

Ingham County, MI

County · MI · Michigan

BALANCED MARKET

\$199K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

3,977

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



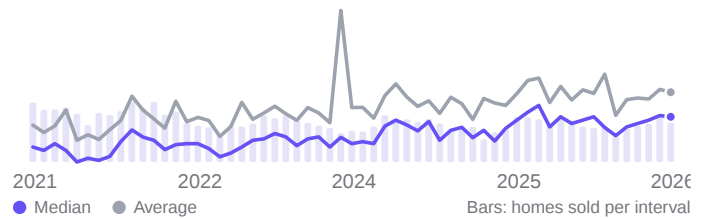
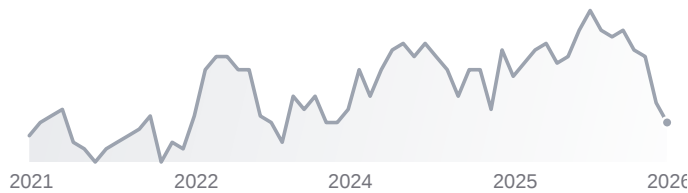
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$200K · Average \$237K

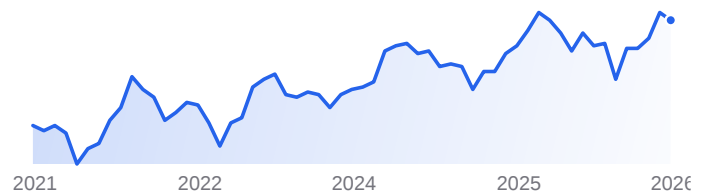
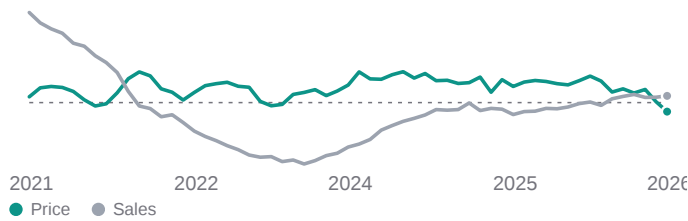


Growth (year over year)

Price -3.6% · Sales +2.7%

Price per square foot

\$166/ft²

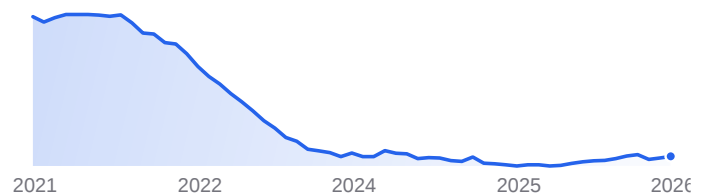
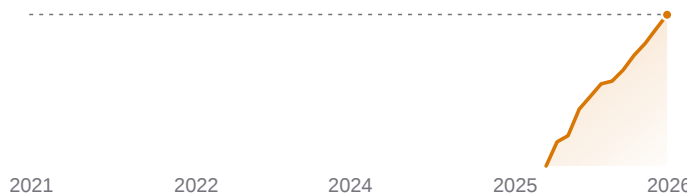


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

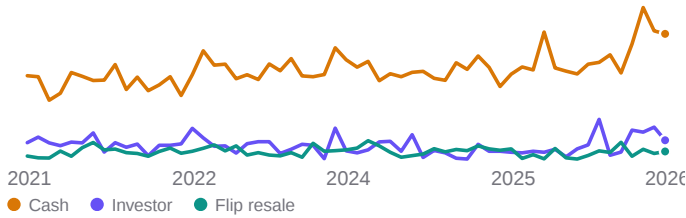
4.5%



BUYERS & OUTCOMES

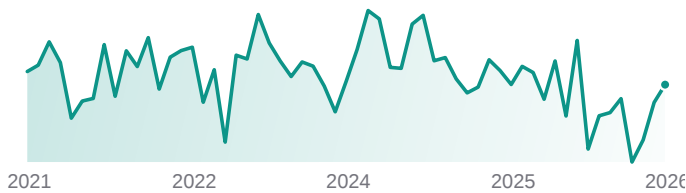
Buyer mix

Cash 42% · Investor 8.8% · Flip resale 5.3%



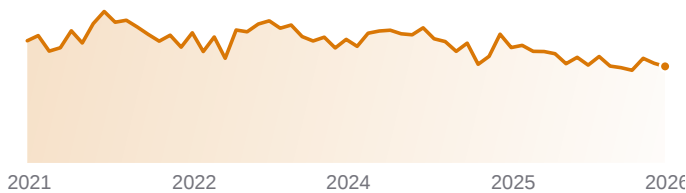
Sellers who sold at a gain

93%

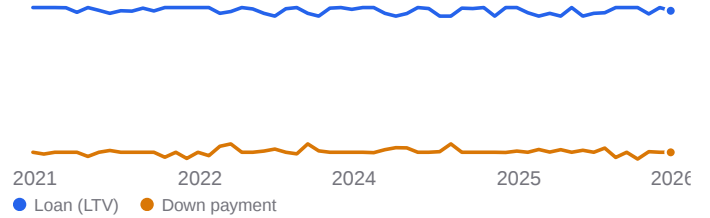


Median annualized return at resale

+6.4%

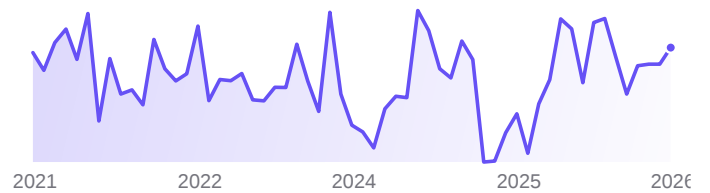


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 32 · Auction stage 32



HOUSING STOCK

Homes	88,508
Median value (AVM)	\$206K
Median size	1,357 ft²
Median bedrooms	3
Median year built	1960
Single family	88%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.0%
Owner occupied	82%
Company owned	15%
Median loan-to-value	50%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	291,997
Density	525 / mi²
Median household income	\$64K
Average household income	\$88K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	22
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	13.6%
Unemployment	1.4%
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.