

Westville 46391

ZIP code · IN · Indiana > LaPorte County > Westville

BUYER'S MARKET

\$344K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

56

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



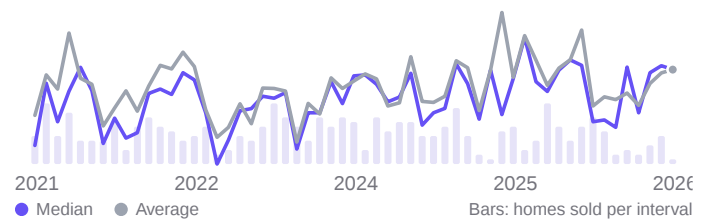
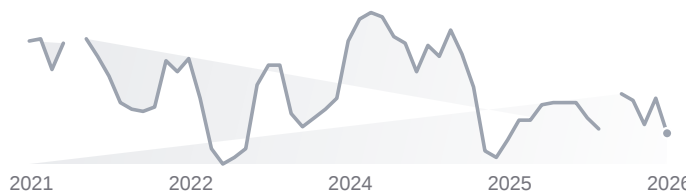
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$343K · Average \$343K

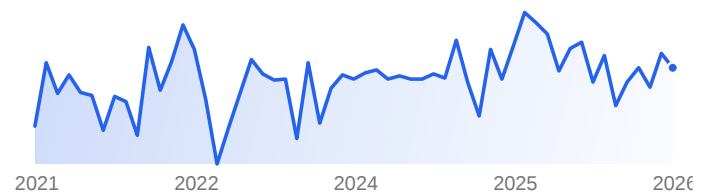
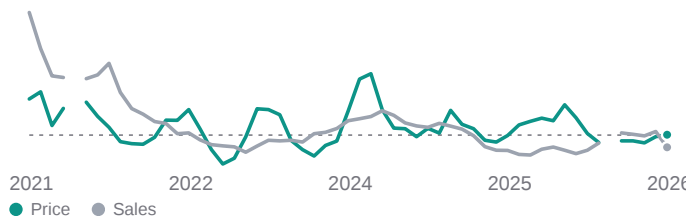


Growth (year over year)

Price +0.7% · Sales -21.1%

Price per square foot

\$163/ft²

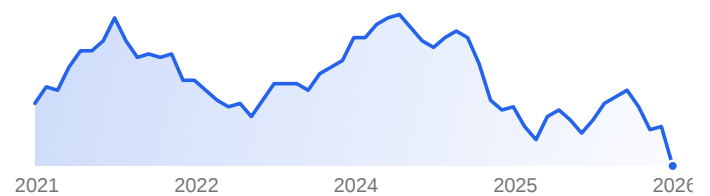


Sale premium vs estimated value

-23.5%

Annual turnover (share of homes sold)

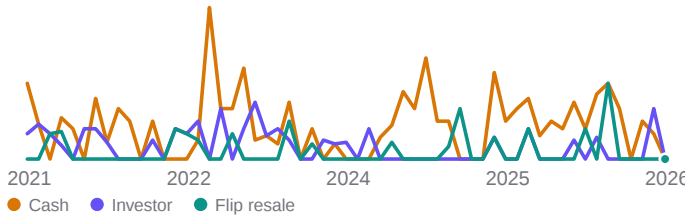
2.7%



BUYERS & OUTCOMES

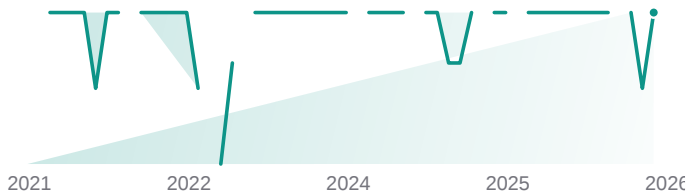
Buyer mix

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



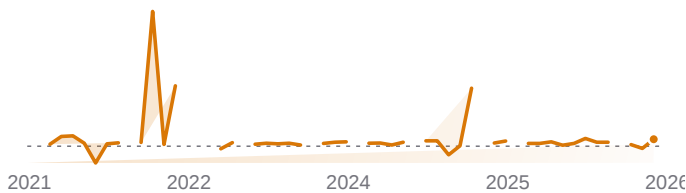
Sellers who sold at a gain

100%

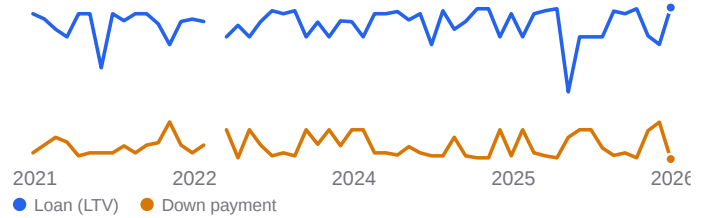


Median annualized return at resale

+15.2%

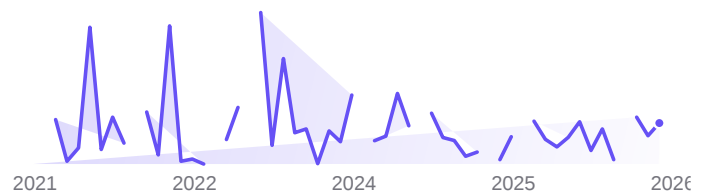


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



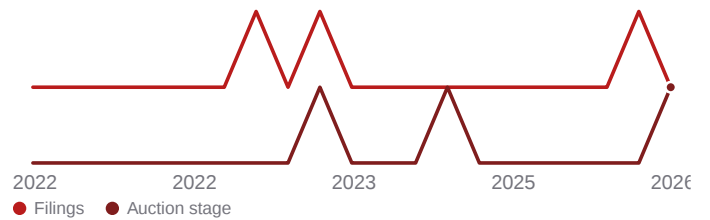
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,037
Median value (AVM)	\$335K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1992
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	90%
Company owned	9.7%
Median loan-to-value	46%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	8,688
Density	229 / mi²
Median household income	\$90K
Average household income	\$109K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	29
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	3.9%
Unemployment	0.9%
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.