeownership rates in housing types that have more traditionally been associated with homeownership.

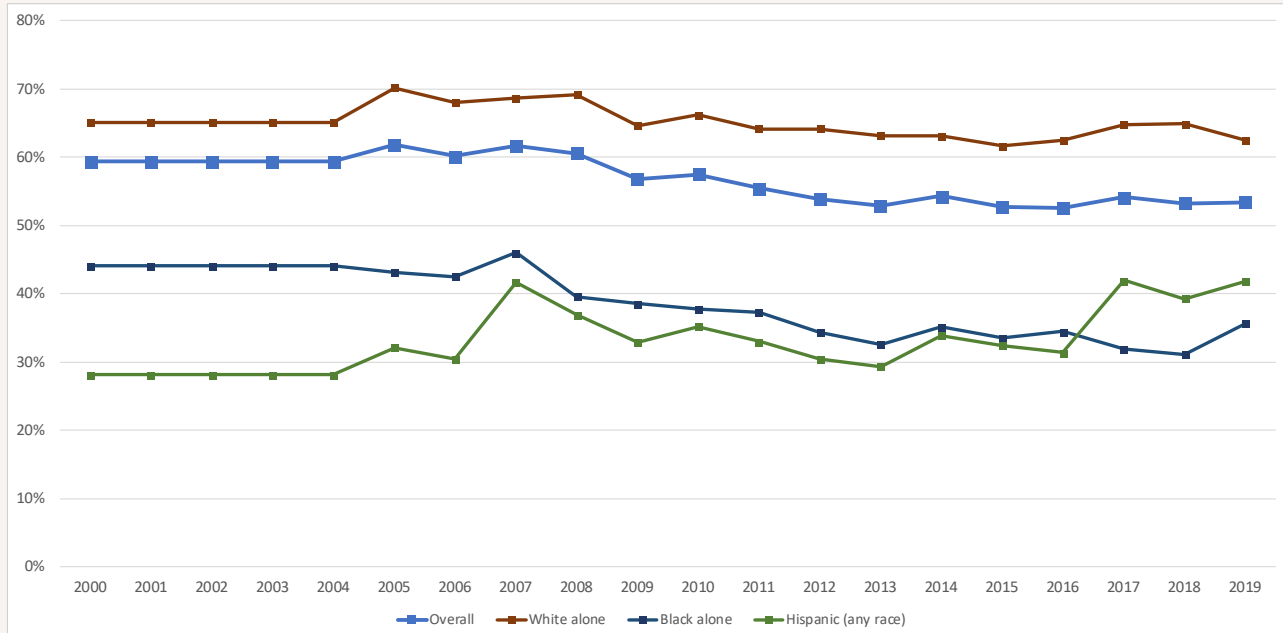
	Marion County	Indianapolis MSA	Indianapolis MSA (less Marion County)
Modified Owner-Occupied Units	195,281	501,629	306,348
Modified Total-Occupied Units	290,173	649,733	359,560
Modified Homeownership Rate	67.3%	77.2%	85.2%

*Note: The current configuration of the Indianapolis-Carmel-Anderson Metropolitan Statistical Area includes the following Indiana counties: Boone, Brown, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, Putnam and Shelby.

Source: U.S. Census Bureau: American Community Survey: 1-Year Estimates



HOMEOWNERSHIP & RACE: HOMEOWNERSHIP RATES BY RACE/ETHNICITY OF HOUSEHOLDER (2000-2019) Marion County, Indiana

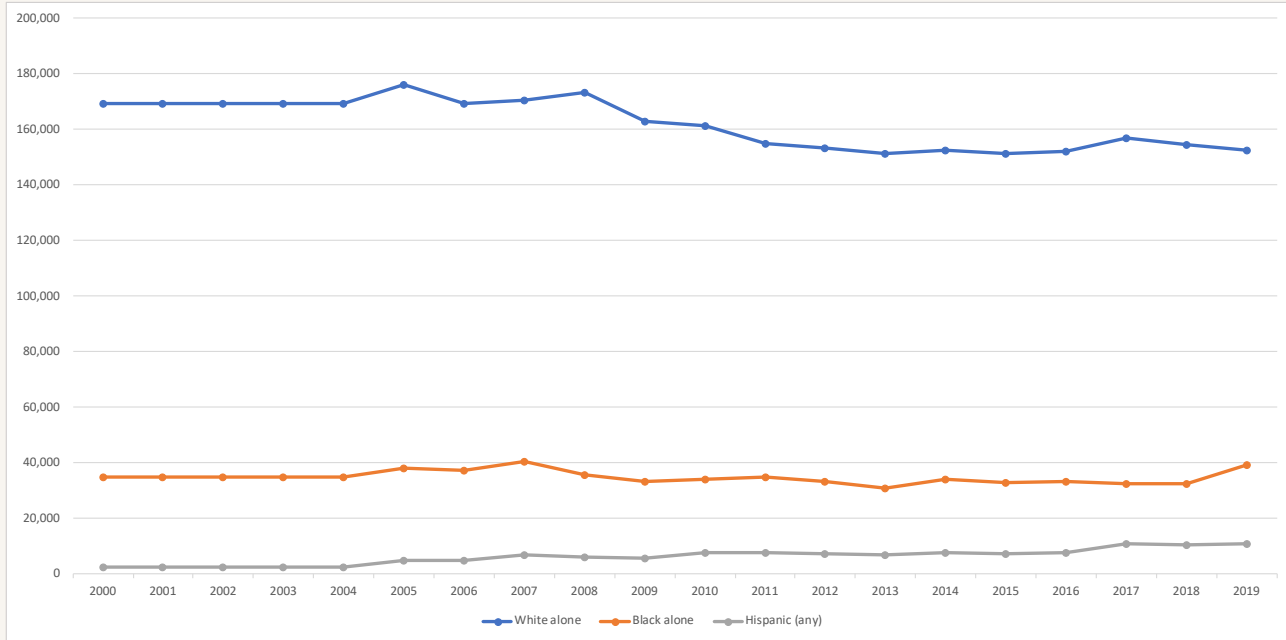


Note: The U.S. Census did not publish annual estimates for 2001 to 2004, the data for those years reflect 2000 data.

Source: U.S. Census Bureau: American Community Survey: 1-Year Estimates



HOMEOWNERSHIP & RACE: OWNER-OCCUPIED UNITS BY RACE/ETHNICITY OF HOUSEHOLDER (2000-2019) Marion County, Indiana

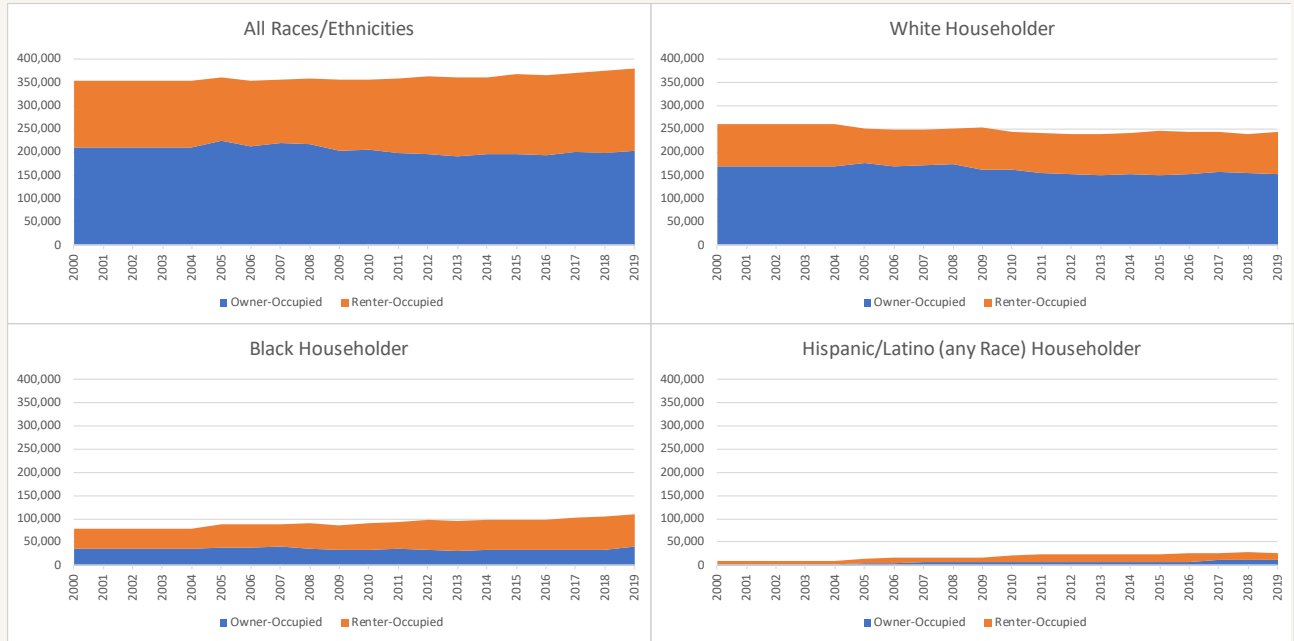


Note: The U.S. Census did not publish annual estimates for 2001 to 2004; the data for those years reflect 2000 data.

Source: U.S. Census Bureau: American Community Survey: 1-Year Estimates



HOMEOWNERSHIP & RACE: TENURE COMPOSITION BY RACE/ETHNICITY OF HOUSEHOLDER (2000-2019) Marion County, Indiana



Note: The U.S. Census did not publish annual estimates for 2001 to 2004; the data for those years reflect 2000 data.

Source: U.S. Census Bureau: American Community Survey: 1-Year Estimates



HOMEOWNERSHIP & RACE/ETHNICITY: REGIONAL COMPARISON (2019)

Indianapolis-Carmel-Anderson Metropolitan Statistical Area (MSA)*

	Occupied Units			Owner Occupied Units			Homeowner Rate		
	Marion County	Indianapolis MSA	Indianapolis MSA (less Marion County)	Marion County	Indianapolis MSA	Indianapolis MSA (less Marion County)	Marion County	Indianapolis MSA	Indianapolis MSA (less Marion County)
Overall	379,451	793,781	414,330	202,628	517,273	314,645	53.4%	75.9%	379,451
White (alone)	243,838	624,269	380,431	152,531	447,500	294,969	62.6%	77.5%	243,838
Black (alone)	110,628	126,500	15,872	39,476	46,677	7,201	35.7%	45.4%	110,628
Latino (any race)	25,919	36,012	10,093	10,846	17,235	6,389	41.8%	63.3%	25,919

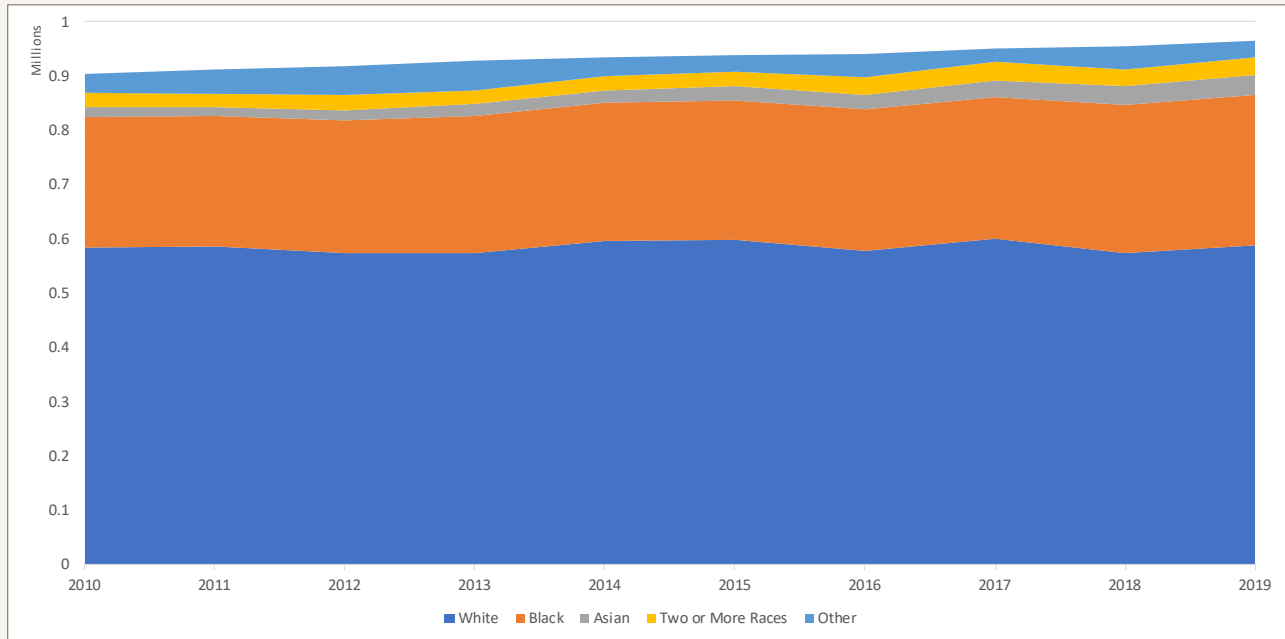
*Note: The current configuration of the Indianapolis-Carmel-Anderson Metropolitan Statistical Area includes the following Indiana counties: Boone, Brown, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, Putnam and Shelby.

Source: U.S. Census Bureau: American Community Survey: 1-Year Estimates



POPULATION BY RACE (2010-2019)

Marion County, Indiana



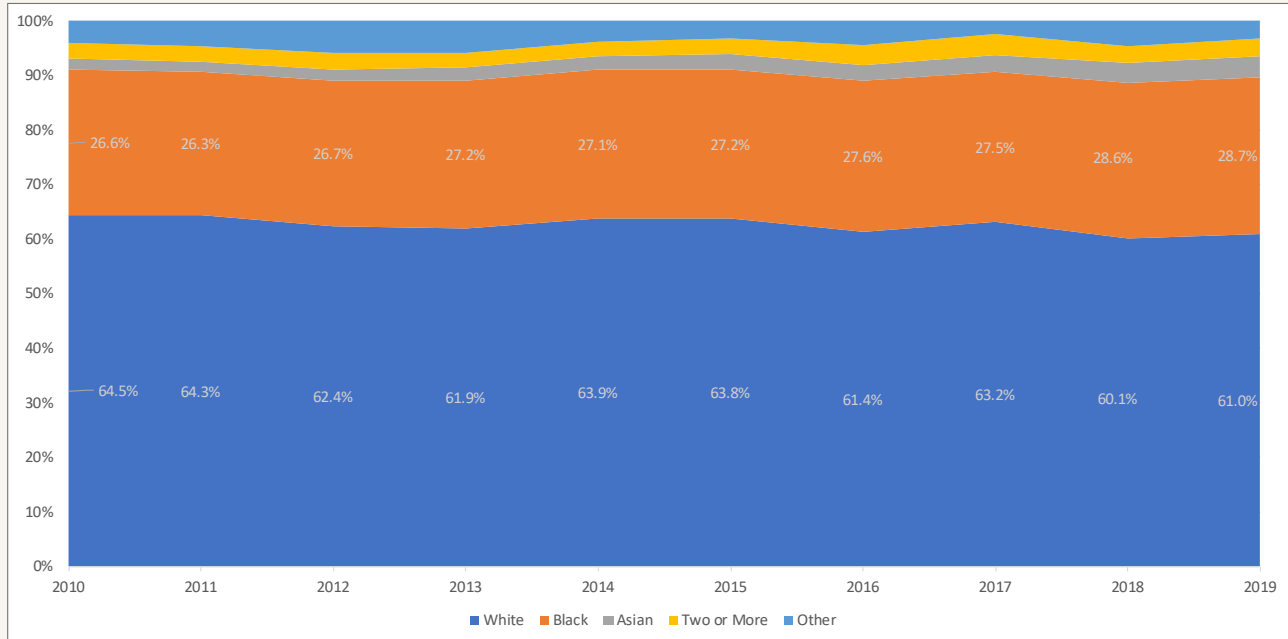
Note: The U.S. Census categorizes Hispanic/Latino origin as an ethnicity rather than a race; as a result, this table only reflects racial characteristics, not Hispanic/Latino origin.

Source: U.S. Census Bureau: American Community Survey: 1-Year Estimates



POPULATION COMPOSITION BY RACE (2010-2019)

Marion County, Indiana



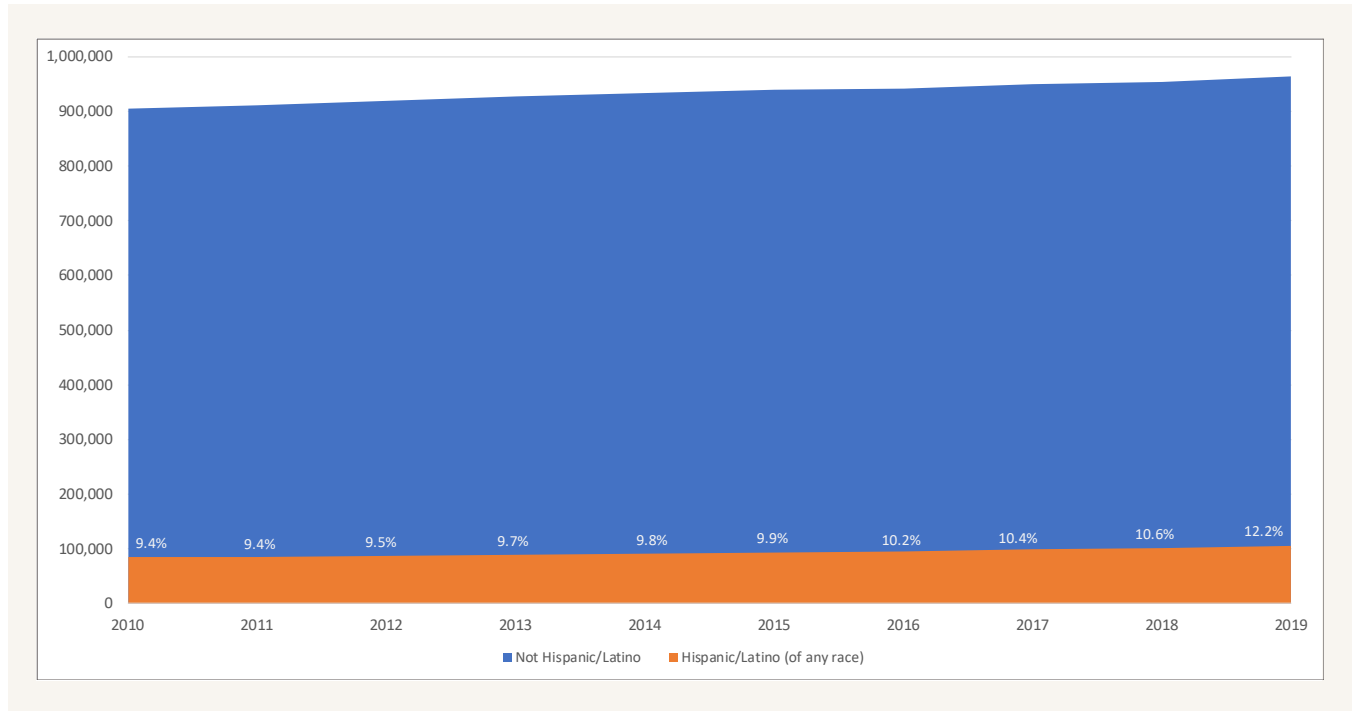
Note: The U.S. Census categorizes Hispanic/Latino origin as an ethnicity rather than a race; as a result, this table only reflects racial characteristics, not Hispanic/Latino origin.

Source: U.S. Census Bureau: American Community Survey: 1-Year Estimates



POPULATION COMPOSITION BY ETHNICITY: HISPANIC/LATINO (2010-2019)

Marion County, Indiana



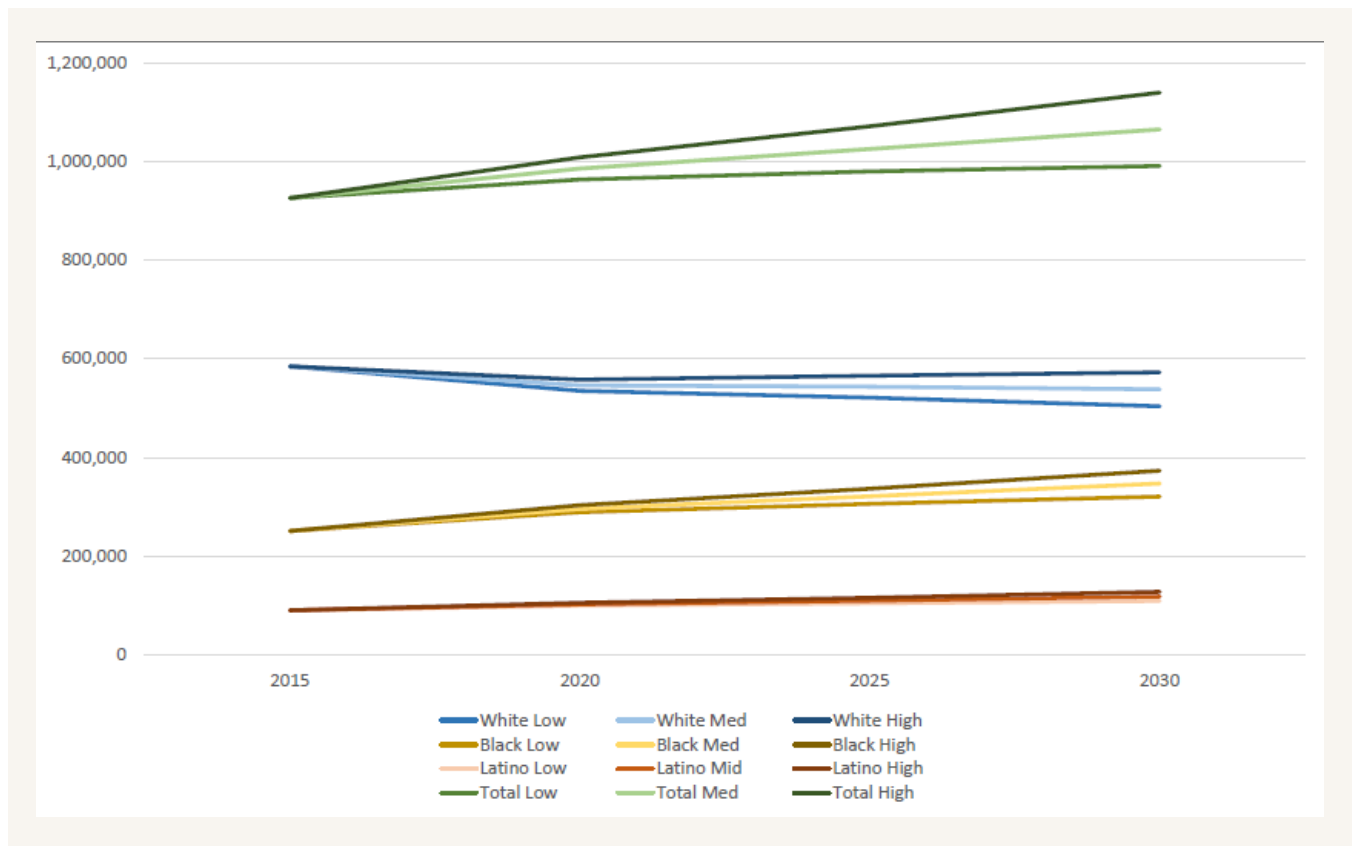
Source: U.S. Census Bureau: American Community Survey: 1-Year Estimates



POPULATION PROJECTIONS BY RACE & ETHNICITY (2015-2030)

Marion County, Indiana

Data Description: Projections are based on a methodology that forecasts a variety of futures based on various economic and ecologic conditions. The data reported here simply reflect the minimum, median and maximum - by race/ethnicity in each year - for both the counts and the percentages of the total. The 2015 data included represent American Community Survey five-year estimates (2011-2015).



Source: Hauer, M. Population projections for U.S. counties by age, sex, and race controlled to shared socioeconomic pathway. *Sci Data* 6, 190005 (2019) doi:10.1038/sdata.2019.5



INTRA-REGIONAL MIGRATION (2011-2018)

Indianapolis-Carmel-Anderson Metropolitan Statistical Area (MSA)*

County-to-county migration patterns are derived from data published by the Internal Revenue Service (IRS); as such, the data reports “tax returns” and “tax exemptions” rather than households and population. Nevertheless, tax returns and exemptions approximate households and population, respectively.

The data included here show all flows to and from Marion County from the other counties in current configuration of the metropolitan statistical area for the years 2011 through 2018.

Intra-MSA Migration: 2011 to 2016 (via IRS)

	To Marion County from MSA	To MSA from Marion County	Net
Tax Returns	65,764	85,351	(19,587)
Tax Exemptions	113,981	164,060	(50,079)
Aggregate Income (in \$000s)	\$3,176,813	\$4,876,500	\$(1,699,687)

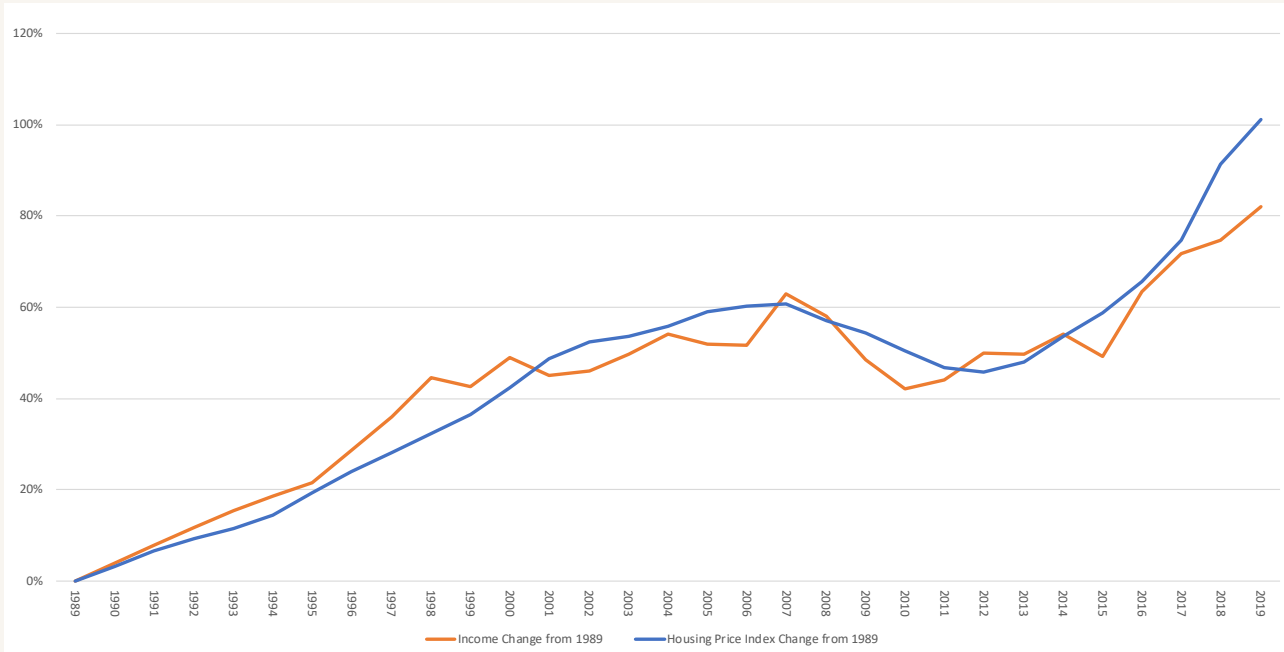
*Note: The current configuration of the Indianapolis-Carmel-Anderson Metropolitan Statistical Area includes the following Indiana counties: Boone, Brown, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, Putnam and Shelby.

Source: Internal Revenue Service: SOI Tax Stats



RELATIVE CHANGE IN INCOME AND HOUSING PRICES (1989-2019)

Marion County, Indiana



Notes: Data represent change relative to 1989.

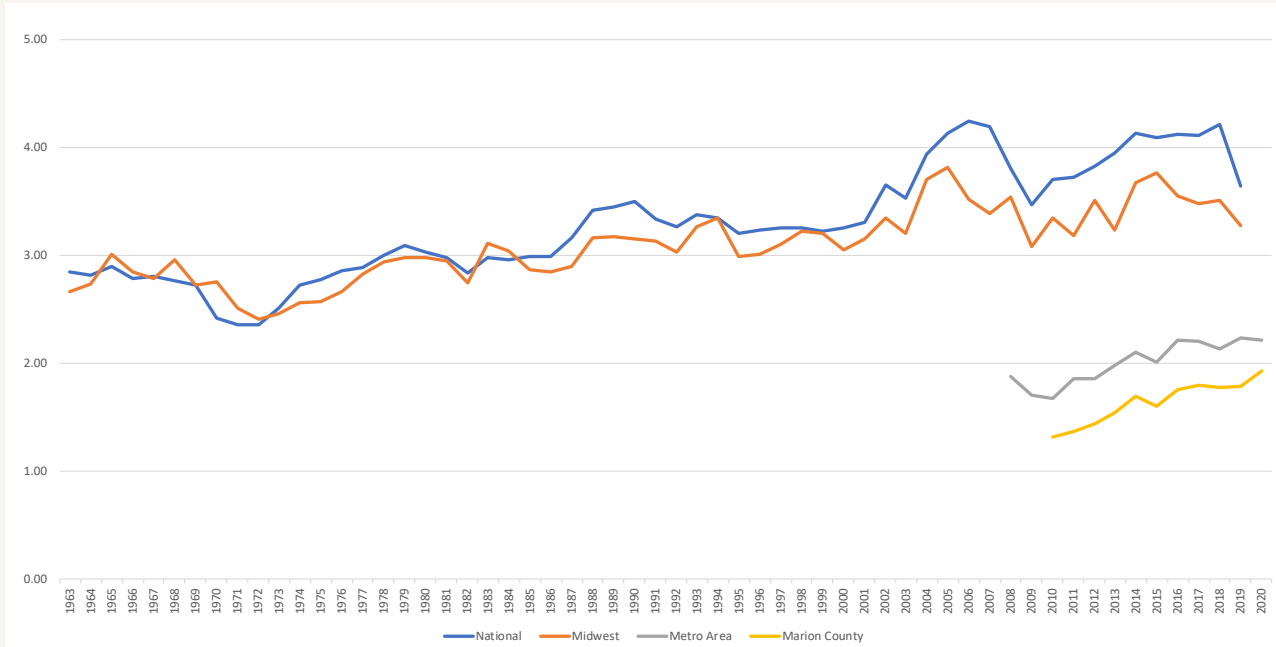
There were six years in which estimated income data were not available (1990, 1991, 1992, 1994, 1996 and 2019); linear extrapolations between available data points were made for those years without data, with the exception of 2018 in which ACS 1-year estimates were used.

Source: Federal Reserve Bank of St. Louis



RATIO OF MEDIAN SALES PRICE TO MEDIAN FAMILY INCOME (1963-2020)

Marion County, Indiana



Note: Data show the ratio of median sales prices to median family incomes for respective geographies; for example, a median sales price of \$150,000 and a median family income of \$50,000 would result in a ratio of 3.00. Median family incomes for the Indianapolis metropolitan area and Marion County are derived from the U.S. Department of Housing and Urban Development and represent regional median family incomes. Metro Area sales prices reflect the 16-county central Indiana MIBOR area.

Sources: Federal Reserve Bank of St. Louis, HUD-USER, MIBOR REALTOR Association: MIBOR Data Reports