

Griffith 46319

ZIP code · IN · Indiana > Lake County > Griffith

BUYER'S MARKET

\$267K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

182

SALES (12 MO)

\$251K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



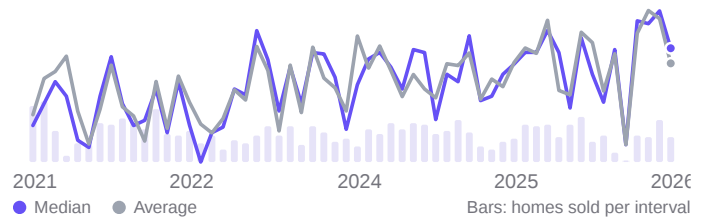
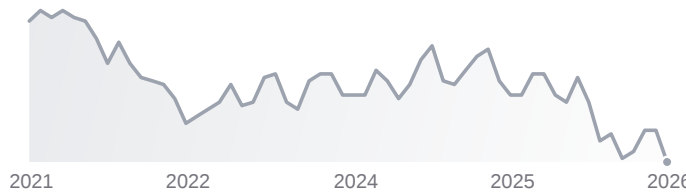
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$253K · Average \$243K

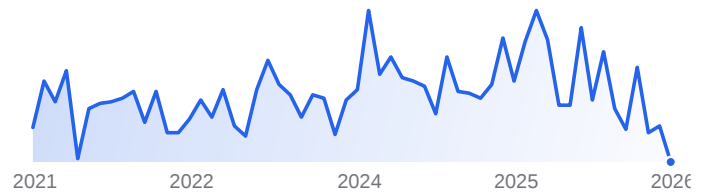
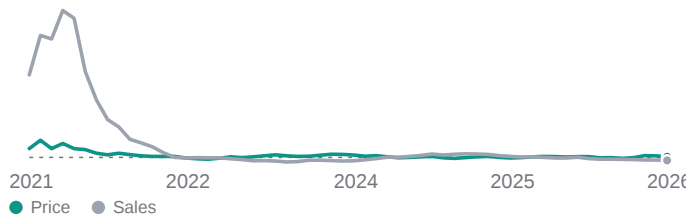


Growth (year over year)

Price +4.7% · Sales -19.1%

Price per square foot

\$109/ft²



Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

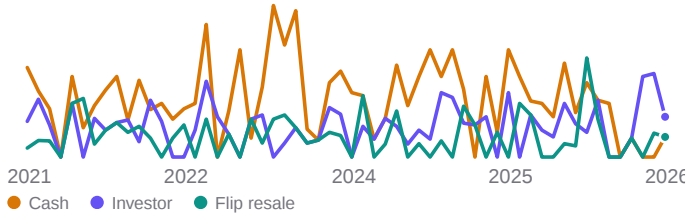
3.1%



BUYERS & OUTCOMES

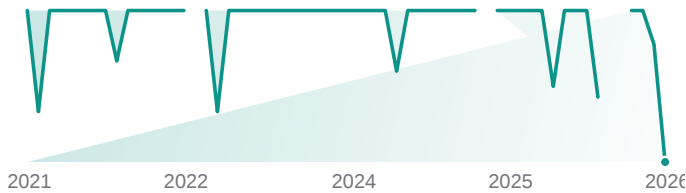
Buyer mix

Cash 6.3% · Investor 13% · Flip resale 6.3%



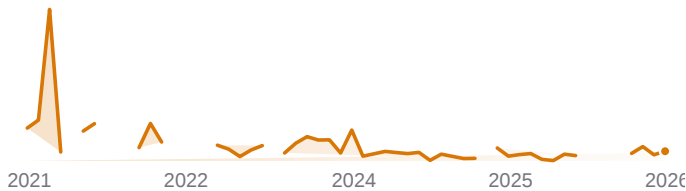
Sellers who sold at a gain

50%

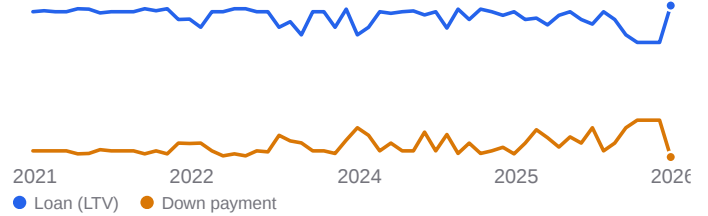


Median annualized return at resale

+9.4%

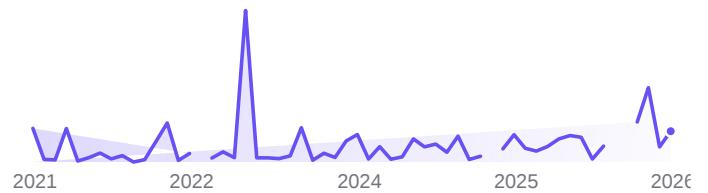


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



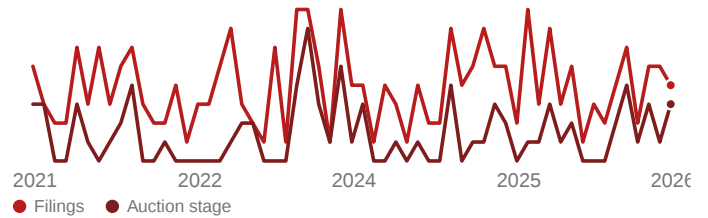
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	5,919
Median value (AVM)	\$251K
Median size	1,524 ft²
Median bedrooms	3
Median year built	1961
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	9.6%
Median loan-to-value	47%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	18,142
Density	1,877 / mi²
Median household income	\$80K
Average household income	\$94K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	9.2%
Unemployment	1.8%
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.