

Birch Run

City · MI · Michigan · Saginaw County

BALANCED MARKET

\$207K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

114

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



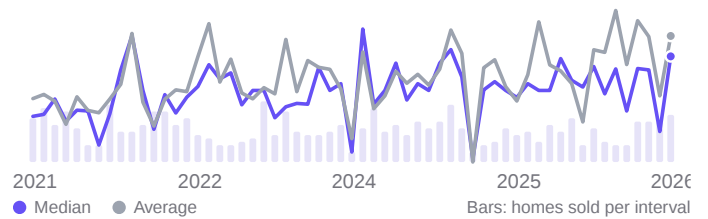
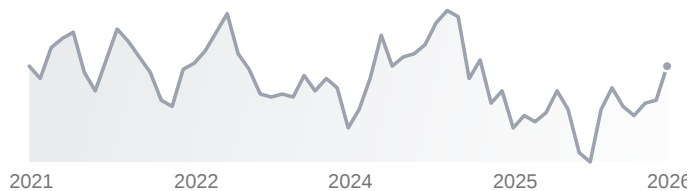
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$250K · Average \$280K

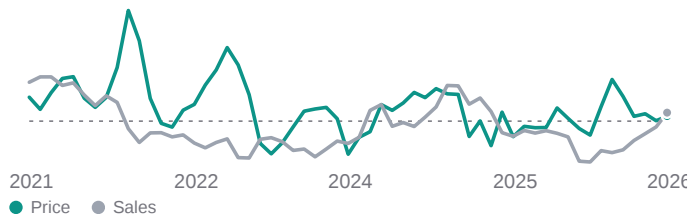


Growth (year over year)

Price +3.3% · Sales +5.6%

Price per square foot

\$161/ft²

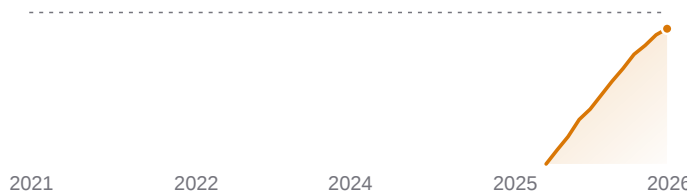


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

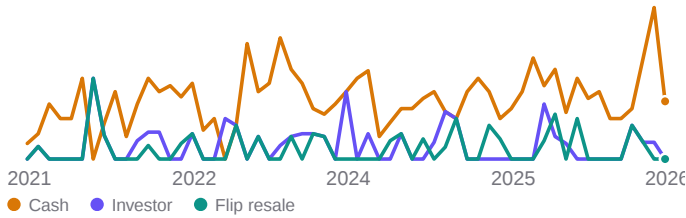
3.3%



BUYERS & OUTCOMES

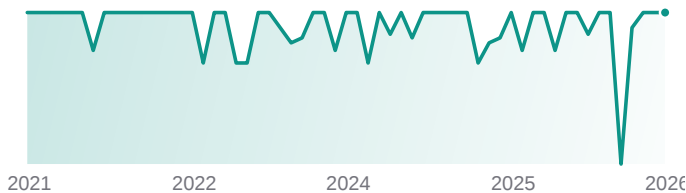
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



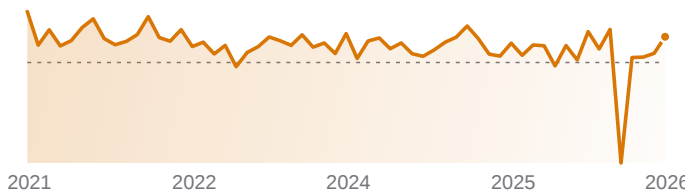
Sellers who sold at a gain

100%

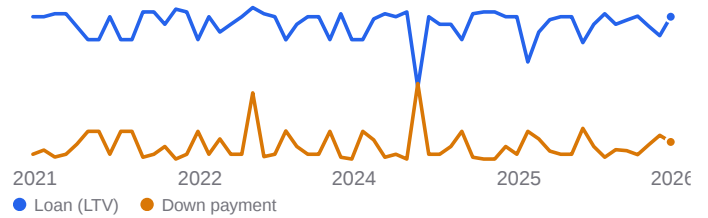


Median annualized return at resale

+10.8%

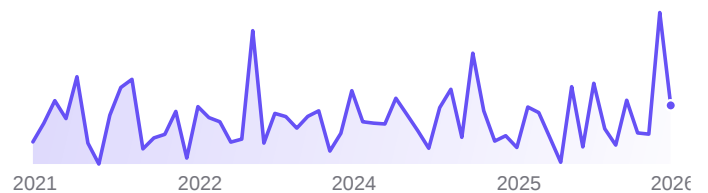


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,499
Median value (AVM)	\$217K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1971
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.3%
Owner occupied	94%
Company owned	9.6%
Median loan-to-value	38%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	1,511
Density	802 / mi²
Median household income	\$88K
Average household income	\$113K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	15
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	8.1%
Unemployment	1.6%
Average temp	48°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.