

Union Mills 46382

ZIP code · IN · Indiana > LaPorte County > Union Mills

BALANCED MARKET

\$319K

MEDIAN SALE PRICE

+113.2%

1-YR CHANGE

15

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



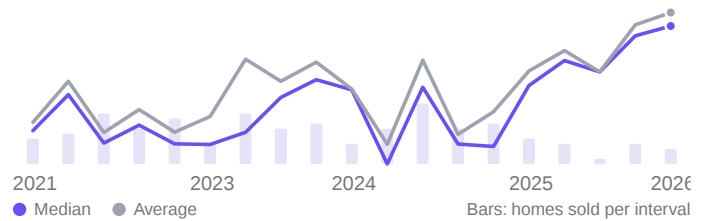
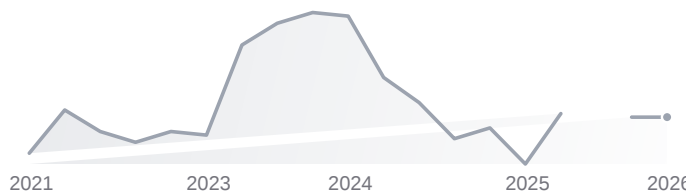
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$358K · Average \$383K

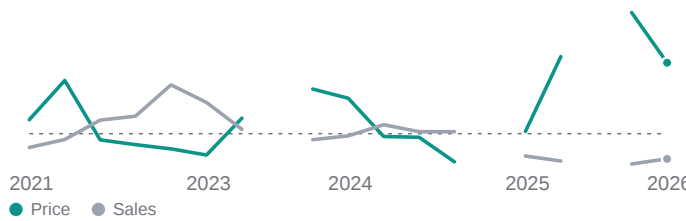


Growth (year over year)

Price +113.2% · Sales -40.0%

Price per square foot

\$212/ft²

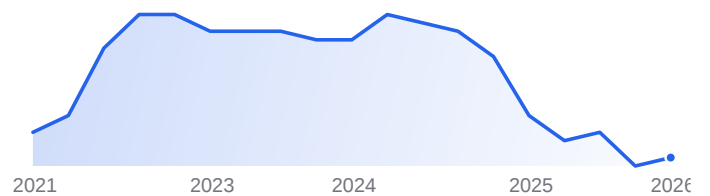


Sale premium vs estimated value

+36.1%

Annual turnover (share of homes sold)

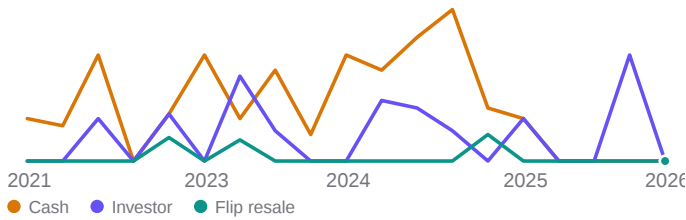
1.7%



BUYERS & OUTCOMES

Buyer mix

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



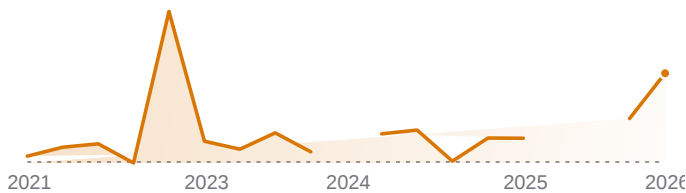
Sellers who sold at a gain

100%

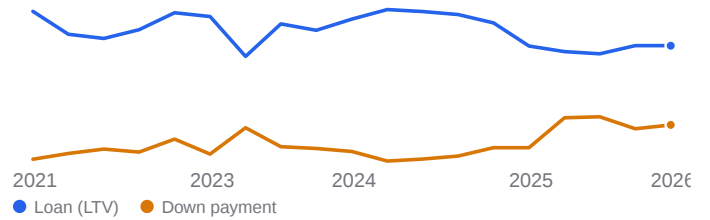


Median annualized return at resale

+42.1%

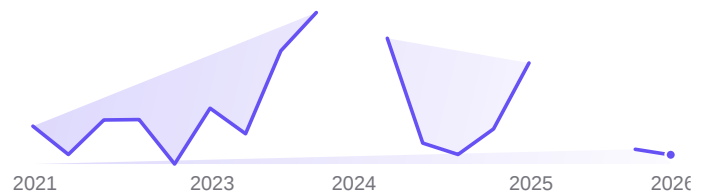


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	865
Median value (AVM)	\$267K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1978
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.9%
Owner occupied	88%
Company owned	11%
Median loan-to-value	35%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	2,103
Density	44 / mi²
Median household income	\$92K
Average household income	\$102K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	29
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	13.7%
Unemployment	1.8%
Average temp	49°F
Annual precip	39 in
Sunshine	60%

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