

Genesee County, MI

County · MI · Michigan

BALANCED MARKET

\$206K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

5,612

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



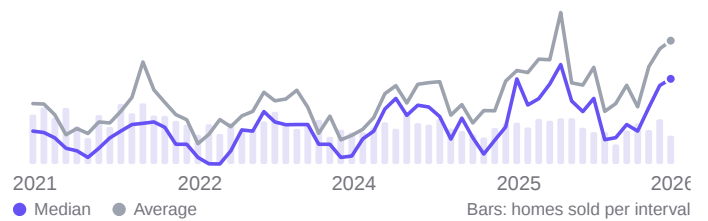
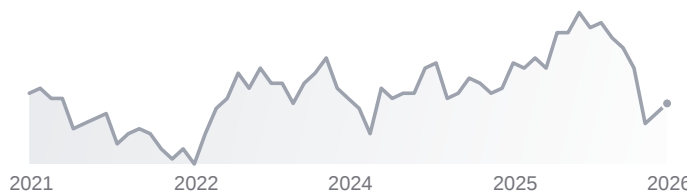
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$215K · Average \$244K

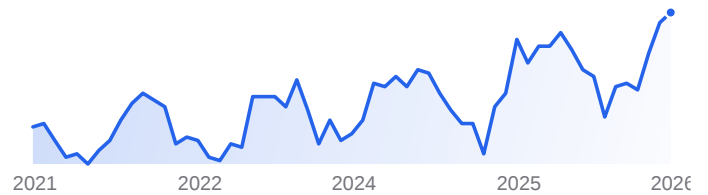
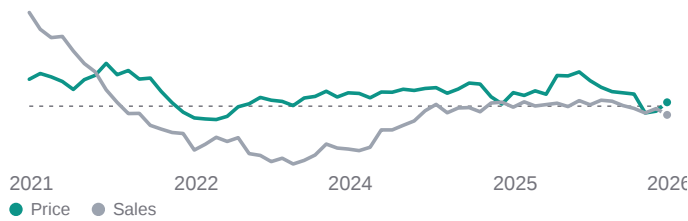


Growth (year over year)

Price +1.3% · Sales -3.0%

Price per square foot

\$160/ft²

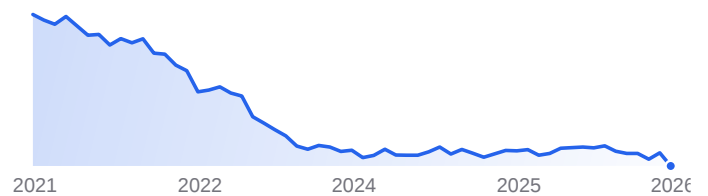
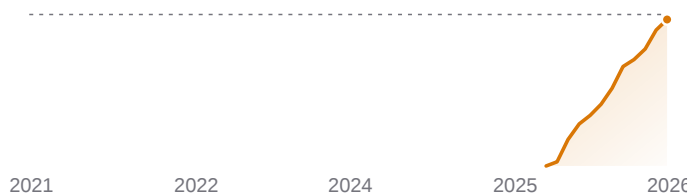


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

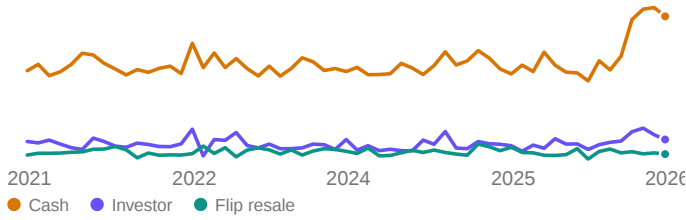
3.7%



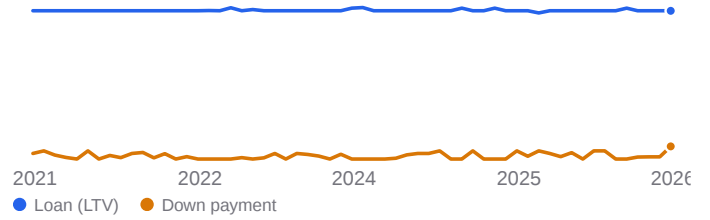
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 10% · Flip resale 4.9%

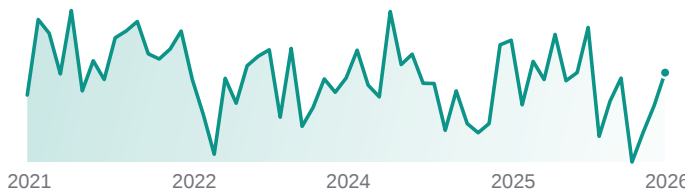


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



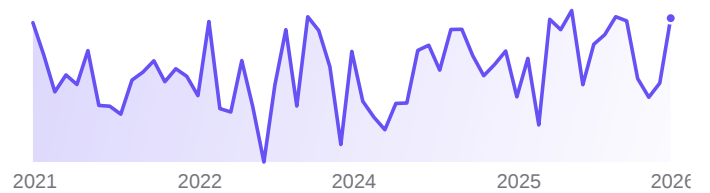
Sellers who sold at a gain

90%



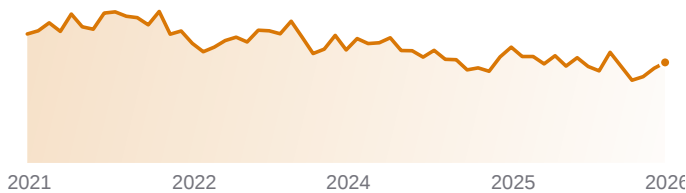
Typical hold before selling

6.1 yrs



Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 58 · Auction stage 58



HOUSING STOCK

Homes	150,461
Median value (AVM)	\$180K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1963
Single family	94%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.2%
Owner occupied	83%
Company owned	13%
Median loan-to-value	37%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	403,996
Density	634 / mi²
Median household income	\$62K
Average household income	\$83K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	19
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	13.8%
Unemployment	1.5%
Average temp	47°F
Annual precip	31 in
Sunshine	50%

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.