

Lake Station 46405

ZIP code · IN · Indiana > Lake County > Lake Station

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

+27.1%

1-YR CHANGE

134

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



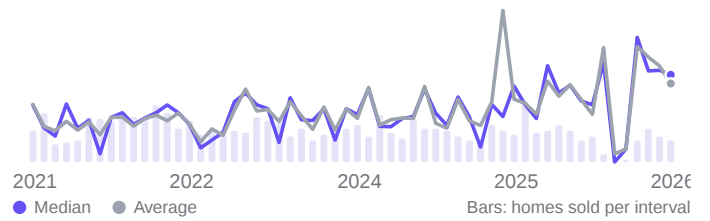
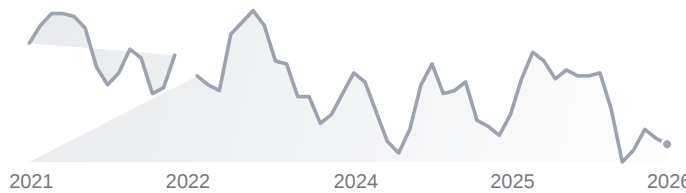
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$183K · Average \$172K

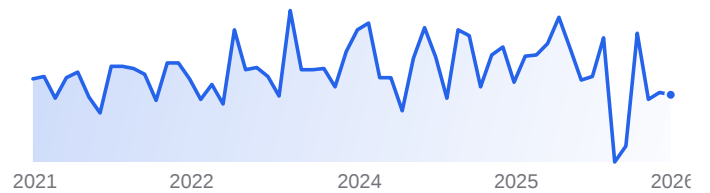
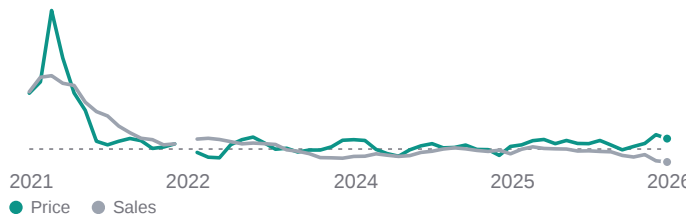


Growth (year over year)

Price +27.1% · Sales -33.3%

Price per square foot

\$87/ft²

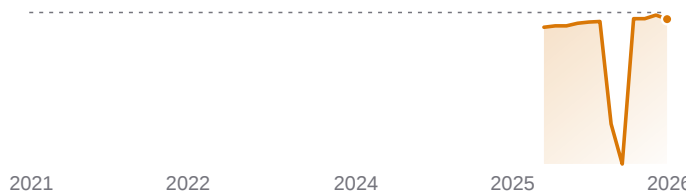


Sale premium vs estimated value

-2.8%

Annual turnover (share of homes sold)

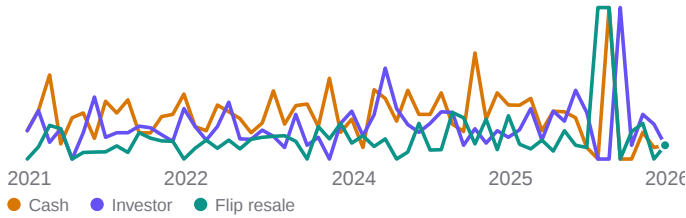
3.1%



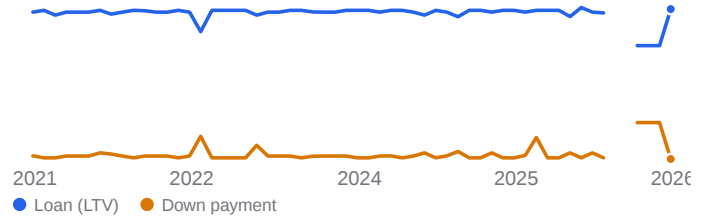
BUYERS & OUTCOMES

Buyer mix

Cash 9.1% · Investor 9.1% · Flip resale 9.1%

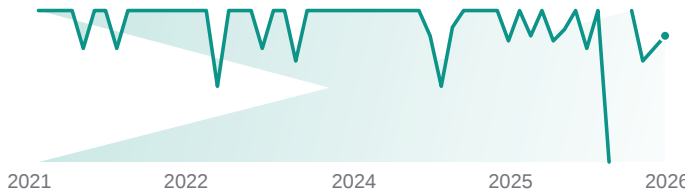


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



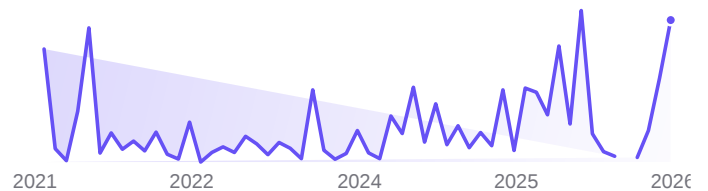
Sellers who sold at a gain

83%



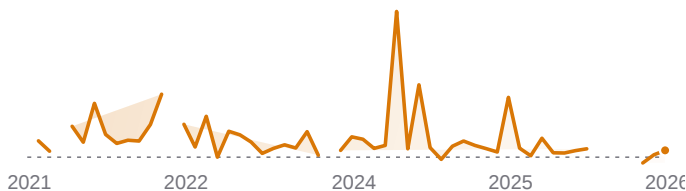
Typical hold before selling

5.2 yrs



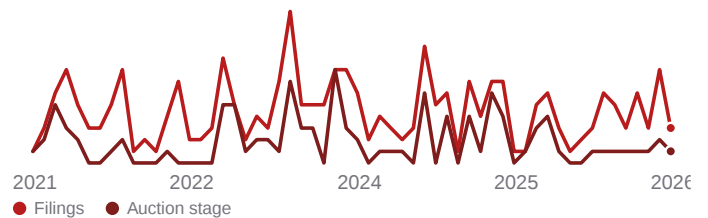
Median annualized return at resale

+11.3%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,361
Median value (AVM)	\$148K
Median size	1,086 ft²
Median bedrooms	3
Median year built	1952
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	11%
Median loan-to-value	38%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	12,308
Density	1,413 / mi²
Median household income	\$59K
Average household income	\$70K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	36
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	13.8%
Unemployment	1.5%
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.