



Shelbyville, Indiana.

Current market data.

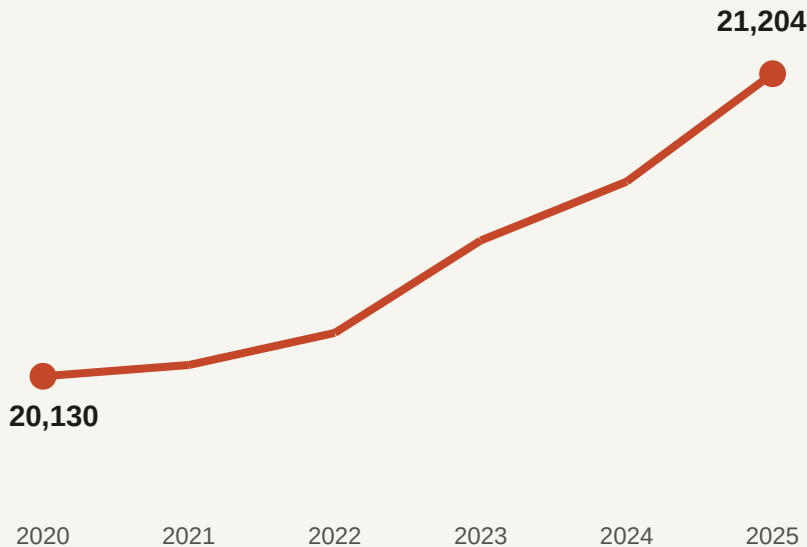
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.3% since 2020.

21,204

people, the 48th-largest of Indiana's cities and towns.



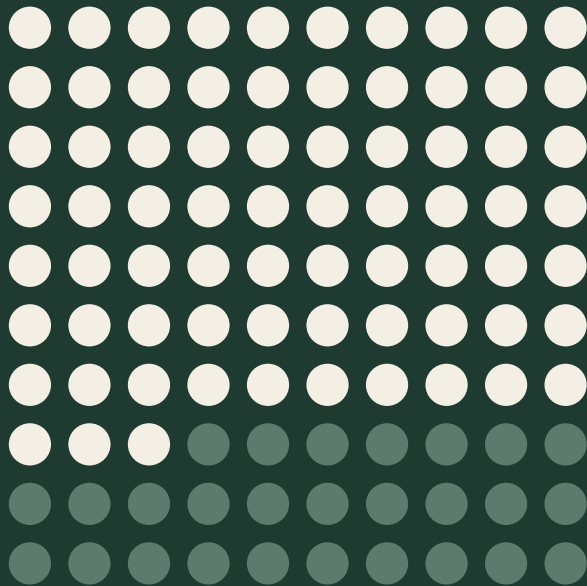
THE WORKDAY

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

72.8%

of 13,025 jobs located in Shelbyville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



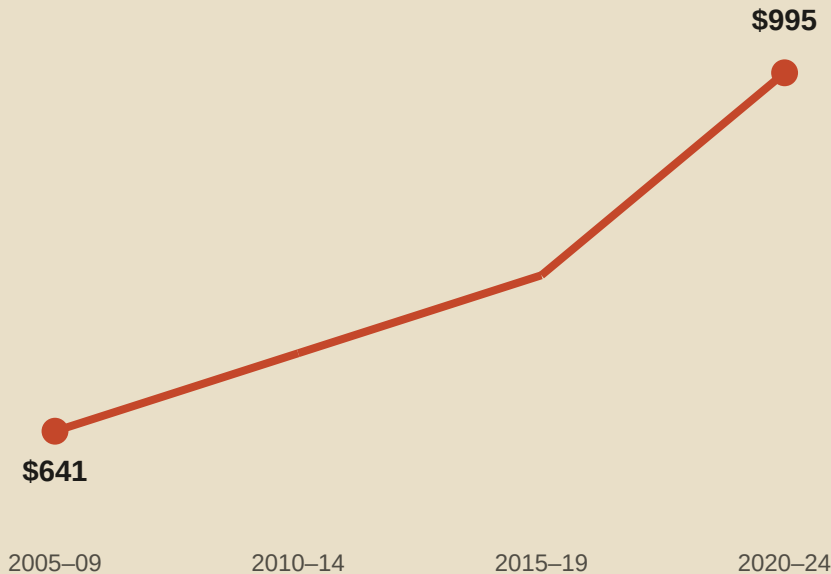
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$995

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





THE SEAM

Cross one tract line and median rent jumps \$270.

A \$270 gap between neighbors, the sharpest rent edge between adjacent tracts in Shelby County.

TRACT 7106.01

\$813

TRACT 7104

\$1,083



ROOM TO BUILD

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

\$1,054–\$1,581



\$995 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,192

homes permitted in ten years,
2016–2025

40%

of those were in multifamily
buildings

80%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 9,496 homes here.

39–130

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



HOME VALUE

A median home costs 20% less than Indiana's.

\$174,700

median home value in Shelbyville.

Shelbyville



\$174,700

Indiana



\$218,200

U.S.



\$332,700

THAT WAS SHELBYVILLE'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/shelbyville/

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