

Gary 46402

ZIP code · IN · Indiana · Lake County · Gary

BALANCED MARKET

\$154K

MEDIAN SALE PRICE

+221.7%

1-YR CHANGE

72

SALES (12 MO)

\$57K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



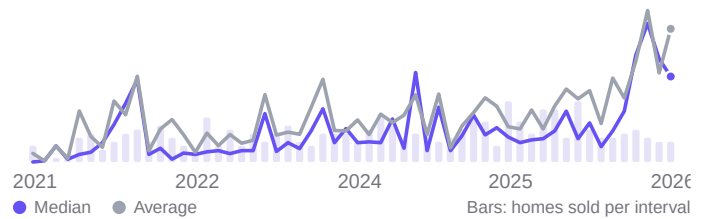
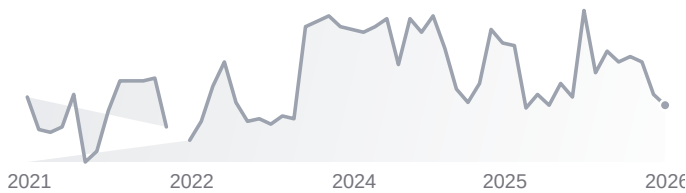
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$124K · Average \$184K

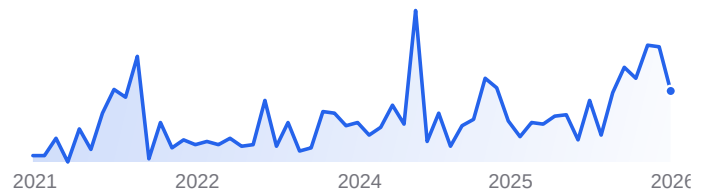
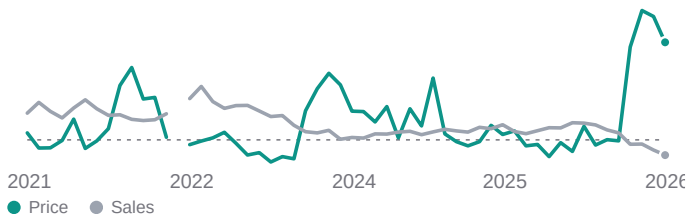


Growth (year over year)

Price +221.7% · Sales -34.5%

Price per square foot

\$53/ft²

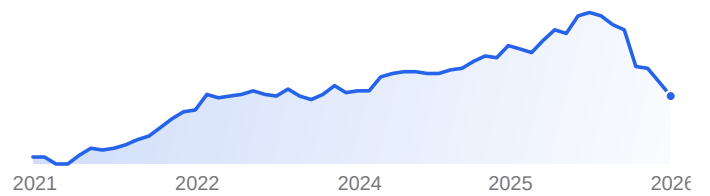
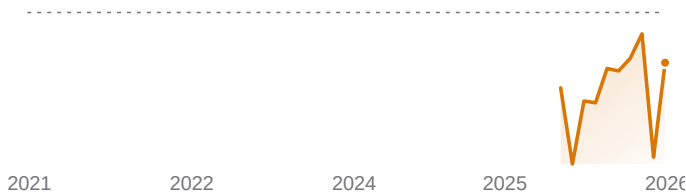


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

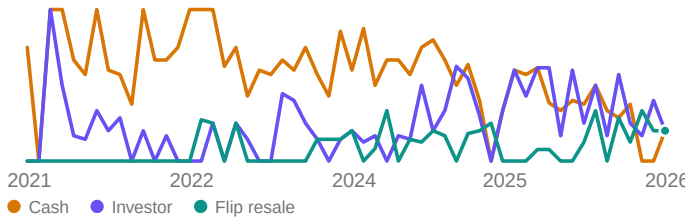
3.4%



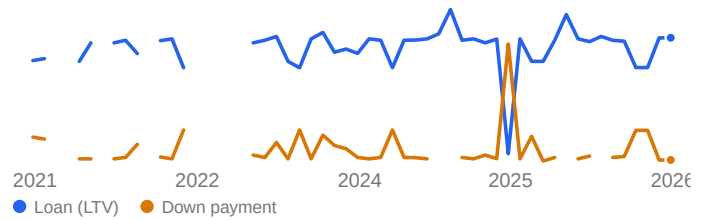
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 20% · Flip resale 20%

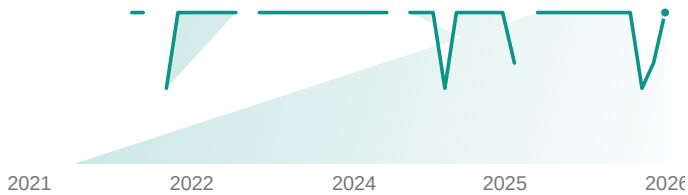


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



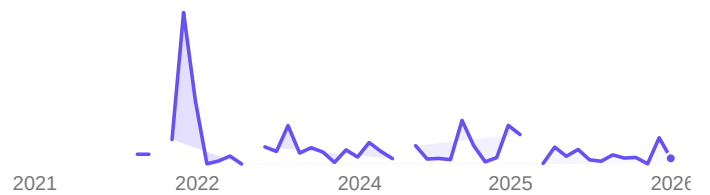
Sellers who sold at a gain

100%



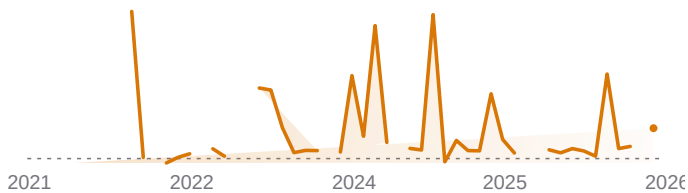
Typical hold before selling

0.8 yrs



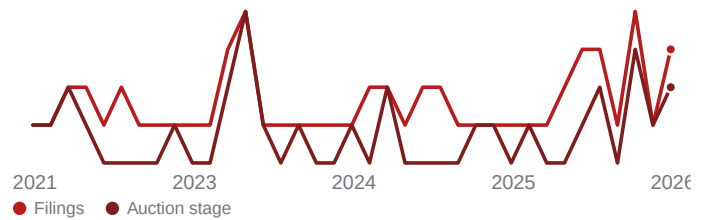
Median annualized return at resale

+70.4%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	2,106
Median value (AVM)	\$57K
Median size	1,406 ft²
Median bedrooms	3
Median year built	1923
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	5.4%
Owner occupied	48%
Company owned	30%
Median loan-to-value	0%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	6,584
Density	798 / mi²
Median household income	\$29K
Average household income	\$42K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	36
Homes occupied	79%
Bachelor's or higher	7%
Poverty rate	40.7%
Unemployment	0.8%
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.