

Shiawassee County, MI

County · MI · Michigan

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

1,014

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



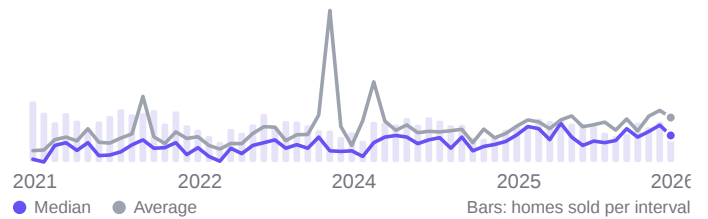
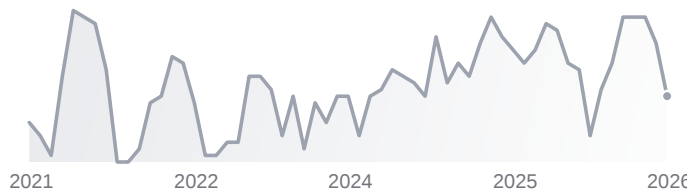
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$178K · Average \$210K

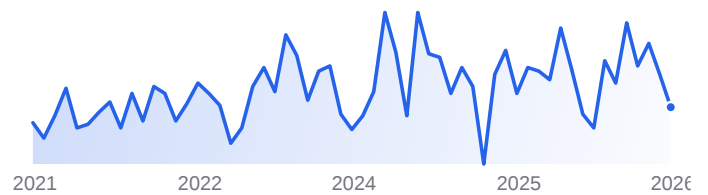
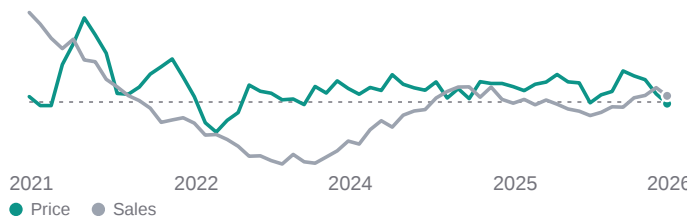


Growth (year over year)

Price -0.6% · Sales +2.3%

Price per square foot

\$114/ft²

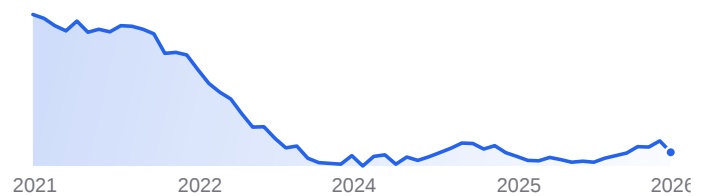
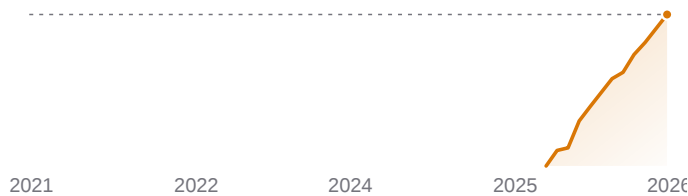


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

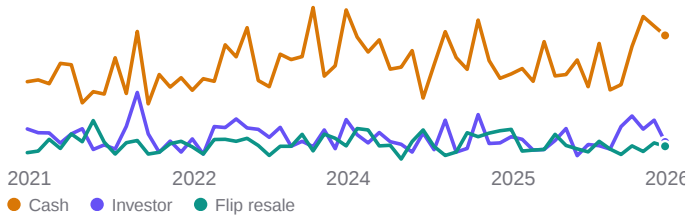
3.9%



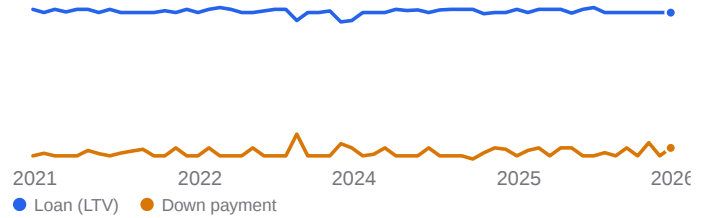
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 5.5% · Flip resale 4.1%

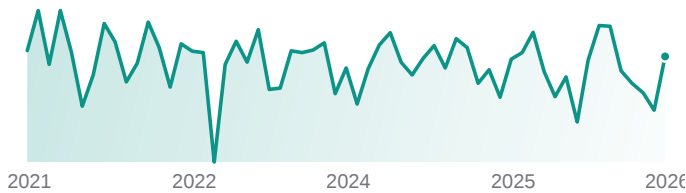


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



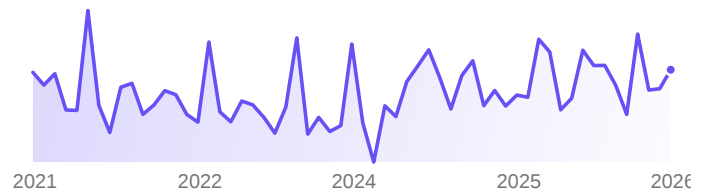
Sellers who sold at a gain

93%



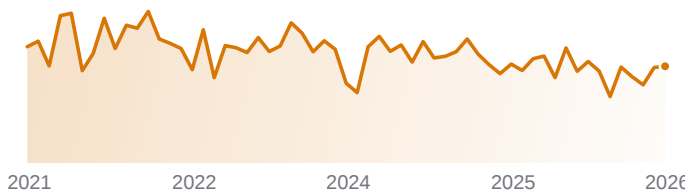
Typical hold before selling

5.5 yrs



Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	25,879
Median value (AVM)	\$182K
Median size	1,317 ft²
Median bedrooms	3
Median year built	1955
Single family	97%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.1%
Owner occupied	99%
Company owned	6.9%
Median loan-to-value	46%

Typical ownership tenure

22.0 yrs

COMMUNITY

Population	68,357
Density	129 / mi²
Median household income	\$67K
Average household income	\$84K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	20
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	11.6%
Unemployment	1.4%
Average temp	47°F
Annual precip	32 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.