

Perrinton

City · MI · Michigan > Gratiot County

SELLER'S MARKET

\$342K

MEDIAN SALE PRICE

+168.5%

1-YR CHANGE

28

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100



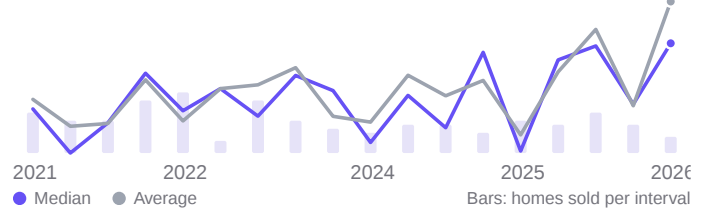
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

67 / 100

Sale prices

Median \$342K · Average \$425K

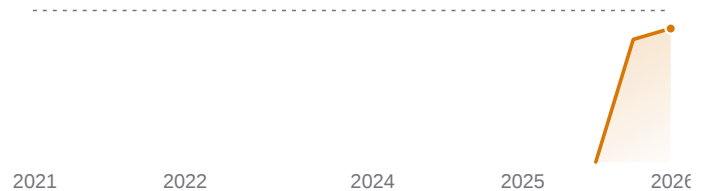
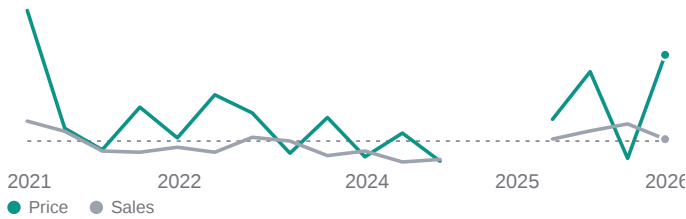


Growth (year over year)

Price +168.5% · Sales +3.7%

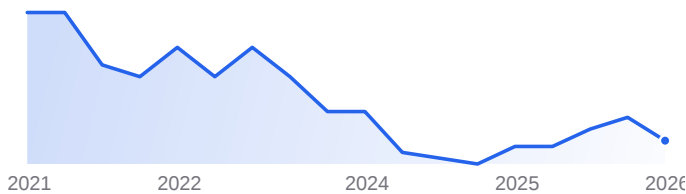
Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

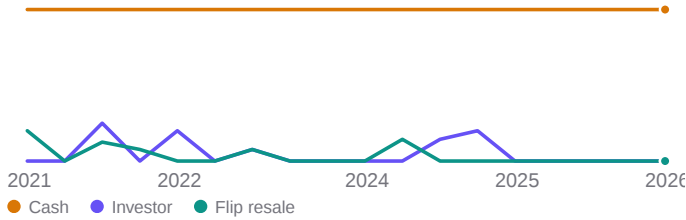
3.3%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



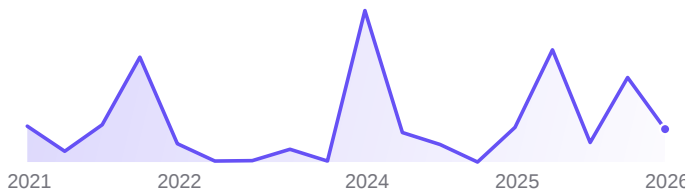
Sellers who sold at a gain

100%



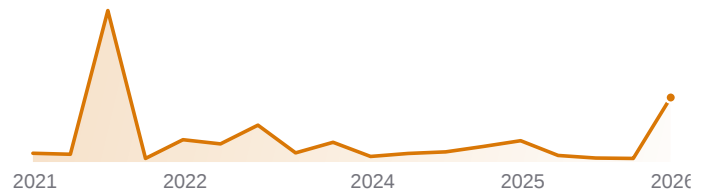
Typical hold before selling

4.5 yrs



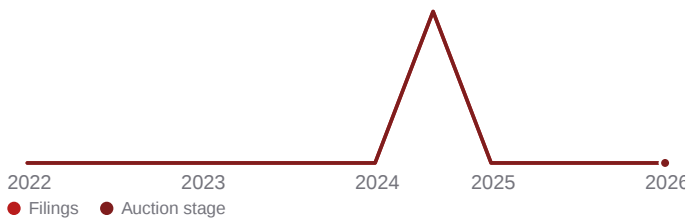
Median annualized return at resale

+57.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	861
Median value (AVM)	\$246K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	94%
Underwater (LTV 125% or more)	0.8%
Owner occupied	82%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	380
Density	601 / mi²
Median household income	\$59K
Average household income	\$68K
Crime index (US avg 100)	175
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	15
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	8.2%
Unemployment	1.7%
Average temp	47°F
Annual precip	33 in
Sunshine	51%

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