

Gary 46404

ZIP code · IN · Indiana > Lake County > Gary

BALANCED MARKET

\$180K

MEDIAN SALE PRICE

+118.4%

1-YR CHANGE

178

SALES (12 MO)

\$95K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

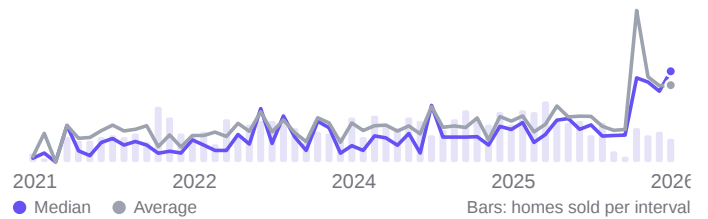
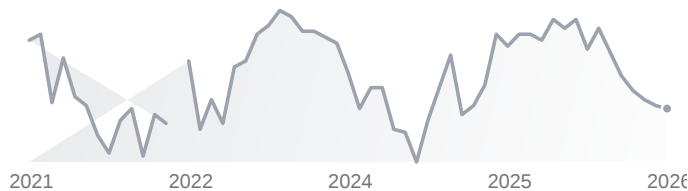
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$200K · Average \$173K

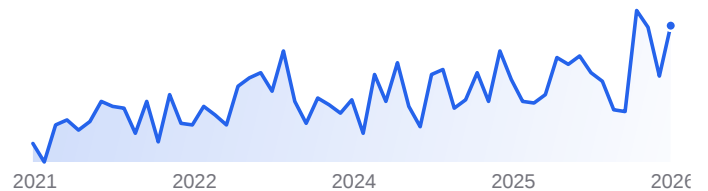
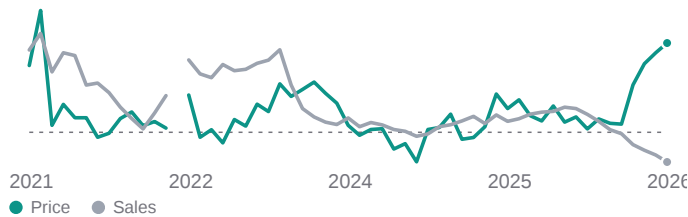


Growth (year over year)

Price +118.4% · Sales -39.5%

Price per square foot

\$97/ft²

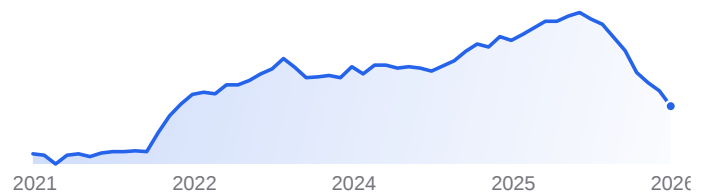
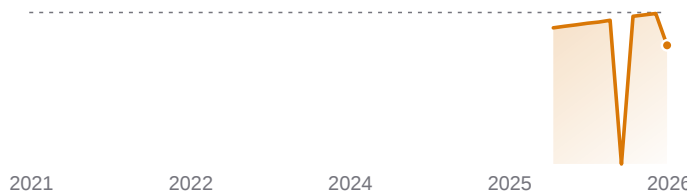


Sale premium vs estimated value

-11.3%

Annual turnover (share of homes sold)

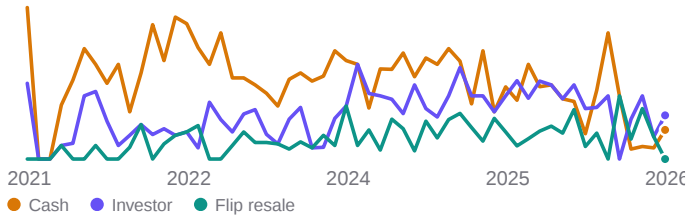
2.8%



BUYERS & OUTCOMES

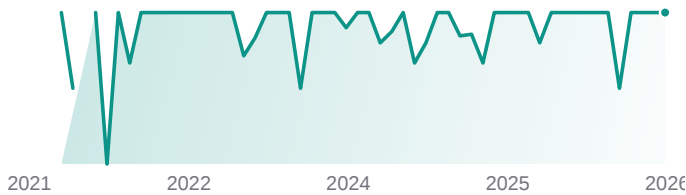
Buyer mix

Cash 15% · Investor 23% · Flip resale 0%



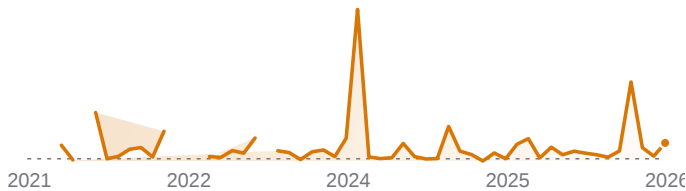
Sellers who sold at a gain

100%

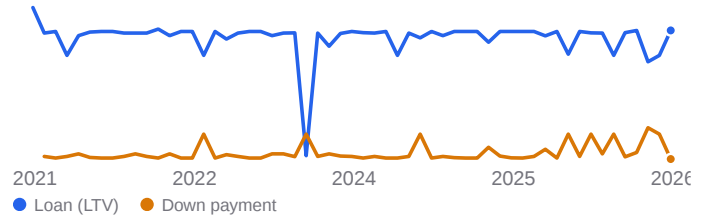


Median annualized return at resale

+92.9%

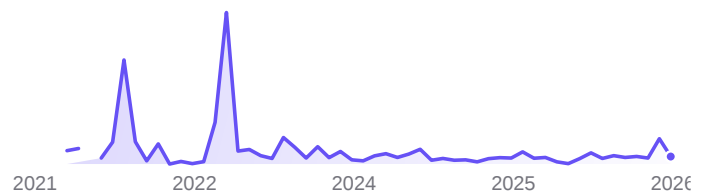


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



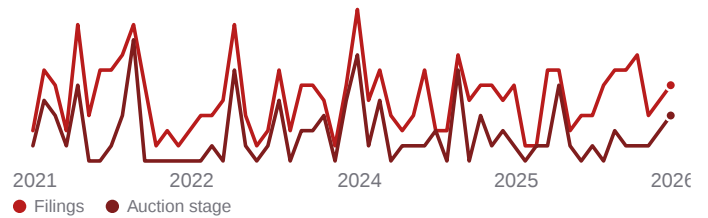
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	6,454
Median value (AVM)	\$95K
Median size	1,234 ft²
Median bedrooms	3
Median year built	1950
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.8%
Owner occupied	58%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	15,964
Density	2,738 / mi²
Median household income	\$47K
Average household income	\$59K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	35
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	27.7%
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.