



Madison, Indiana.

Current market data.

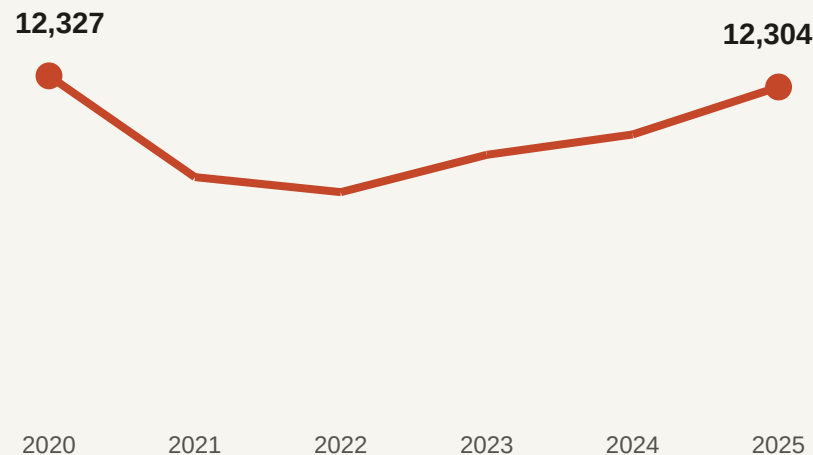
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.2% since 2020.

12,304

people, the 74th-largest of Indiana's cities and towns.

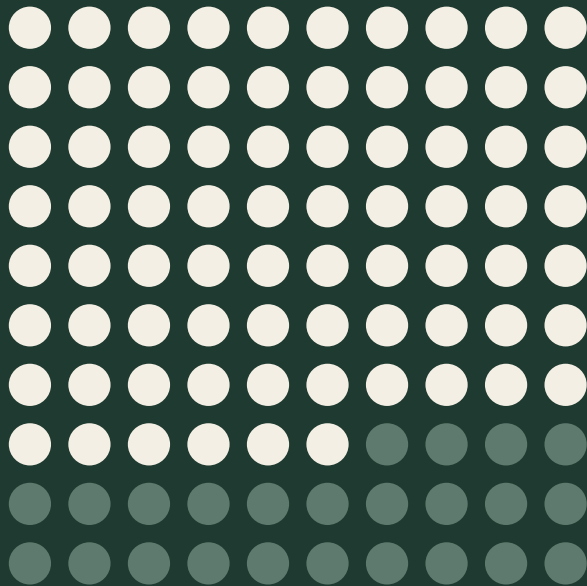


THE WORKDAY

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

75.6%

of 8,025 jobs located in Madison are filled by in-commuters.



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

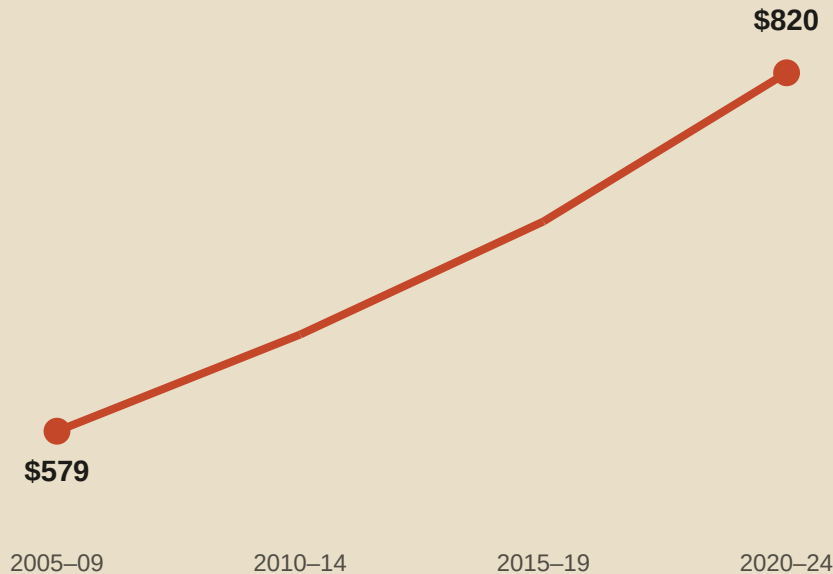


RENT

Median rent is up 42%
since the 2005–2009
survey, before inflation.

\$820

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





THE SEAM

Cross one tract line and median rent jumps \$395.

A \$395 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 9665

\$638

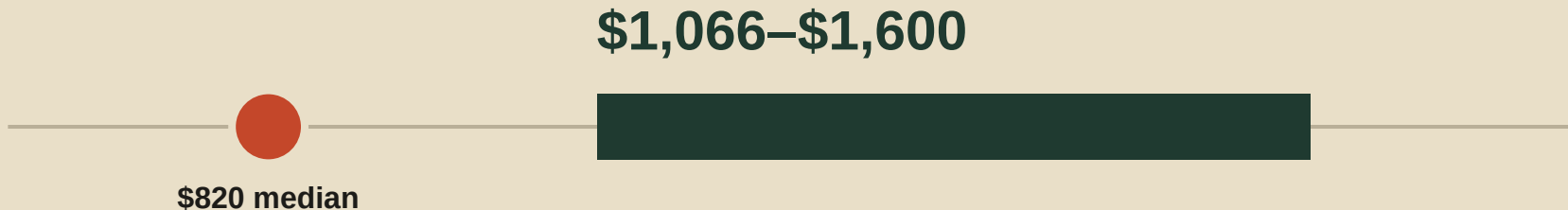
TRACT 9661

\$1,033



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

77

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 5,710 homes here.

19–80

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



HOME VALUE

A median home costs 7% less than Indiana's.

\$203,100

median home value in Madison.

Madison



\$203,100

Indiana



\$218,200

U.S.



\$332,700

THAT WAS MADISON'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/madison/

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