

Clinton County, MI

County · MI · Michigan

SELLER'S MARKET

\$306K

MEDIAN SALE PRICE

+6.3%

1-YR CHANGE

1,036

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



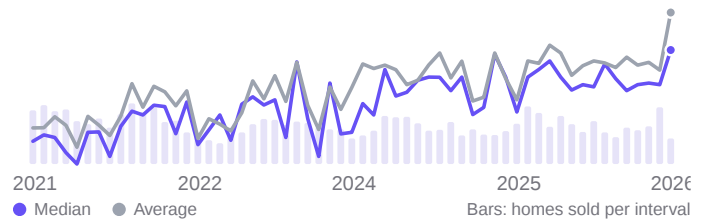
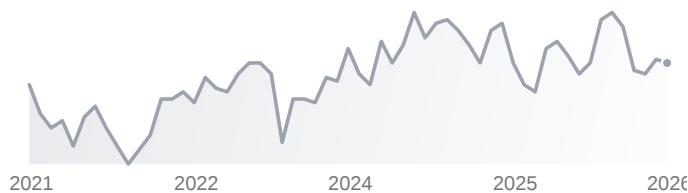
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$336K · Average \$386K

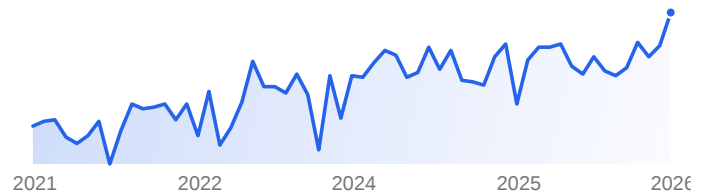
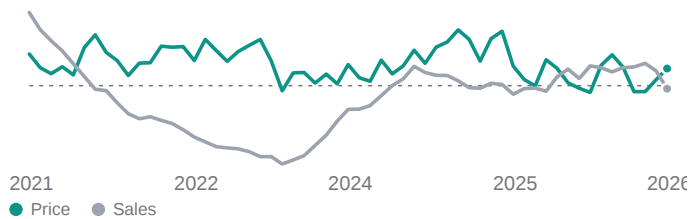


Growth (year over year)

Price +6.3% · Sales -1.1%

Price per square foot

\$223/ft²

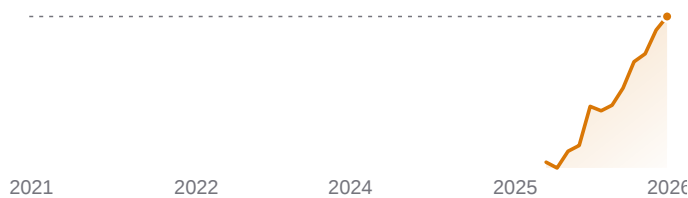


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

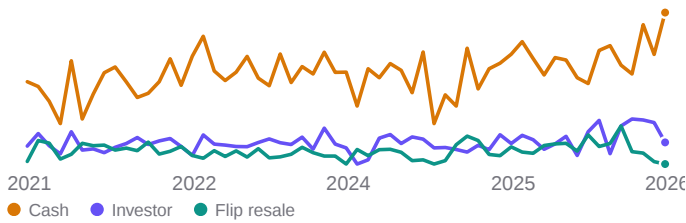
3.5%



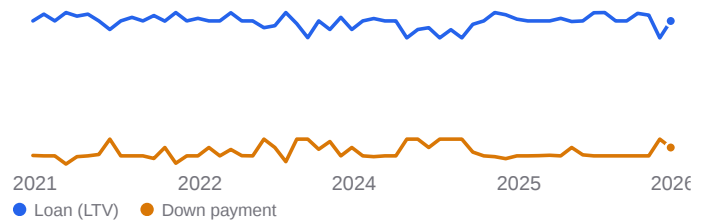
BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 6.8% · Flip resale 0%

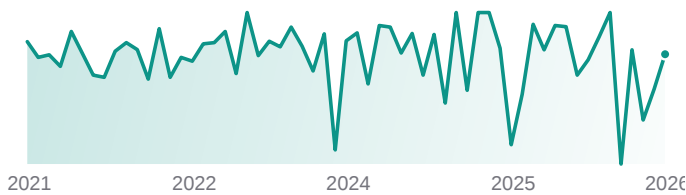


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



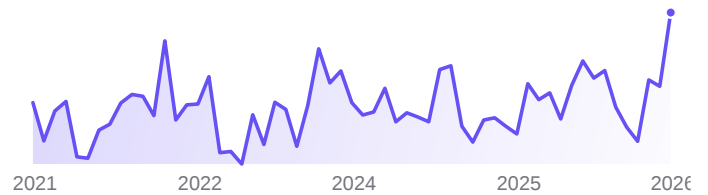
Sellers who sold at a gain

95%



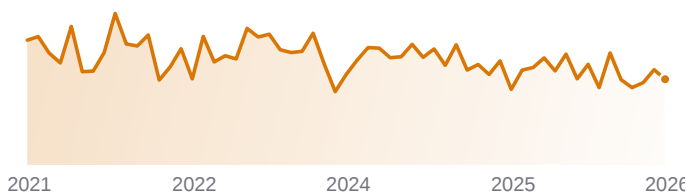
Typical hold before selling

8.1 yrs



Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	29,917
Median value (AVM)	\$307K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1979
Single family	84%
Condos	8.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.5%
Owner occupied	86%
Company owned	17%
Median loan-to-value	43%

Typical ownership tenure

19.4 yrs

COMMUNITY

Population	80,410
Density	142 / mi²
Median household income	\$81K
Average household income	\$105K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	19
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	11.5%
Unemployment	1.2%
Average temp	47°F
Annual precip	33 in
Sunshine	51%

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.