

Gary 46409

ZIP code · IN · Indiana · Lake County · Gary

BALANCED MARKET

\$141K

MEDIAN SALE PRICE

+181.7%

1-YR CHANGE

141

SALES (12 MO)

\$72K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

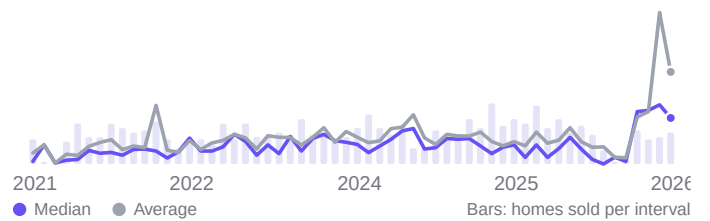
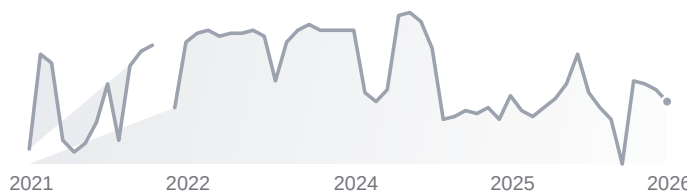
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$124K · Average \$235K

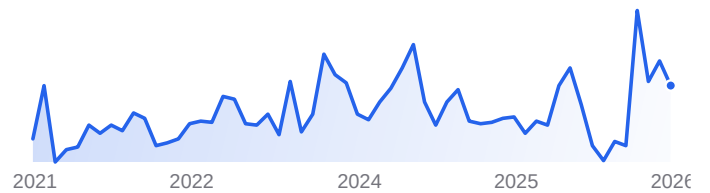
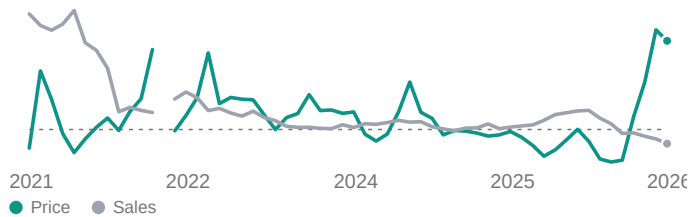


Growth (year over year)

Price +181.7% · Sales -28.8%

Price per square foot

\$66/ft²

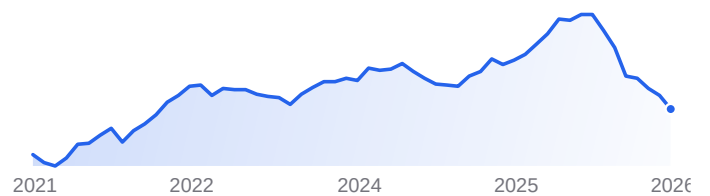


Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

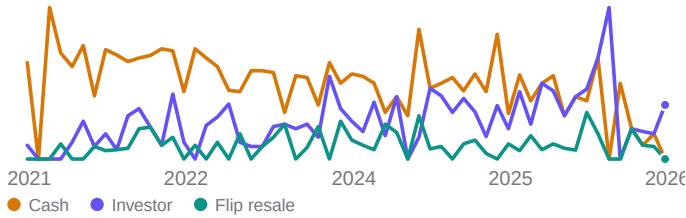
3.6%



BUYERS & OUTCOMES

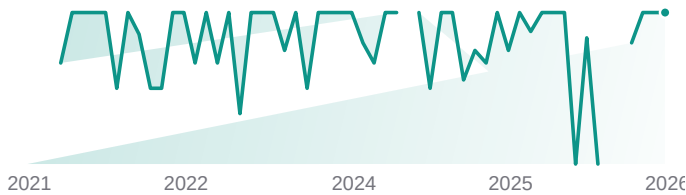
Buyer mix

Cash 0% · Investor 36% · Flip resale 0%



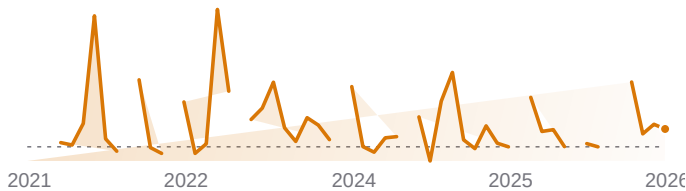
Sellers who sold at a gain

100%

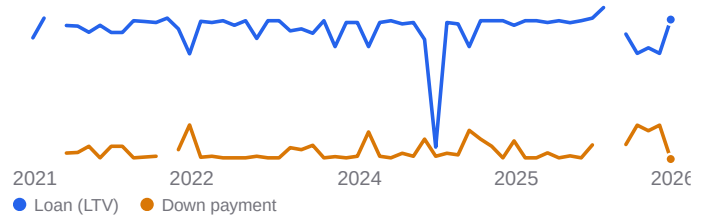


Median annualized return at resale

+25.8%

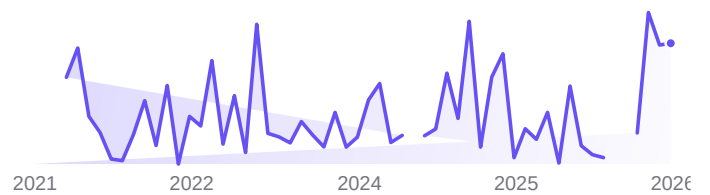


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



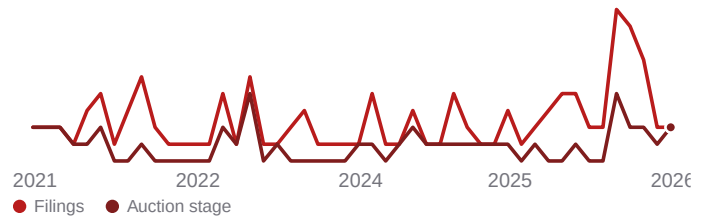
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,928
Median value (AVM)	\$72K
Median size	1,040 ft²
Median bedrooms	3
Median year built	1951
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	4.7%
Owner occupied	42%
Company owned	30%
Median loan-to-value	0%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	7,164
Density	2,105 / mi²
Median household income	\$40K
Average household income	\$52K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	36
Homes occupied	71%
Bachelor's or higher	8%
Poverty rate	26.0%
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.