

East Chicago 46312

ZIP code · IN · Indiana > Lake County > East Chicago

BALANCED MARKET

\$192K

MEDIAN SALE PRICE

+64.0%

1-YR CHANGE

148

SALES (12 MO)

\$106K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



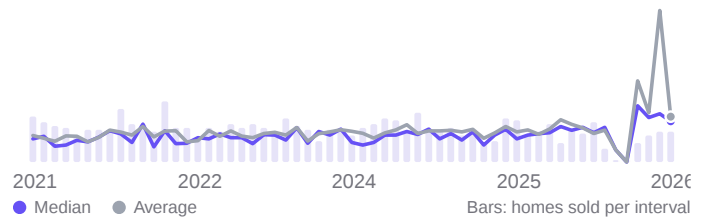
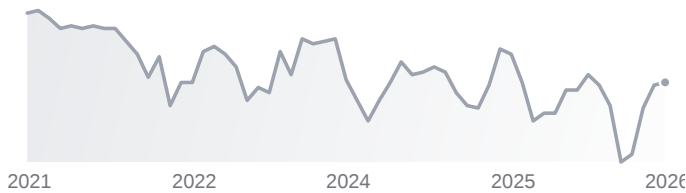
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$177K · Average \$195K

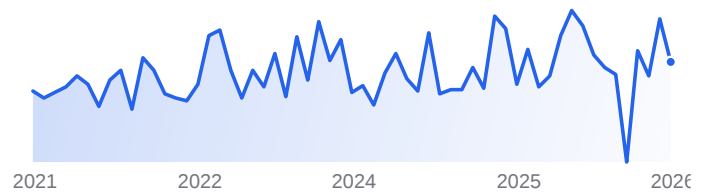
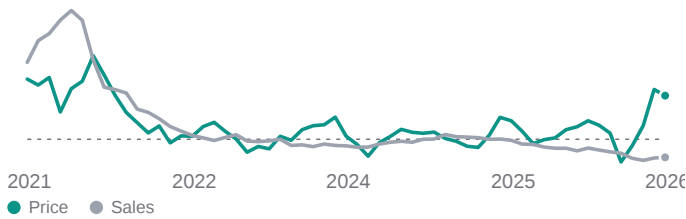


Growth (year over year)

Price +64.0% · Sales -26.4%

Price per square foot

\$80/ft²

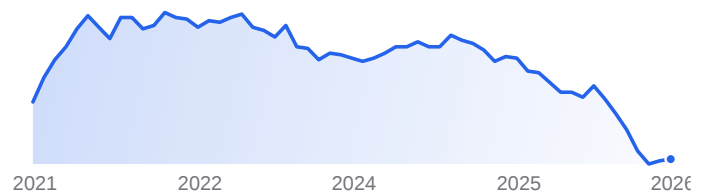


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

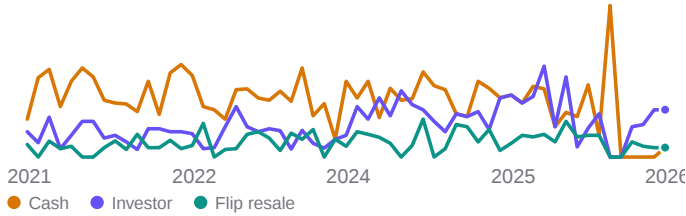
2.3%



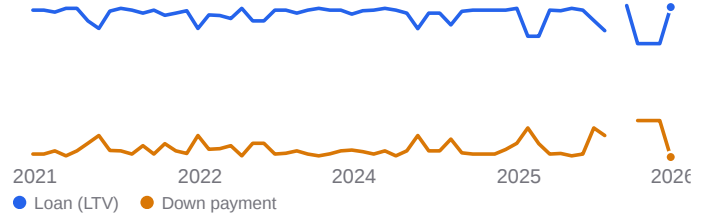
BUYERS & OUTCOMES

Buyer mix

Cash 6.3% · Investor 31% · Flip resale 6.3%

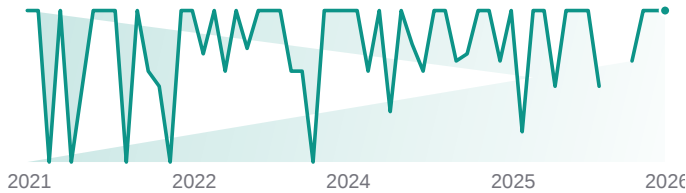


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



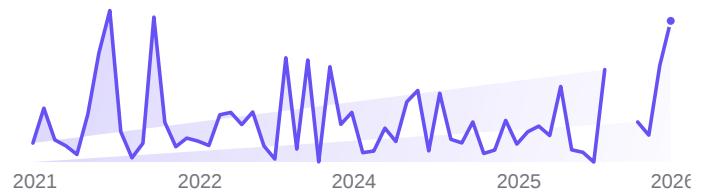
Sellers who sold at a gain

100%



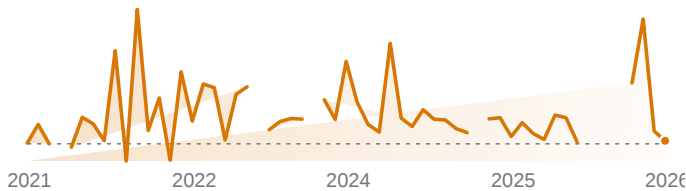
Typical hold before selling

5.0 yrs



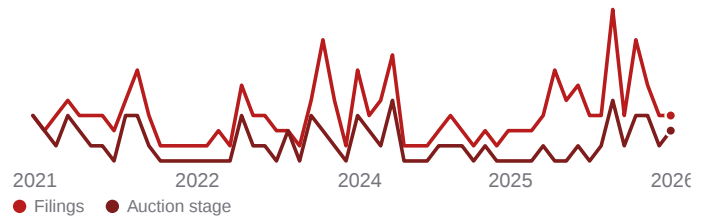
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	6,394
Median value (AVM)	\$106K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1924
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.7%
Owner occupied	70%
Company owned	16%
Median loan-to-value	33%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	26,412
Density	1,856 / mi²
Median household income	\$41K
Average household income	\$57K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	40
Homes occupied	85%
Bachelor's or higher	7%
Poverty rate	26.0%
Unemployment	1.6%
Average temp	50°F
Annual precip	38 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.