

Saint John 46373

ZIP code · IN · Indiana · Lake County

STRONG BUYER'S MARKET

\$428K

MEDIAN SALE PRICE

-16.0%

1-YR CHANGE

216

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



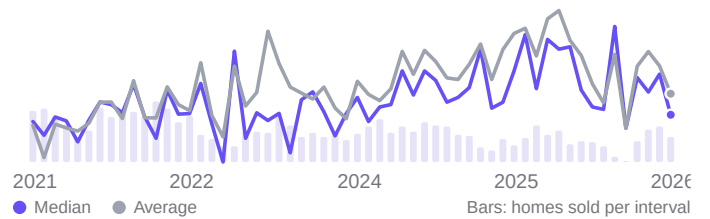
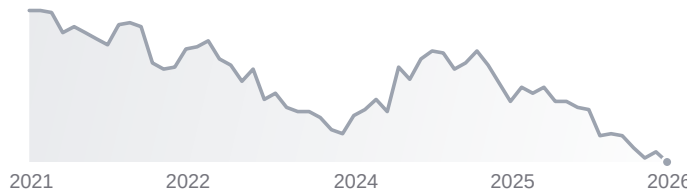
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$384K · Average \$428K

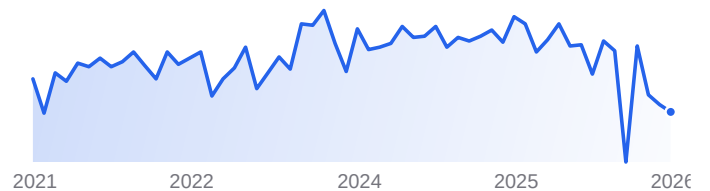
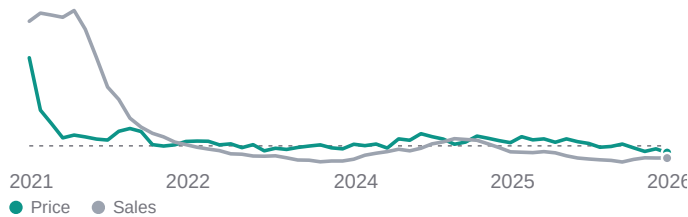


Growth (year over year)

Price -16.0% · Sales -29.2%

Price per square foot

\$138/ft²



Sale premium vs estimated value

-18.6%

Annual turnover (share of homes sold)

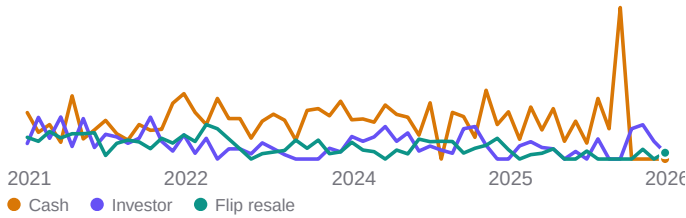
2.9%



BUYERS & OUTCOMES

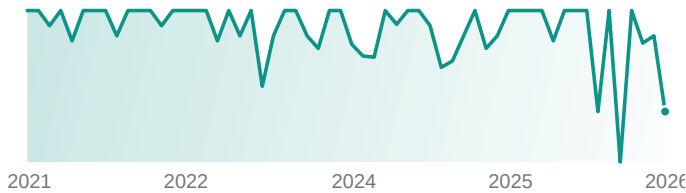
Buyer mix

Cash 0% · Investor 4.2% · Flip resale 4.2%



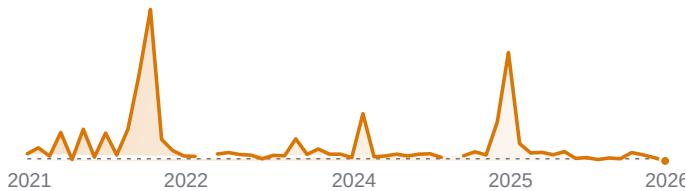
Sellers who sold at a gain

33%

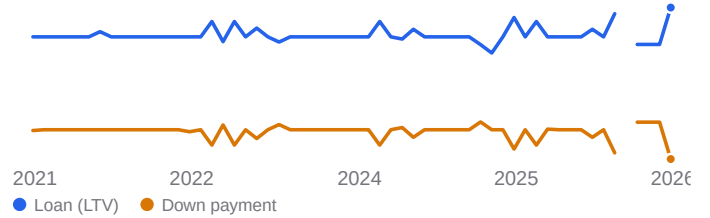


Median annualized return at resale

-4.2%

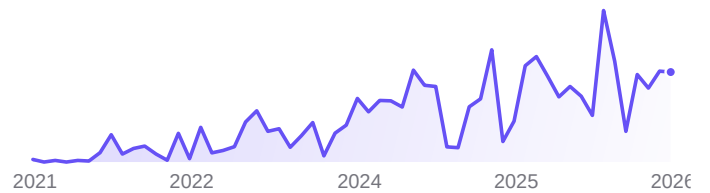


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



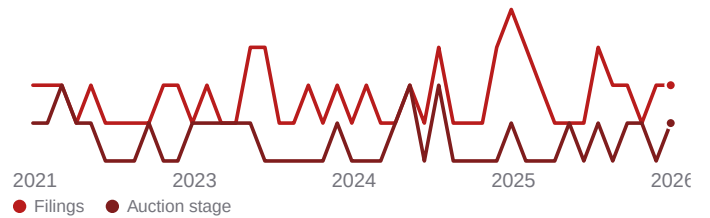
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,556
Median value (AVM)	\$469K
Median size	2,377 ft²
Median bedrooms	3
Median year built	2004
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.4%
Owner occupied	95%
Company owned	16%
Median loan-to-value	48%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	14,872
Density	1,370 / mi²
Median household income	\$119K
Average household income	\$141K
Crime index (US avg 100)	22
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	38
Homes occupied	98%
Bachelor's or higher	28%
Poverty rate	2.0%
Unemployment	1.9%
Average temp	50°F
Annual precip	39 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.