

Gary 46408

ZIP code · IN · Indiana > Lake County > Gary

BALANCED MARKET

\$170K

MEDIAN SALE PRICE

+92.1%

1-YR CHANGE

202

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

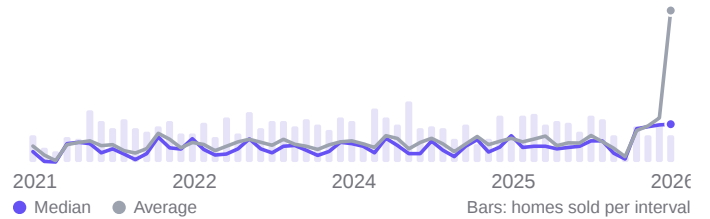
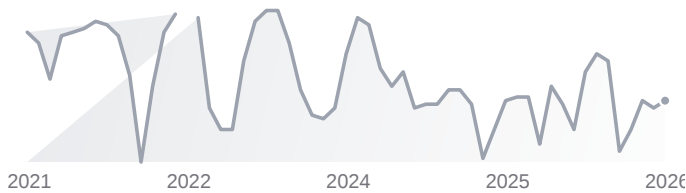
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$174K · Average \$606K

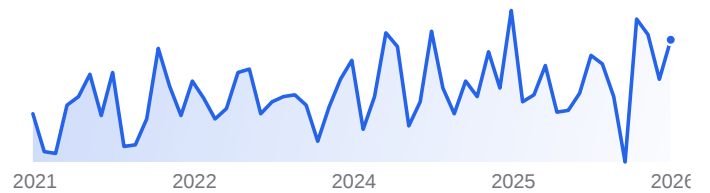
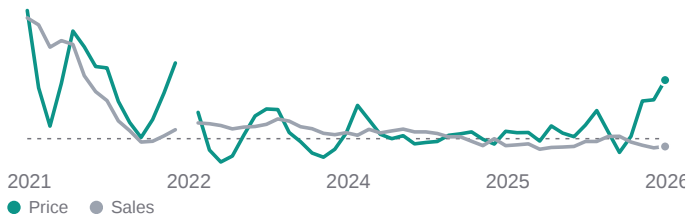


Growth (year over year)

Price +92.1% · Sales -12.2%

Price per square foot

\$92/ft²

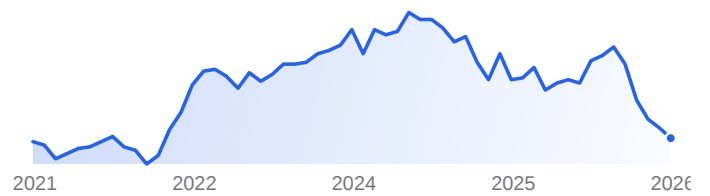


Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

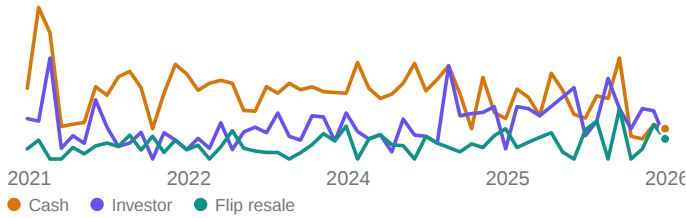
3.2%



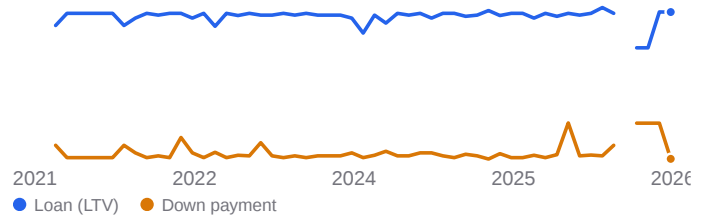
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 13% · Flip resale 13%

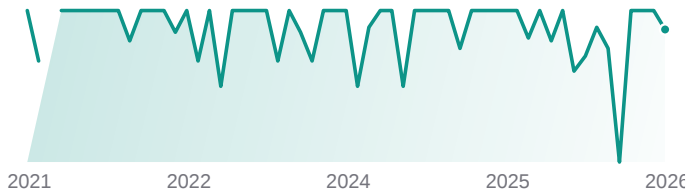


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



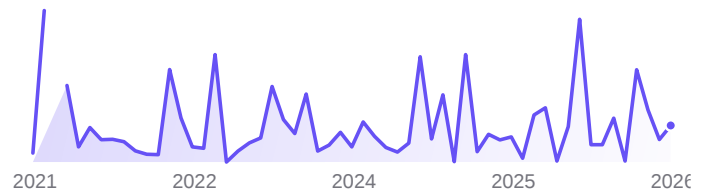
Sellers who sold at a gain

88%



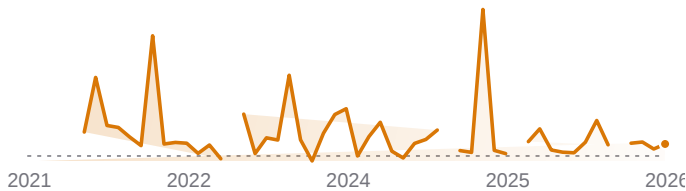
Typical hold before selling

1.4 yrs



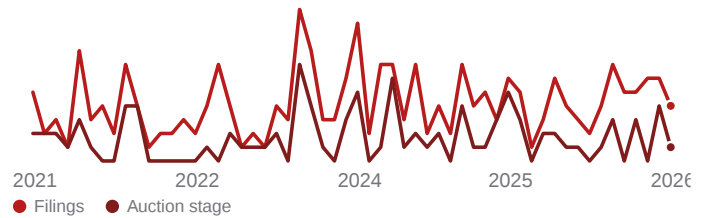
Median annualized return at resale

+22.1%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	6,266
Median value (AVM)	\$104K
Median size	1,206 ft²
Median bedrooms	3
Median year built	1947
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	4.1%
Owner occupied	61%
Company owned	22%
Median loan-to-value	2%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	15,433
Density	1,581 / mi²
Median household income	\$46K
Average household income	\$57K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	39
Homes occupied	82%
Bachelor's or higher	8%
Poverty rate	24.6%
Unemployment	1.2%
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.