Sanilac County, MI

County · MI · Michigan

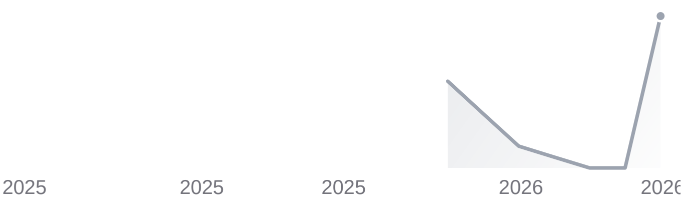
SELLER'S MARKET

$180K MEDIAN SALE PRICE	**+2.8%** 1-YR CHANGE	**569** SALES (12 MO)	**$160K** MEDIAN VALUE (AVM)

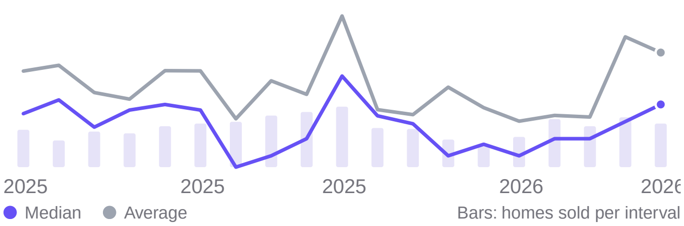
Market temperature — Seller's market · 65 / 100

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 65 / 100

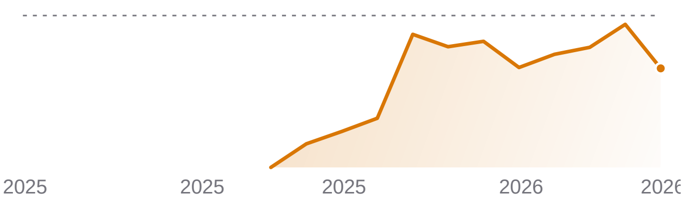


Sale prices — Median $195K · Average $241K

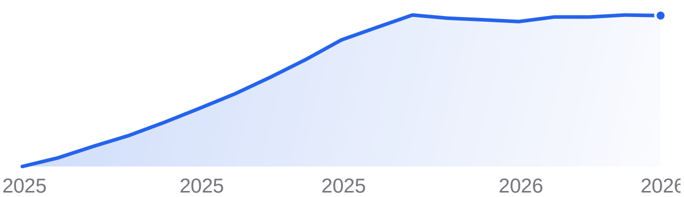


Growth (year over year) — Price +2.8% · Sales +92.2%

Sale premium vs estimated value — -1.5%

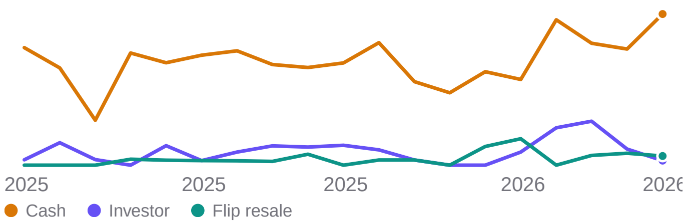


Annual turnover (share of homes sold) — 3.1%

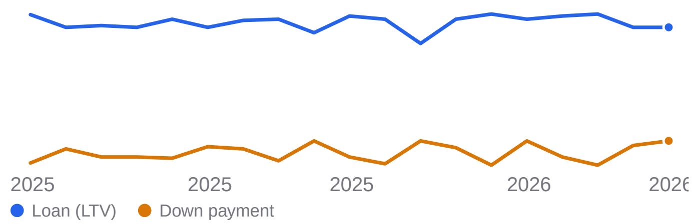


BUYERS & OUTCOMES

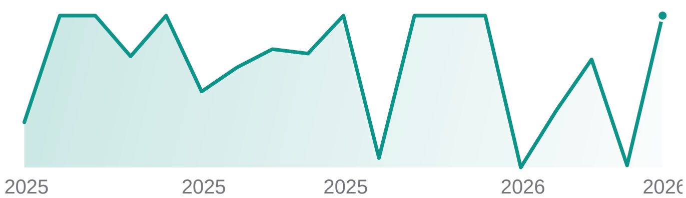
Buyer mix — Cash 67% · Investor 2.0% · Flip resale 4.1%



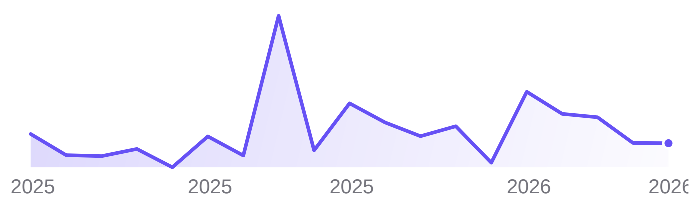
Financing (share of purchase price) — Loan (LTV) 90% · Down payment 20%



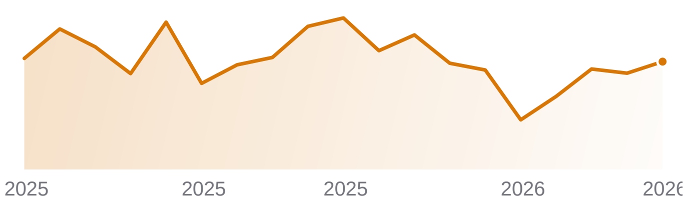
Sellers who sold at a gain — 100%



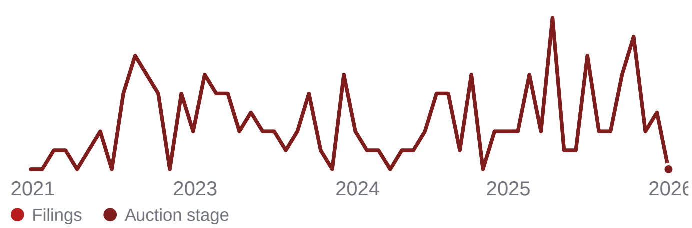
Typical hold before selling — 7.7 yrs



Median annualized return at resale — +8.1%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**18,561**
Median value (AVM)	**$160K**
Median bedrooms	**3**
Median year built	**1959**
Single family	**98%**
Condos	**2.3%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**85%**
Underwater (LTV 125% or more)	**1.4%**
Owner occupied	**72%**
Company owned	**14%**
Median loan-to-value	**0%**
Typical ownership tenure	**8.9 yrs**

COMMUNITY

Population	**40,520**
Density	**42 / mi²**
Median household income	**$58K**
Average household income	**$76K**
Crime index (US avg 100)	**118**
Air pollution index (US avg 100)	**103**
Earthquake index (US avg 100)	**17**
Homes occupied	**79%**
Bachelor's or higher	**10%**
Poverty rate	**14.5%**
Unemployment	**1.7%**
Average temp	**47°F**
Annual precip	**31 in**
Sunshine	**53%**

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.