

Valparaiso 46385

ZIP code · IN · Indiana > Porter County > Valparaiso

BUYER'S MARKET

\$338K

MEDIAN SALE PRICE

-9.0%

1-YR CHANGE

611

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



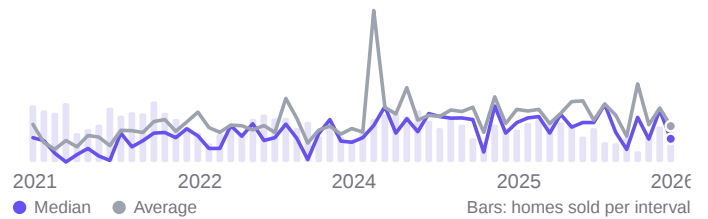
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$306K · Average \$348K

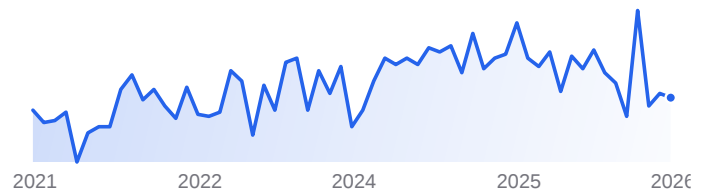
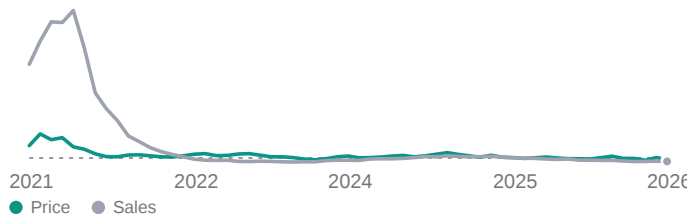


Growth (year over year)

Price -9.0% · Sales -20.8%

Price per square foot

\$170/ft²



Sale premium vs estimated value

-5.4%

Annual turnover (share of homes sold)

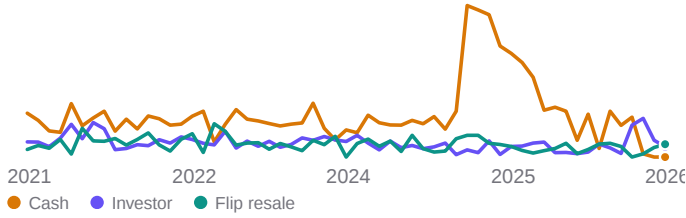
3.8%



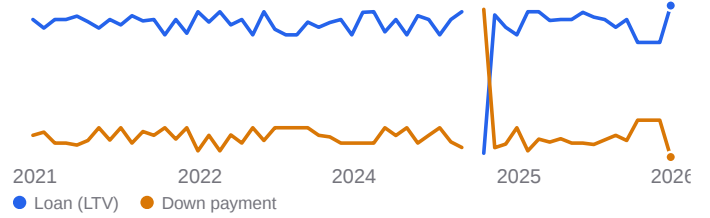
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 6.8% · Flip resale 8.5%

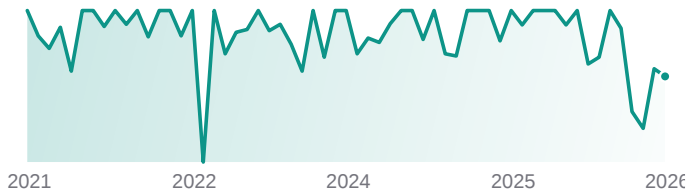


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



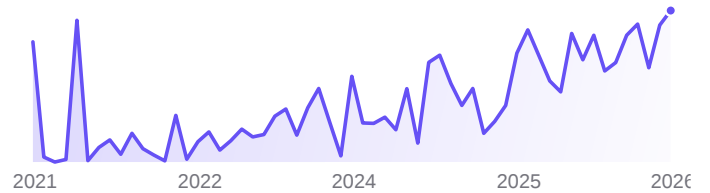
Sellers who sold at a gain

78%



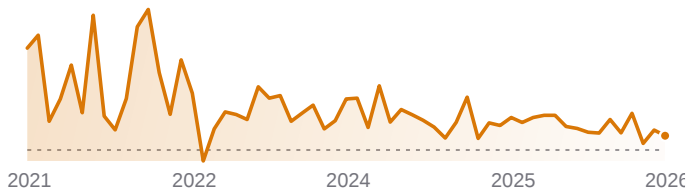
Typical hold before selling

4.0 yrs



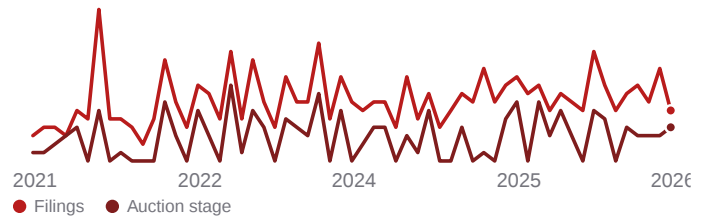
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	16,199
Median value (AVM)	\$373K
Median size	1,944 ft²
Median bedrooms	3
Median year built	1988
Single family	92%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	93%
Company owned	11%
Median loan-to-value	51%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	44,677
Density	538 / mi ²
Median household income	\$99K
Average household income	\$122K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	29
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	6.8%
Unemployment	1.4%
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.