

Whiting 46394

ZIP code · IN · Indiana > Lake County > Whiting

BUYER'S MARKET

\$252K

MEDIAN SALE PRICE

+35.2%

1-YR CHANGE

88

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



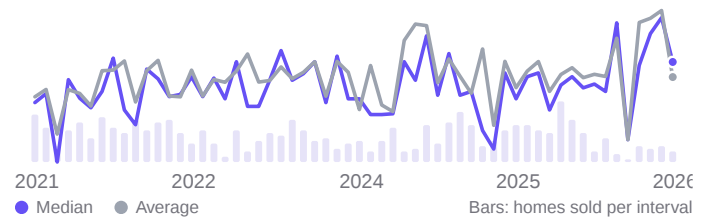
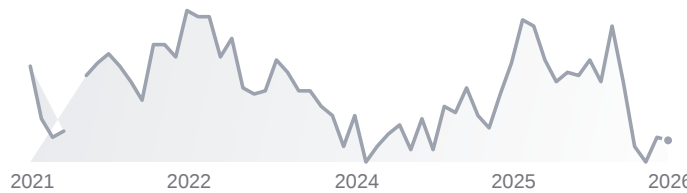
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$220K · Average \$199K

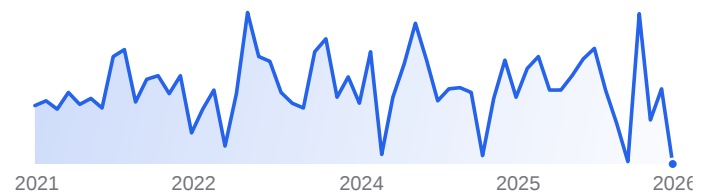
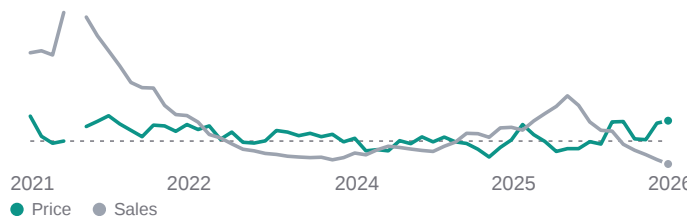


Growth (year over year)

Price +35.2% · Sales -39.7%

Price per square foot

\$59/ft²

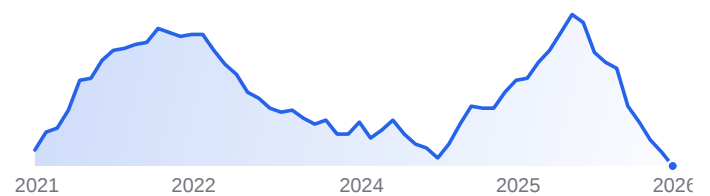


Sale premium vs estimated value

-14.4%

Annual turnover (share of homes sold)

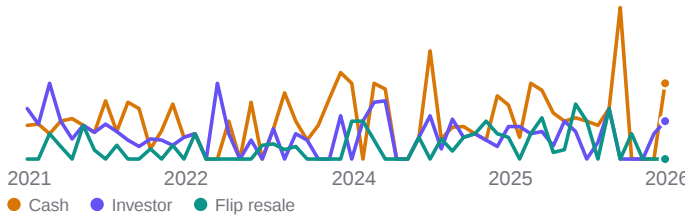
2.4%



BUYERS & OUTCOMES

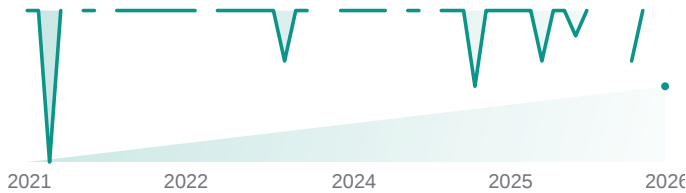
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



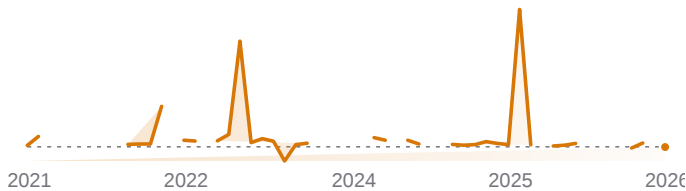
Sellers who sold at a gain

50%

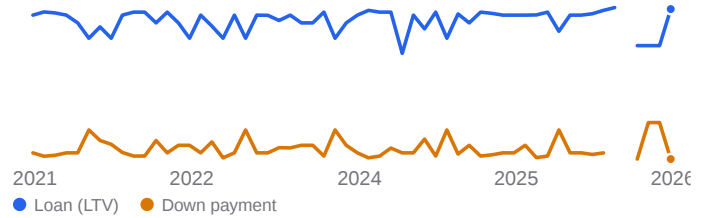


Median annualized return at resale

-0.6%

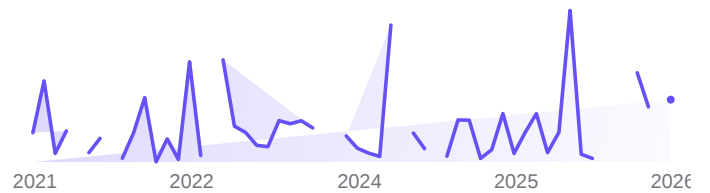


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



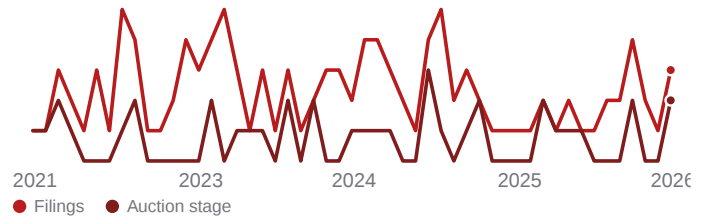
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	3,662
Median value (AVM)	\$193K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1925
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.0%
Owner occupied	82%
Company owned	12%
Median loan-to-value	48%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	13,726
Density	1,298 / mi²
Median household income	\$59K
Average household income	\$75K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	41
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	16.6%
Unemployment	1.8%
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.