



646 S. Lake Street
Gary, IN 46403
(219) 938-1188
www.MillerBeach.com



OUR LITTLE "VILLAGE" AND HOME SALES ARE STILL GOING STRONG

NAME "THIS OLD HOUSE"...

This is picture from many years ago of a home in Miller. The first person to call the office 9am - 5pm Mon.-



Fri. and give the correct address will win a \$50.00 gift certificate to their choice of Miller Pizza Station, 18th Street Brewery, Tiny's Coffee House, or Flamingo.

Sorry, the present owner and family cannot win. You'll have a chance next newsletter.

... AND WIN \$50.00

To sign up to receive our newsletter electronically email us at info@millerbeach.com.

You can also view our newsletter online at www.MillerBeach.com

Celebrating
103 YEARS
1922-2025

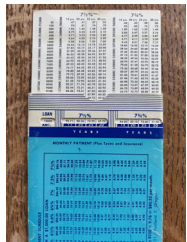
**Summer
2025**



WHAT WILL THE FUTURE BRING?

As mentioned in many past Realtor Viewpoints, The Chicago Tribune's Real Estate section is a must read. A recent article was about how technology was speeding up the process of finding, choosing, and closing on a home. More on the latest tech later, but first some reminiscing about technology in ancient times when I started in the real estate business.

We did have typewriters and soon after I arrived, we upgraded to an electric one. WOW! If you wanted a copy of what you were typing, that's what carbon paper was for. Younger readers should now find that dusty Funk and Wagnall's dictionary to help define some of the unfamiliar words. In a very few years the Realtor organization provided us carbonized forms sometimes known as NCR paper. We were in heaven, just don't make a typo! Did I mention these copy machines? The adding machine (not a calculator) had a hand on the right side and a paper tape roll. Ours is still in the historical section of Ayers Realtors' basement. To calculate a mortgage payment was a small, slide rule type cardboard calculator with factors at ent rates and terms to apply to an amount of loan. With that in hand you would be able to estimate the huge payment... maybe \$262.00 with taxes and insurance included. My 1st mortgage payment was \$112.00 at 7.00%.



We did have a Multiple Listing Service. It had been started a very few years earlier by several Realtors, my father included. It started with a mimeograph list mailed to the participating Realtors. By the time I started as an agent, the MLS had improved. Every 2 weeks a packet of 5x7 sheets with a photo and details about the available properties arrived in the mail, pre-punched, to be inserted into a small binder. (these are the source of the Name this Old House images you see in our Newsletter).

Technology began to hit in a big way when we invested in a MLS terminal which, when a telephone handset was inserted into the 2 rubber cups on the machine, a noisy squeaking started and printing on thermal paper began to emerge from the machine. Amazing! What is coming next?

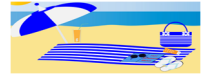
What was next for us was a Kay Pro portable computer. I recall it was a bit smaller than your airport carry on but just as heavy. It served us well for 2 or 3 years still using thermal paper. About this time the Gary National Bank across the street had a handy copy machine for \$.10. The library copy machine could be used for emergencies.

Fast forward to the 1990's. We had acquired a "real" computer, a printer, and fax and copy machines. The MLS had evolved to printed and bound monthly MLS books of available properties and quarterly "Sold" books for comp purposes. This method of disseminating information remained available until 2006 when the last "Sold" book was published. Long before that, nearly every office used computers with dial up modems to interface with the MLS data. But what is next in our constantly evolving business?

According to the aforementioned Real Estate Section, there is a lot. Artificial Intelligence (AI) is here for Real Estate brokerage right now. Cotality's OneHome is a product of Corelogic.com, an image sharing website that allows the use of Artificial Intelligence (AI) to find an image of a home feature, like the type of den, or kitchen with doorless cabinets, load it to the website and watch homes in your market area with similar looks pop up for your review. Do you want an in-ground pool? Boom here they all are seconds later.

Are AI agents coming soon? Reportedly, they are already here. But can they drive you to the homes and point out the location of the septic system? Not yet, but it is coming. The septic tank finding capability may take quite a while. We hide them under ground after all.

BEACH BITS



- **Temple Israel** - 601 Montgomery St.:
 - Sun. 8-24: Membership Trip to Railcats Game: 2pm. Non-members \$10
 - Temple Israel & Gan Shalom Annual Rummage Sale Fri. 9-12: 10am to 2pm & Sun. 9-14: noon to 3pm. For more info call 219-938-5232 or email templeisraelmiller@gmail.com
- **Miller Beach Water Safety Social** - Sharing water safety information at these upcoming Events:
 - Sun. 8-24: Build a Bike: 11 to 1pm
 - Sat. 9-13: Yoga Kids noon to 2:20pm
 - Sat. 9-20: Ice Cream Social at Fest in the First: 3pm
 - Sat. 10-11: Fundraising for Life Jacket Loaner Prog. For more info email them at watersafetysocial@gmail.com
- **Beachfront Dance Studio** - 427 S. Lake St:
 - Mon. 8-5: Fall classes begin. For more info call 219-938-0366
- **Clutch Bagels & Spreads & Grand Calumet Bikes** - 444 S. Lake St. & 436 S. Lake St:
 - Sat. 8-2: Bike-in-Movie Series: The World's Fastest Man: Major Taylor @ 8pm
- **St. Mary of the Lake** - 6060 Miller Ave.:
 - Sat. 9-20: The Hunger Hike, raising funds for the SML Food Pantry. For more info email Jack Denges at uponapond@gmail.com or visit their website: <http://stmaryofthelakegary.org/>
- **18th Street Brewery** - 5725 Miller Ave.:
 - Friday's Entertainment schedule for August:
 - 1st Friday 8-1: Jerico / - Friday 8-15 - Billy Foster Trio - Friday 8-22: Marco / - Friday 8-29 Scott Cvelbar
 - Wednesdays: Karaoke with Daniel Lopez: music trivia 6pm to 7pm & Karaoke 7pm to 10pm
 - Thursdays: Boots on Lake Street 6:30pm to 8:30pm
 - Sunday 8-24: Bible, Beer & Beyond Bible Study 5:30pm led by Father Mike Surufka, OFM
- **Paul H. Douglas for Environment Education** - 100 N. Lake St.:
 - Sun, 8-3: Migration Birding Hike 9:30 to 11am
 - Sat. 8-9: Art in the National Park 1 to 3pm, \$25 fee
 - Sat. 8-16: Octave Chanute Aviation Day 1pm
 - Every Weekend: Trash Trekkers: help clean beach areas or hiking trails. For more info visit their website IndianaDunesNationalPark.org or call 219-395-1882 or 219-395-1824 .

SALES ARE STILL STRONG IN MILLER BEACH

The statistics included in this section of the newsletter are from the Greater Northwest Indiana Association of Realtors MLS. Because the high priced houses and the lower priced houses in all neighborhoods are included, the average for your specific neighborhood will be substantially different.



The 2nd quarter statistics are now available in the market area within the National Park defined by the Lake on the North, County Line Road on the East, Ash Place on the South, Gibson Street on the west. This market report will, as usual, start with historical details of the units sold in the first two quarters. As noted, many times over the years, the first two quarters report a low number of statistical data points sometimes causing unreliable conclusions/results.

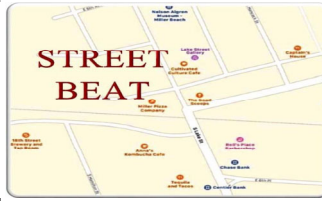
This year there were 25 homes sold in the first half of the year. In 2024 there were 26 sales. In 2023 there were 24. The average listing price so far this year was \$332,952 compared to 2024 was \$327,116 in the first half of the year.

Our MLS provider includes the average original list price statistic. It was \$340,616, meaning sellers reduced their listing price by 2.25% before the list to sales price statistic we've reported for 30+ years is created.

The average sales price so far this year is \$327,116 and in the first half of 2024 it was \$326,017. Strikingly similar in list and sales prices between the 2 years can be accounted for by noting, as we have many times, lake front sales which create our high sales price statistics are drivers of higher average sales price. In the first half of 2024 there was a lake front sale and a high-end lake view sale. In 2025 the anomaly was no lake front sales which would historically cause a drop in the average. It didn't happen. Here's why: a record setting sale price of \$780,000 for a home not on the lake, without a lake view, and 4 blocks south of the water happened in February. Additionally, two lake view homes sold for \$929,000 and \$685,000.

The bargaining and days on market statistic, as usual, tells a story. The bargaining statistic is the difference from list to sale price. Days on market is obvious. Bargaining was 1.52% in 2022 and 2.94% in 2023, 3.97% in 2024, and 1.66% in 2025. This is interesting as the bargaining statistic had been 4%-6% in most years for decades. The days on market average was 25 days in 2022, 49 days in 2023, 19 days in 2024, and 55 days in 2025. Thank you for your continued support for 103 years.

IT TAKES A VILLAGE ...



THIS IS A GREAT TIME TO PAY YOUR MCC DUES! MCC annual dues of \$10.00 per household can be paid on the MCC website, [MillerCitizensCorporation](#). The new [MCC Community Calendar](#) and a link to subscribe to the monthly newsletter, Miller Message, now in its 53rd year, can also be found on the website.

Recent reports from the MCC Shoreline Committee and Friends of Marquette Park say it feels like a brand new beach. After major sand removal increased the size of the parking lot it has nearly doubled in size. Beach combing happens every morning and has dramatically improved the appearance of the beach from Lake Street to Marquette Park.

Hats off to the MCC Friends of Marquette Park and the many projects they are involved in to improve and maintain our park... such as restoration of street lights in the park, Disc Golf course maintenance and the memorial bench project. They are working with the City to reduce the cost of maintaining the park by establishing an endowment fund to support the care and maintenance of Marquette Park.

The ongoing mid-month clean up of County Line Road by MCC Litter League and preceded by the First Friday Cleanslate cleanup of the major entrances to Miller has been successful in keeping one of the most used entrances to Miller looking well kept and inviting. The Litter League has further extended their efforts to improve Miller's Lake Street appearance by recovering 101 of the Lake Street Gardens in the 300 and 400 blocks on Lake Street. Hats off to all the Miller Beach volunteers with a special tip of our hats to Miller resident Kathy Grimler and the huge improvements she has made on Lake Street in particular and Miller Beach in general.

Gary Shakespeare Company announces the following special run in Miller for its summer 2025 production of *Measure for Measure*: one of Shakespeare's beloved comedies, performances of Measure for Measure will begin Thursday, July 31st at Nelson Algren 616 Sound Stage at 7pm, followed by performances on Friday, August 1st in Marquette Park, Area 5 at 7pm. Area 5 can be identified by the large brick structures on the Lagoon side of the park. Bring your own chairs or use those provided. Saturday, August 2nd, at Marshall Gardner Center for the Arts Speakeasy at 6pm, play at 7pm and Sunday, August 3rd, Speakeasy at 2pm, play at 3pm.

Saturday, October 11 – Fundraising Event for Life Jacket Loaner Program
Save the date! Our Fall Fundraiser will support the installation of a second life jacket loaner station—a much-needed expansion of our popular safety program. We rely on donations and sponsors, and this event will make it possible to keep kids and families safe on the water. Come and bring a friend!

The Miller Garden Club is usually on hiatus in the month of August, but that doesn't mean we are entirely inactive. Quite the contrary, our club members are busy planning for next year's events and looking forward to our annual Brats, Bulbs & Beer event Saturday, October 4.

And in the meantime, Terese McDonald and Carol Hamrick are minding the new garden installed just outside Miller School Shops. These ladies are harvesting some of the herbs and flowers growing in the new garden and creating bath salts, cooking salts, finishing sugars and soaps to add some real flavor to your life. Who wouldn't want a French kiss or a Crazy Italian? We're talking cooking salts here, folks!

These new products will be available at The Garden Club shop on the main level of the Miller School Shops for very reasonable prices.

The Miller Garden Club will meet as a group on Saturday, September 20 at 10:00 am for our monthly business meeting. Our speaker will be Heidi Heidecker on the subject of harvesting and using herbs in the kitchen. Come early at 9:00 am to tidy up the garden at St. Barnabas in the Dunes Episcopal Church, 601 Pottawatomie Trail. All are welcome.

Interested in becoming a member? Annual dues are only \$20 which supports the ongoing maintenance of our community gardens, as well as providing the garden club website and monthly newsletter. Miller Beach Arts & Creative District - DANCE ON! Lake Street 7:00 to 9:00 pm. \$5 at the door. Wednesday, August 13 - Salsa at the Gardner Center for the Arts Saturday, August 30 - 80's DJ night at Tiny's Coffee Bar

Our summer dance series continues with a salsa lesson taught by Carlos Martinez and a DJ night of 80s dance music. Dance ON! Lake Street sessions continue into September! Get the details at [Miller-BeachArts](#) for dates and times.

New exhibit! Through the Needle's Eye Through Friday, August 29. Celebrating the vision of seven individual artists and two collective groups, expressed through piecing, appliqué, fiber collage, quilting, and embroidery, this exhibit, curated by Miller Beach resident and textile artist Jane Whedbee, explores the extraordinary and tremendously varied practices at work in the contemporary fiber world. In a movement that historically struggled to be recognized as significant "Art," these artists display how engaging and meaningful art is possible through these means. And it's all happening right here in Miller Beach at our Gardner Center!

While Cooking Up Dressing Recipe, Columnist Imagines Undressing Newman

It was not a dark and starry night. It was a hot and sunny early evening but the stars were out. Even lesser celestial "extra" stars were there. It was the premiere of the movie "The Road to Perdition" and we all were gathered in front of the Chicago Theater doing much the same as when we were work-ing as extras in the movie --- we were waiting.

The marquee was all lit up, there were big tuxedoed security guards, lots of photographers from different newspapers, and big thick velvet ropes marked the path down red carpet that would take whomever got out of limos into the theater. A limo driver pulled up and the driver rolled down his window, talked to a security person then drove off without delivering anyone famous or any one at all. An-other limo driver drove up, got out, adjusted his pants and tucked in his shirt, lit a cigarette and shot the breeze with another security person. He finally drove off to probably where he was supposed to be but just had a couple of minutes to kill. False alarms.

By now the crowd was really big and those of us with invitations were invited inside. Still no Tom Hanks or Paul Newman but Gene and I felt like the evening was finally getting under way. In the lobby we were given boxes of popcorn, soft drinks and bottled water. I have to admit I was thinking more along the line of Foie Gras and Veuve Clicquot Ponsardin but the last thing I wanted to do was to slur my words in front of Tom and Paul or be photographed with a little piece of fatted goose liver stuck between my teeth.

We entered the theater. We ate our popcorn and chatted with the folks around us who seemed to be no more informed about the evening's agenda that we. There were a couple of bus loads of people from Gurnee and Geneva, Illinois who were either extras like Gene and me or the storefronts of their businesses were used in scenes in the movie. I was Extra #98, Gene was Extra #97 and we met Extras with numbers as high as 683. We all traded stories about being extras and what scenes we were in. I was a little dismayed to hear more than one woman in the group tell yet another story that ended with Paul Newman winking. He winked at me too but now I'm not so sure he doesn't have some sort of tick or twitch that gets induced in the presence of middle aged females.

By now it was 7:15 PM. We had been waiting for 2 hours and 15 minutes for something, any-thing, to happen. I was getting crabby. Gene had guzzled so many caffeinated soft drinks and was on such high alert he was snapping pictures of anyone who walked in the room and had even the slightest inclination of star quality. Sunglasses? Snap. White teeth, big smile? Got 'em. Italian shoes? Snap Snap. He took pictures of every insignificant one of them.

Then at 7:20 PM on what had become his routine rounds of the building, Gene was in the lobby when the heavy, gilded doors opened. A small security guarded group of people came in, flash bulbs flashed, and there was applause and cheers. Tom Hanks, without sunglasses, or particularly white teeth or Italian shoes walked right up and stood in front of Gene's camera. Remind us to show you the picture of the back of Tom and Rita as they walked away with puzzled looks on their faces, wondering, I'm sure, why that guy didn't take their picture. Then the movie began. The screen at the Chicago Theater is so large we had to move our heads from left to right to scan the picture. It's a good movie but keep in mind it is a mobster movie and mobsters use machine guns.

When the lights came on at the end of the film Tom and Rita were gone. Two of Gene's scenes are in the movie but I was left on the cutting room floor. I figure Paul probably overheard me talking on the set with the other extras the day I said his Newman's Own Balsamic Salad Dressing was OK but my balsamic salad dressing is better. Movie stars can be temperamental, you know. Wink! Wink! I really do think my salad dressing is better than Paul Newman's but I'm here to tell you - you haven't been winked, blinked or nodded at until you've had one of Newman's own.



Extra #98's Balsamic Salad Dressing

1/3 C. Good quality, extra light olive oil (Bertolli works and is easy to find)
 2 TBS. Good quality balsamic vinegar*
 2 pinches of salt
 Whisk until blended. Pour over salad greens and toss with Parmesan cheese. Good too, on freshly sliced tomatoes sprinkled with Parmesan
 Cheese and fresh basil. We're talking good as in Academy Award winning good.
 *Cook's magazine highly recommends "365 Every Day Value Balsamic Vinegar" (\$3.49; available at Whole Foods Stores), Masserie Di Sant Eramo (\$10.95), and Fiorucci Riserva (\$8.99). Also recommended is Colavita (\$2.99). Unfortunately they don't like Regina or Grey Poupon brands which are easiest to find in Northwest Indiana.



MILLER BEACH!



7413 Maple Ave.

\$399,500

www.MillerBeach.com

219-938-1188

This fully renovated five-bedroom beach cottage is located in the historic and charming Miller Beach area - just 45 minutes from downtown Chicago and five minutes from the new Miller South Shore Train Station and a bike path between West Beach and The Paul H. Douglas National Park Educational Center. The cottage, with 1500 square feet on each level gives you 3000 square feet of living space. It is only a short block from the white sandy beaches of Lake Michigan and is surrounded by Indiana Dunes National Park. It features an expansive front porch, the front door opens from the deck into a living room/dining room area with a grand fireplace, three bedrooms, two full bathrooms and all stainless-steel appliances in the kitchen. The back porch and fenced backyard offer additional opportunities for outdoor living. The bathrooms have been remodeled with Euro-style tiling, and the lower level serves as a perfect media room and has two additional bedrooms, one bathroom, a study, storage, and laundry. View online at - <https://www.flexmls.com/share/CUZRE/7413-Maple-Avenue-Gary-IN-46403>

MILLER BEACH!



1020 N. Shelby Pl.

\$499,900

www.MillerBeach.com

219-938-1188



Miller Beach - located just steps from the white sand beaches at the tip of Lake Michigan and the beach, entertainment and service area, this beautifully refurbished town-home gives you quiet privacy. Three bedrooms and three full bathrooms would make it a turn key Short term rental or a perfect family home. Large, heated two car garage, large main floor deck and private primary bedroom deck are just a few of the many amenities of this home designed for low maintenance living.

View online at - <https://www.flexmls.com/share/CUZdq/1020-N-Shelby-Street-Gary-IN-46403>



925 Warren St.

A short, straight ahead, walk down picturesque North Warren Street to the white sand beaches of the southern tip of Lake Michigan. Enjoy this 3 bedroom home this summer. Large deck overlooking rear yard, beautiful oak floors on main level and ceramic tiles on lower level of this home. A great value in Miller Beach. The block club will welcome you as a long lost friend. View it online at:

<https://www.flexmls.com/share/CUZmp/925-N-Warren-Street-Gary-IN-46403>

See our beach cam and virtual tours at



7830 Hemlock Ave

Beautiful wooded dune side lot, over .5 acre. Very few of these wonderful dune lots remain to build your dream home on.

View it online at: <https://www.flexmls.com/share/CUZtA/7830-Hemlock-Avenue-Gary-IN-46403>



364 S. Lake St.

<https://www.flexmls.com/share/CUa6y/364-S-Lake-Street-Gary-IN-46403>



713-15 N Lake St .

<https://www.flexmls.com/share/CUaHR/713-15-N-Lake-Street-Gary-IN-46403>



701-707 N. Lake St.

<https://www.flexmls.com/share/CUaVi/701-707-N-Lake-Street-Gary-IN-46403>



3600-3606 Iowa Street, Lake Station

<https://www.flexmls.com/share/CUafm/3600-3606-Iowa-Street-Lake-Station-IN-46405>