

Gary 46406

ZIP code · IN · Indiana > Lake County > Gary

BALANCED MARKET

\$124K

MEDIAN SALE PRICE

+145.7%

1-YR CHANGE

93

SALES (12 MO)

\$70K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



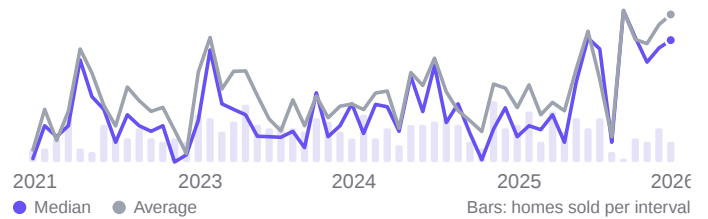
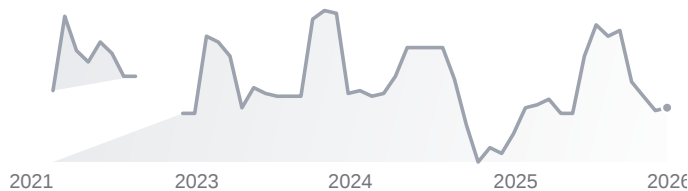
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$133K · Average \$156K

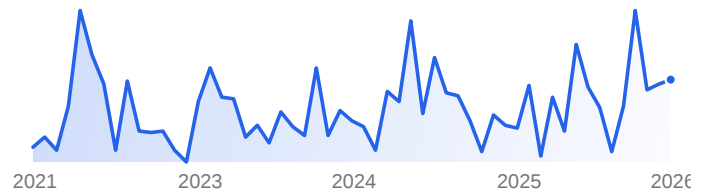
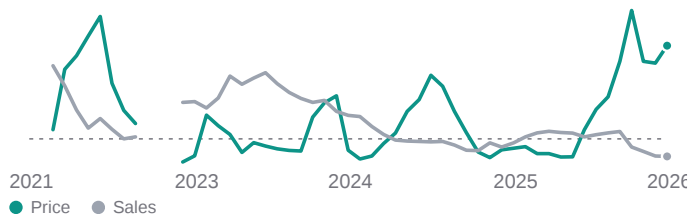


Growth (year over year)

Price +145.7% · Sales -27.3%

Price per square foot

\$76/ft²

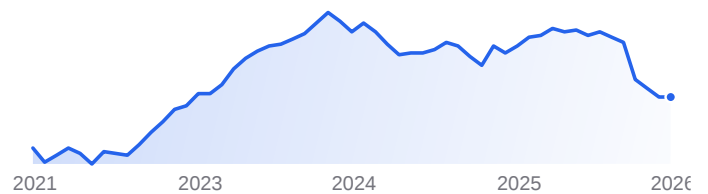


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

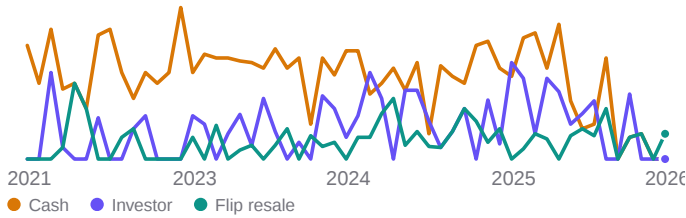
2.6%



BUYERS & OUTCOMES

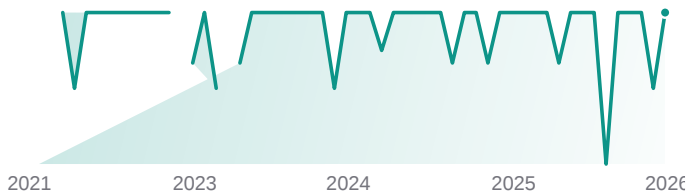
Buyer mix

Cash 0% · Investor 0% · Flip resale 17%



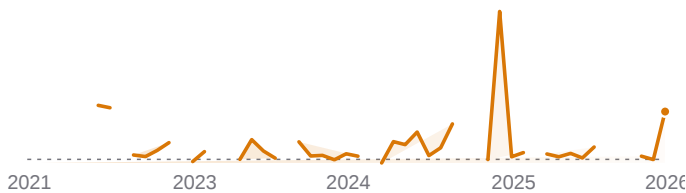
Sellers who sold at a gain

100%

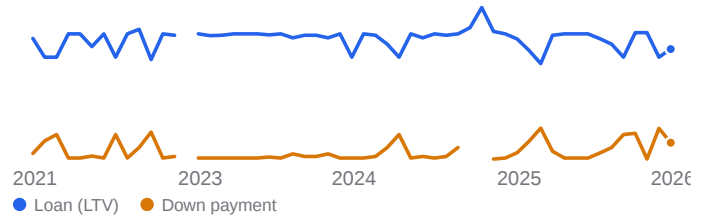


Median annualized return at resale

+237.0%

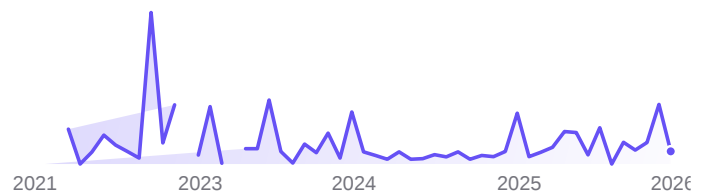


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



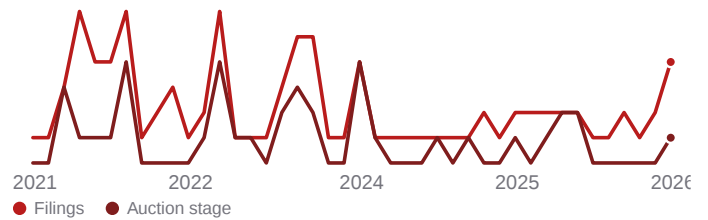
Typical hold before selling

0.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	3,587
Median value (AVM)	\$70K
Median size	1,008 ft²
Median bedrooms	3
Median year built	1952
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	3.6%
Owner occupied	55%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	9,966
Density	703 / mi²
Median household income	\$42K
Average household income	\$55K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	38
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	30.1%
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.