

# Eaton County, MI

County · MI · Michigan

BALANCED MARKET

\$258K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

1,341

SALES (12 MO)

\$247K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



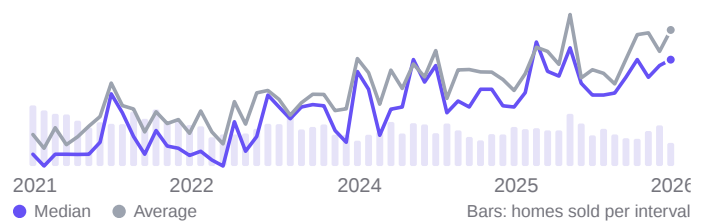
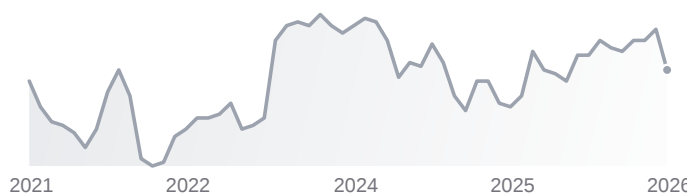
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$265K · Average \$290K

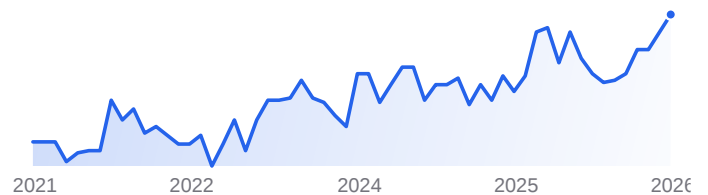
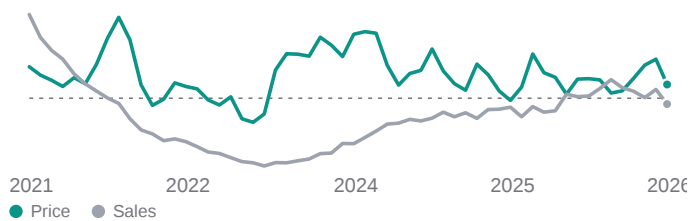


Growth (year over year)

Price +4.4% · Sales -1.9%

Price per square foot

\$194/ft²

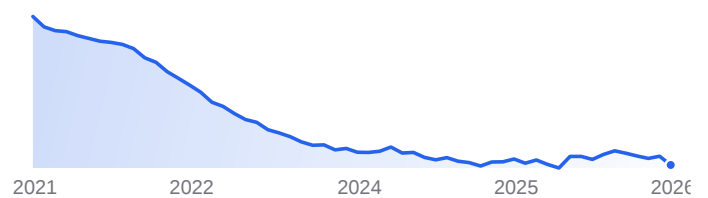
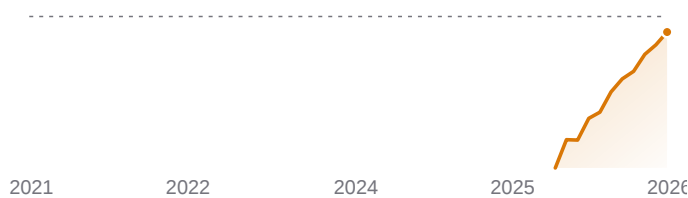


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

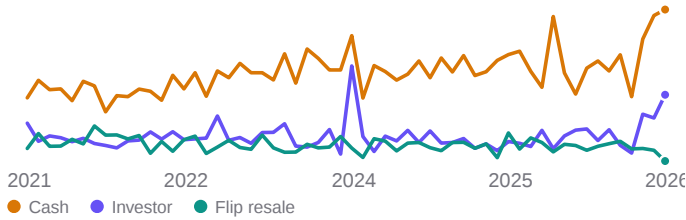
3.5%



## BUYERS & OUTCOMES

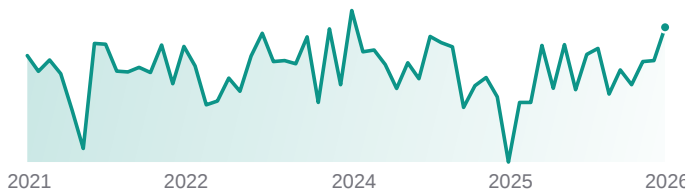
### Buyer mix

Cash 43% · Investor 19% · Flip resale 0%



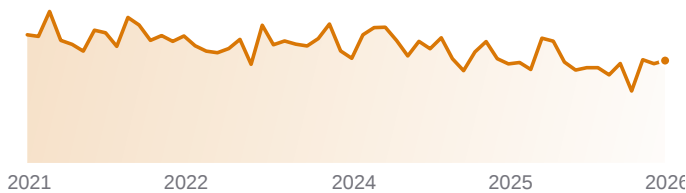
### Sellers who sold at a gain

98%

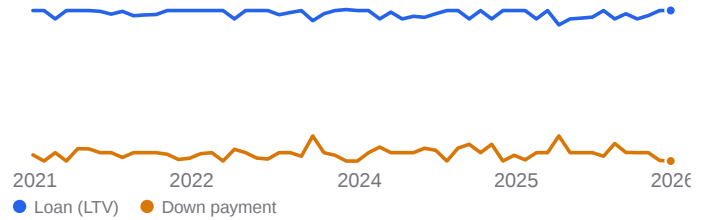


### Median annualized return at resale

+6.8%

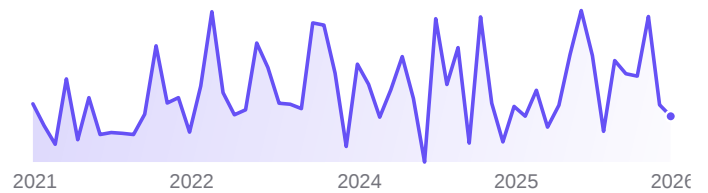


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



### Typical hold before selling

4.9 yrs



### Preforeclosure filings

Filings 11 · Auction stage 11



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 38,251    |
| Median value (AVM) | \$247K    |
| Median size        | 1,509 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1973      |
| Single family      | 87%       |
| Condos             | 6.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 56%  |
| Underwater (LTV 125% or more) | 1.2% |
| Owner occupied                | 90%  |
| Company owned                 | 15%  |
| Median loan-to-value          | 45%  |

Typical ownership tenure

**17.9 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>109,915</b>   |
| Density                          | <b>191 / mi²</b> |
| Median household income          | <b>\$77K</b>     |
| Average household income         | <b>\$97K</b>     |
| Crime index (US avg 100)         | <b>108</b>       |
| Air pollution index (US avg 100) | <b>79</b>        |
| Earthquake index (US avg 100)    | <b>22</b>        |
| Homes occupied                   | <b>95%</b>       |
| Bachelor's or higher             | <b>22%</b>       |
| Poverty rate                     | <b>7.2%</b>      |
| Unemployment                     | <b>1.4%</b>      |
| Average temp                     | <b>48°F</b>      |
| Annual precip                    | <b>34 in</b>     |
| Sunshine                         | <b>51%</b>       |

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.