

Portage 46368

ZIP code · IN · Indiana > Porter County > Portage

BALANCED MARKET

\$302K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

463

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



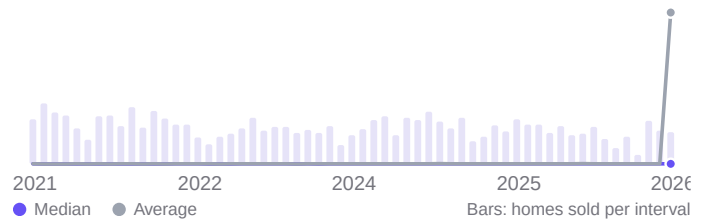
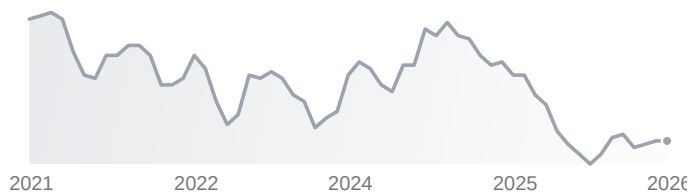
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$283K · Average \$104M

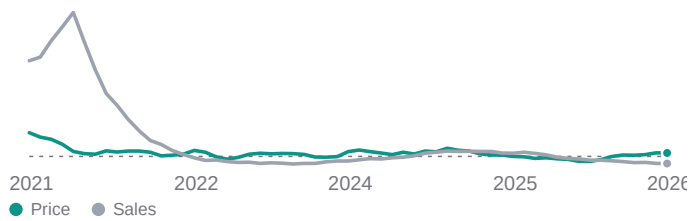


Growth (year over year)

Price +12.0% · Sales -24.6%

Price per square foot

\$172/ft²

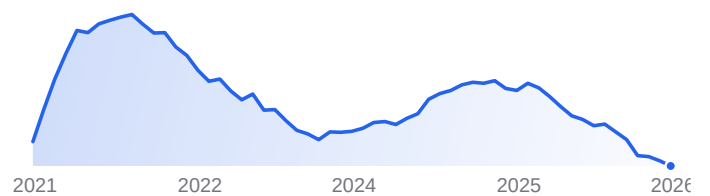


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

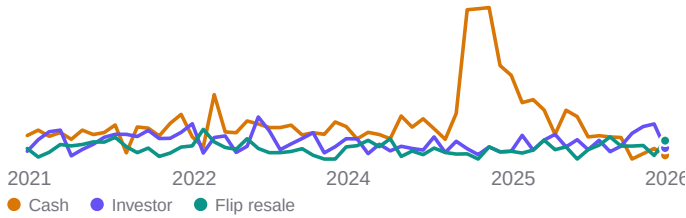
3.6%



BUYERS & OUTCOMES

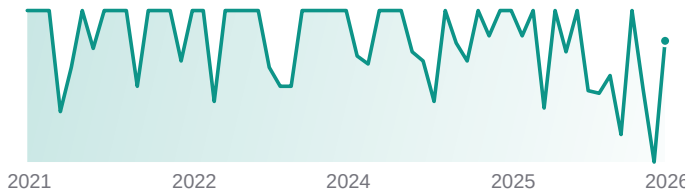
Buyer mix

Cash 2.4% · Investor 7.1% · Flip resale 12%



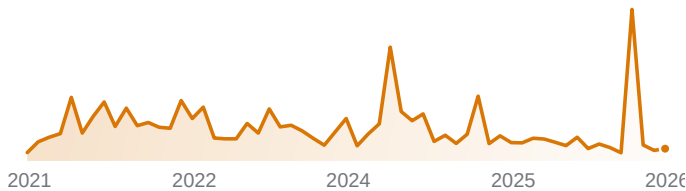
Sellers who sold at a gain

93%

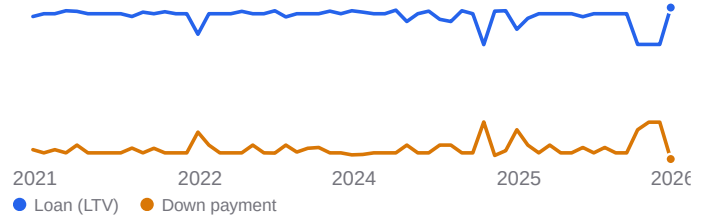


Median annualized return at resale

+3.9%

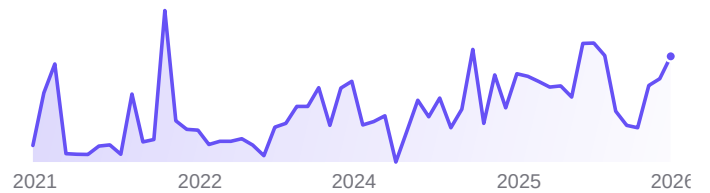


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



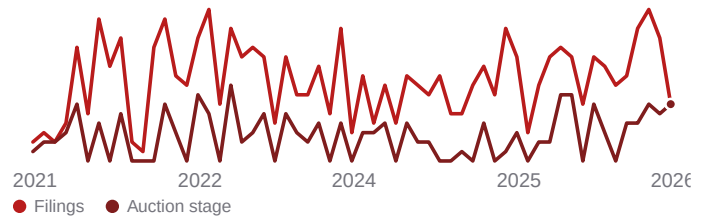
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	12,948
Median value (AVM)	\$263K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1978
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.1%
Owner occupied	85%
Company owned	8.6%
Median loan-to-value	54%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	39,047
Density	1,356 / mi²
Median household income	\$78K
Average household income	\$94K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	36
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	9.9%
Unemployment	1.4%
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.