



Carmel, Indiana.

Current market data.

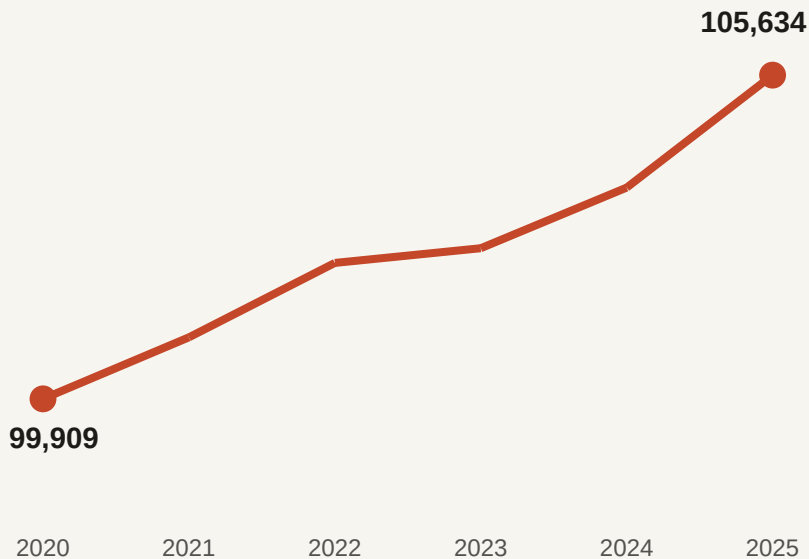
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.7% since 2020.

105,634

people, the 4th-largest of Indiana's cities and towns.



THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

85.5%

of 80,510 jobs located in Carmel are filled by in-commuters.



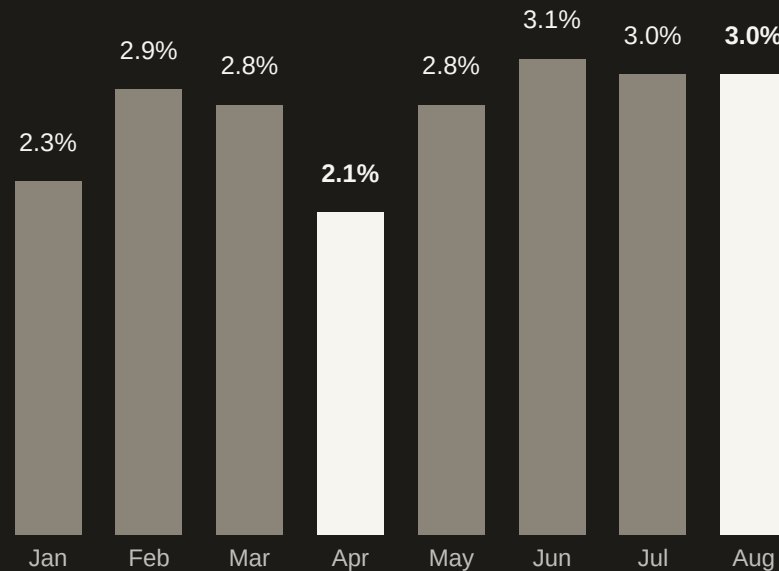
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.1%.

3.0%

in August 2026, the latest month released. A year earlier it was 3.2%.

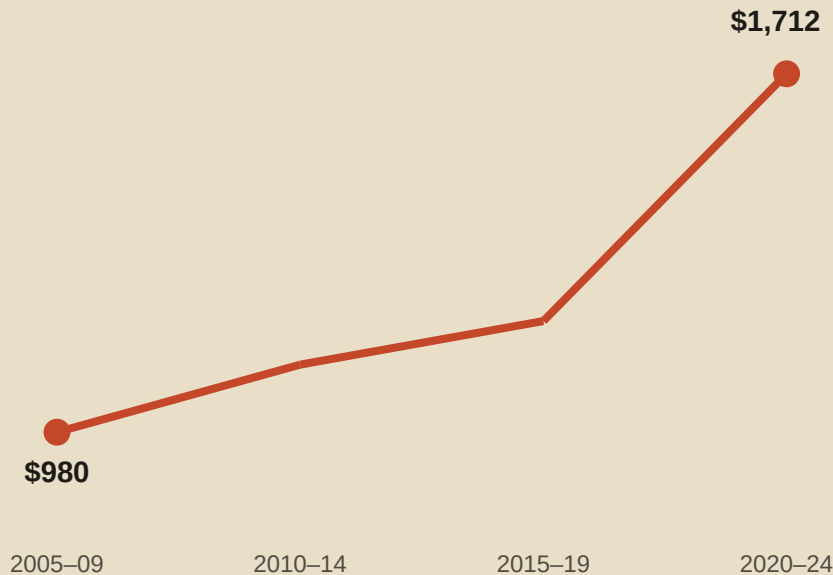


RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$1,712

a month. Indiana's median is \$1,062.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,703 gap between neighbors, the sharpest rent edge between adjacent tracts in Hamilton County.

TRACT 1103.01

\$1,575

TRACT 1109.09

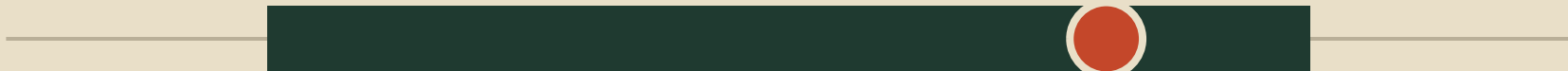
\$3,278



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,221–\$1,831



\$1,712 median

is the monthly rent range local workforce wages support.

BUILDING

55% of the housing here was built before 2000.

7,777

homes permitted in ten years,
2016–2025

49%

of those were in multifamily
buildings

55%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.0% to the 40,859 homes here.

113–805

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs
123% more than Indiana's.

\$486,800

median home value in Carmel.

Carmel



\$486,800

Indiana



\$218,200

U.S.



\$332,700

THAT WAS CARMEL'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/in/carmel/

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