

Merrillville 46410

ZIP code · IN · Indiana > Lake County > Merrillville

BALANCED MARKET

\$259K

MEDIAN SALE PRICE

+12.8%

1-YR CHANGE

385

SALES (12 MO)

\$239K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



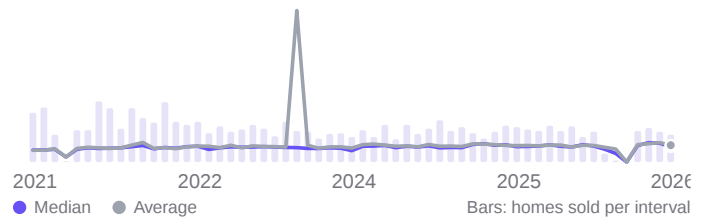
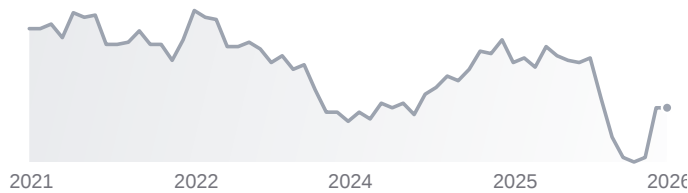
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$225K · Average \$246K

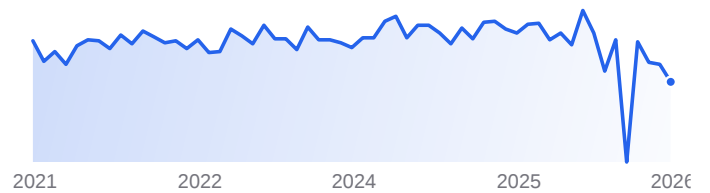
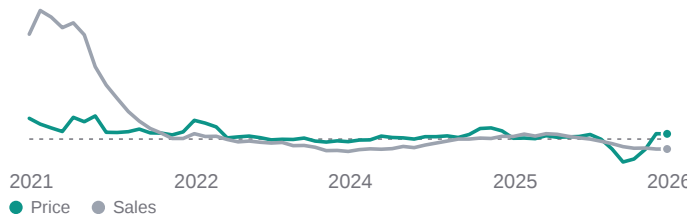


Growth (year over year)

Price +12.8% · Sales -24.5%

Price per square foot

\$89/ft²

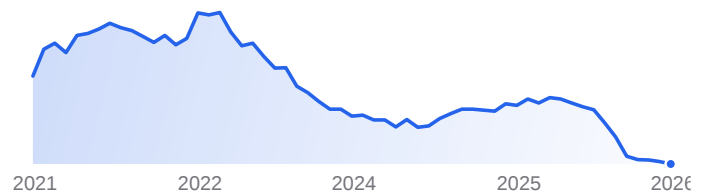
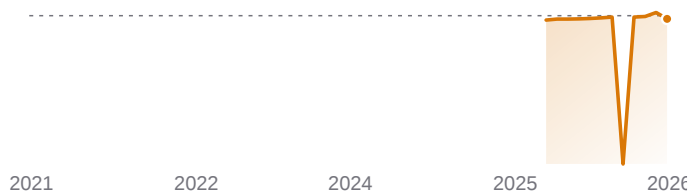


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

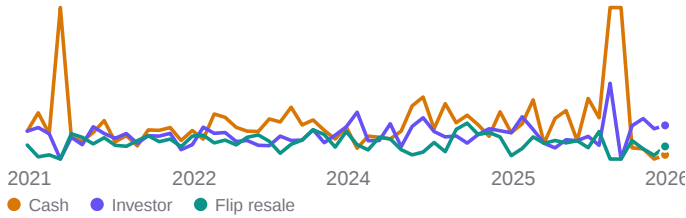
3.2%



BUYERS & OUTCOMES

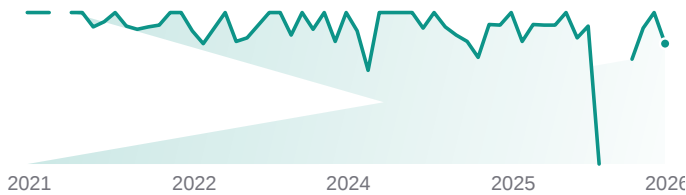
Buyer mix

Cash 2.8% · Investor 22% · Flip resale 8.3%



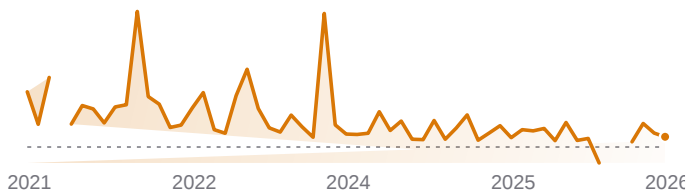
Sellers who sold at a gain

85%

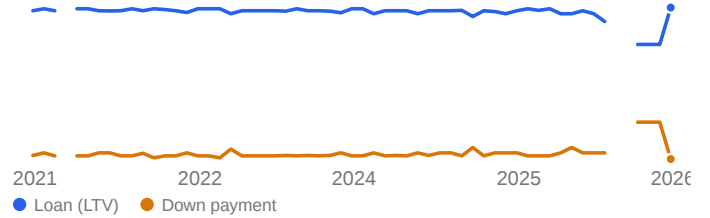


Median annualized return at resale

+5.8%

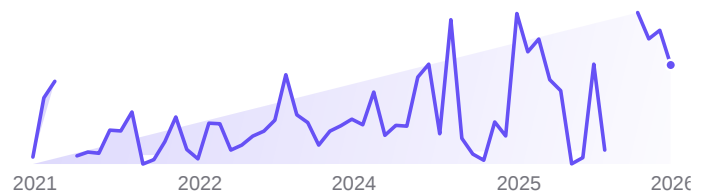


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



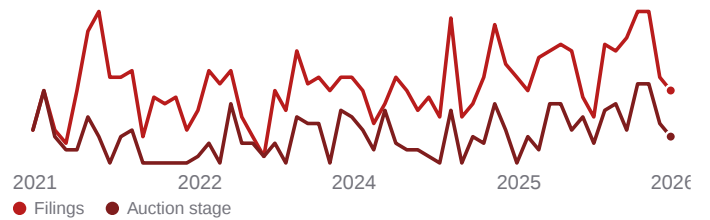
Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 11 · Auction stage 4



HOUSING STOCK

Homes	11,948
Median value (AVM)	\$239K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1968
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	11%
Median loan-to-value	53%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	39,474
Density	1,311 / mi²
Median household income	\$66K
Average household income	\$86K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	35
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	14.9%
Unemployment	1.6%
Average temp	50°F
Annual precip	39 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.