

Gary 46407

ZIP code · IN · Indiana · Lake County · Gary

BALANCED MARKET

\$155K

MEDIAN SALE PRICE

+281.0%

1-YR CHANGE

126

SALES (12 MO)

\$52K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



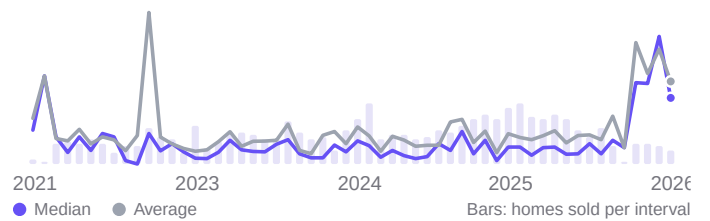
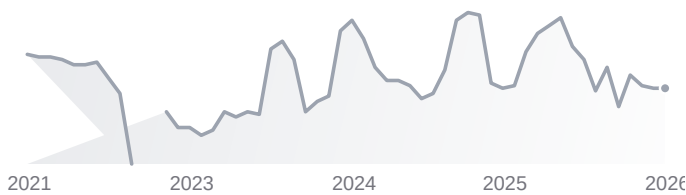
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$118K · Average \$142K

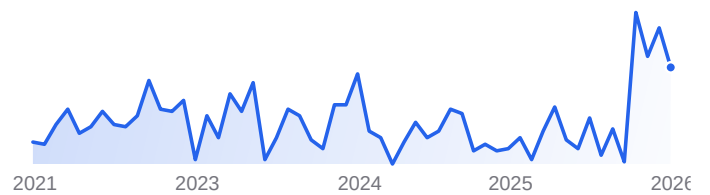
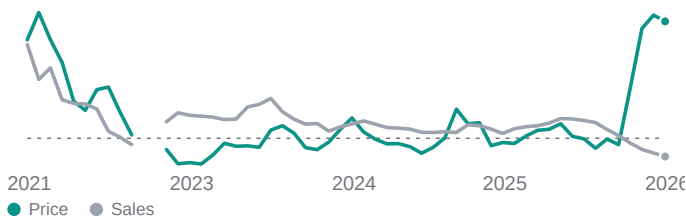


Growth (year over year)

Price +281.0% · Sales -43.8%

Price per square foot

\$64/ft²



Sale premium vs estimated value

+173.3%

Annual turnover (share of homes sold)

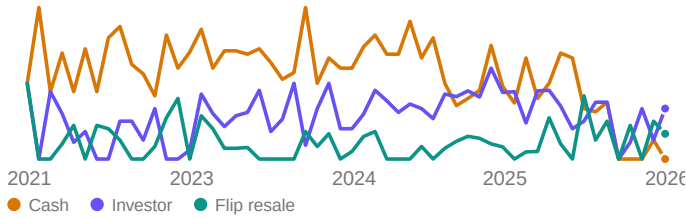
2.8%



BUYERS & OUTCOMES

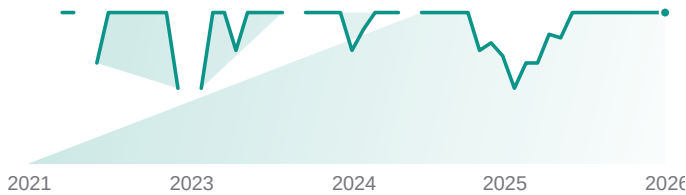
Buyer mix

Cash 0% · Investor 33% · Flip resale 17%



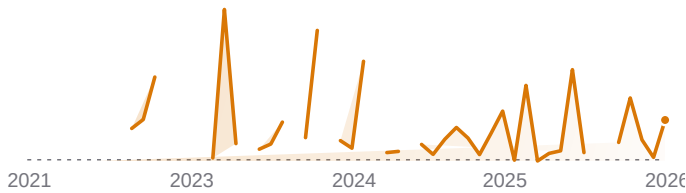
Sellers who sold at a gain

100%

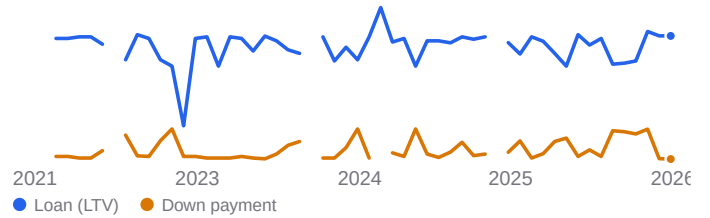


Median annualized return at resale

+42.5%

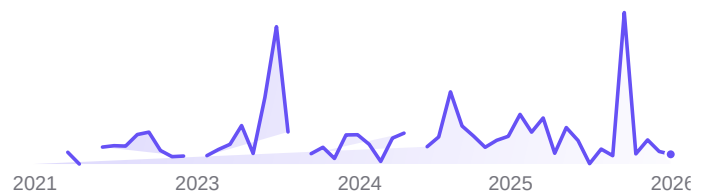


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



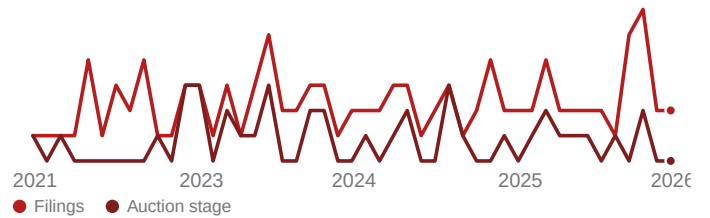
Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,572
Median value (AVM)	\$52K
Median size	1,041 ft²
Median bedrooms	3
Median year built	1949
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	4.4%
Owner occupied	43%
Company owned	27%
Median loan-to-value	0%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	9,211
Density	2,102 / mi²
Median household income	\$32K
Average household income	\$43K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	34
Homes occupied	69%
Bachelor's or higher	8%
Poverty rate	34.9%
Unemployment	1.0%
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.