

Gary 46403

ZIP code · IN · Indiana > Lake County > Gary

BALANCED MARKET

\$179K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

125

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



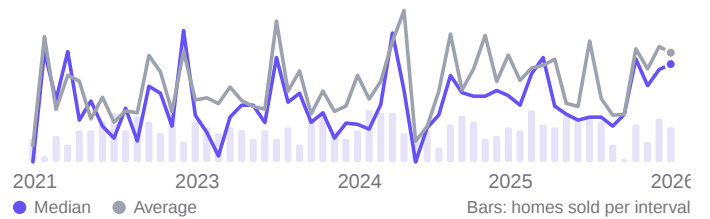
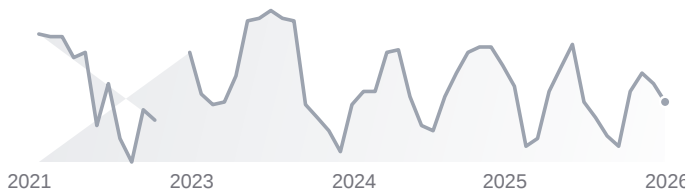
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$194K · Average \$213K

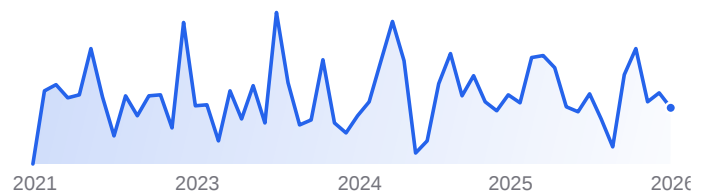
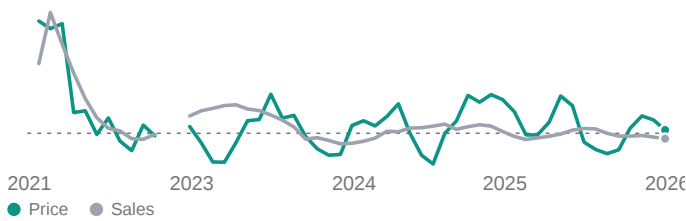


Growth (year over year)

Price +5.6% · Sales -9.4%

Price per square foot

\$80/ft²



Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

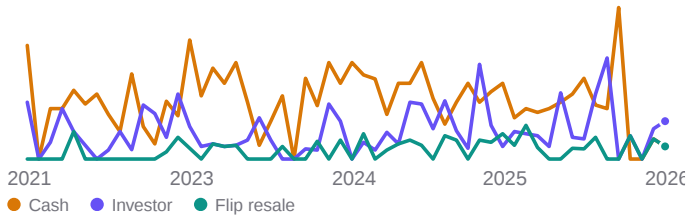
2.8%



BUYERS & OUTCOMES

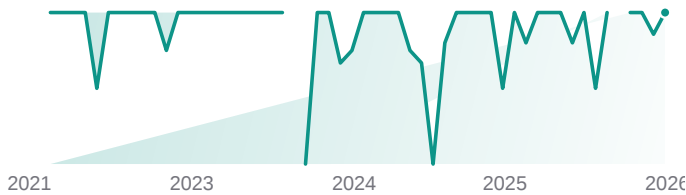
Buyer mix

Cash 8.3% · Investor 25% · Flip resale 8.3%



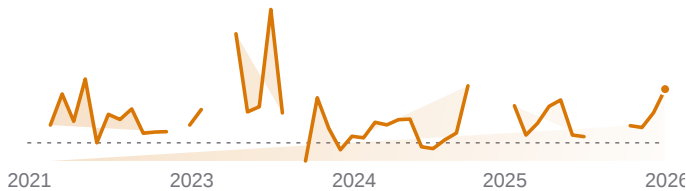
Sellers who sold at a gain

100%

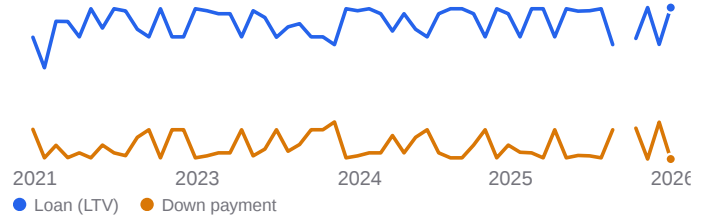


Median annualized return at resale

+56.4%

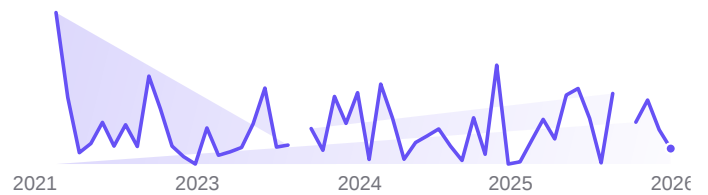


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



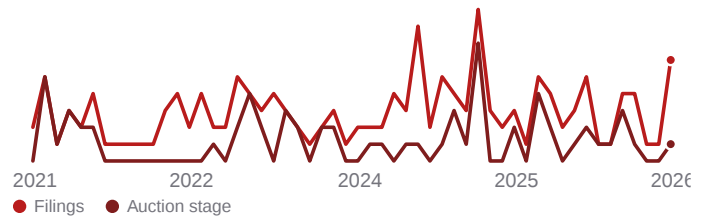
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	4,510
Median value (AVM)	\$158K
Median size	1,252 ft²
Median bedrooms	3
Median year built	1955
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.0%
Owner occupied	66%
Company owned	20%
Median loan-to-value	28%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	11,913
Density	1,008 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	31
Homes occupied	83%
Bachelor's or higher	15%
Poverty rate	25.9%
Unemployment	1.3%
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.