

# Reese

City · MI · Michigan > Tuscola County

STRONG BUYER'S MARKET

**\$133K**

MEDIAN SALE PRICE

**-22.0%**

1-YR CHANGE

**37**

SALES (12 MO)

**\$201K**

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



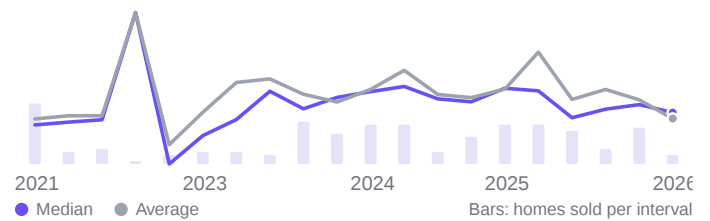
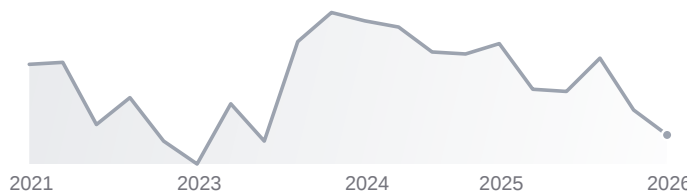
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$144K · Average \$133K

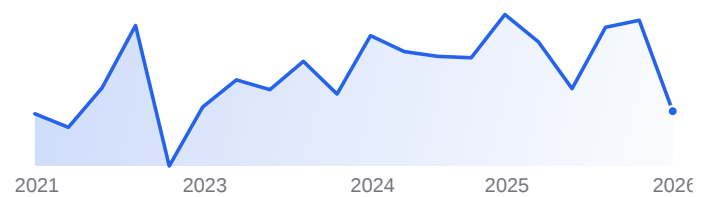
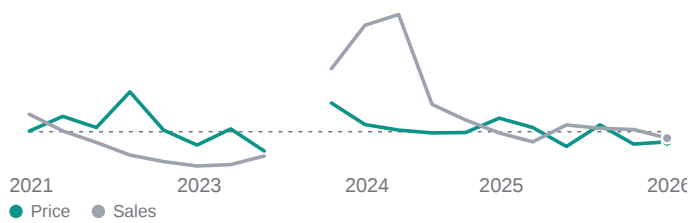


Growth (year over year)

Price -22.0% · Sales -14.0%

Price per square foot

\$85/ft²

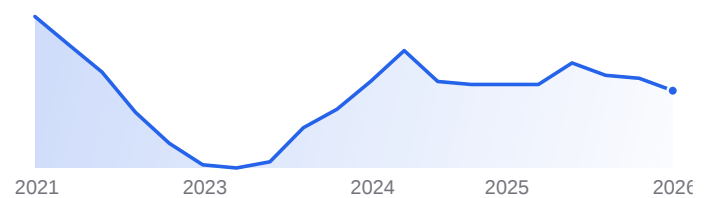


Sale premium vs estimated value

-40.1%

Annual turnover (share of homes sold)

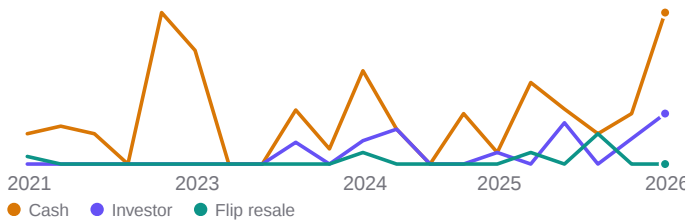
2.8%



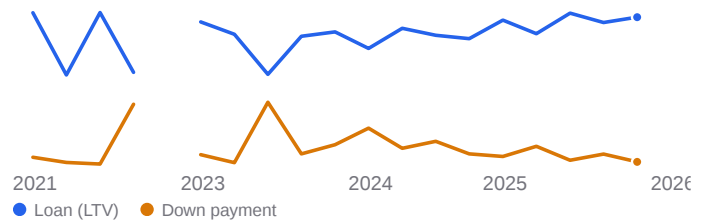
## BUYERS & OUTCOMES

### Buyer mix

Cash 100% · Investor 33% · Flip resale 0%



### Financing (share of purchase price) Loan (LTV) 94% · Down payment 4.0%



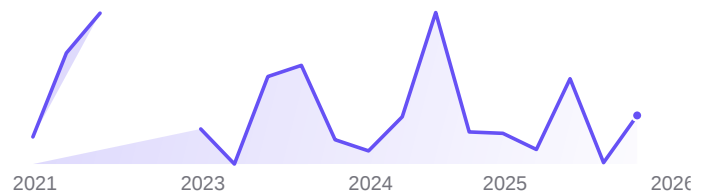
### Sellers who sold at a gain

88%



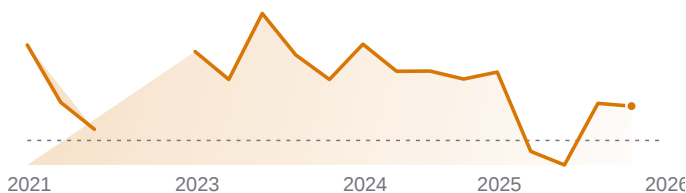
### Typical hold before selling

5.2 yrs



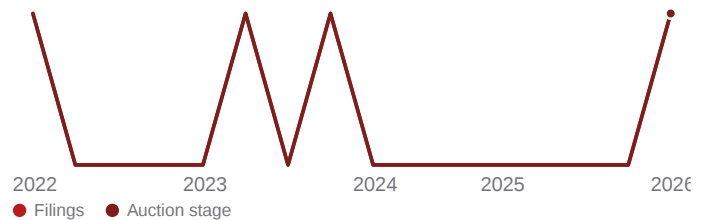
### Median annualized return at resale

+3.8%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,326     |
| Median value (AVM) | \$201K    |
| Median size        | 1,518 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1966      |
| Single family      | 96%       |
| Condos             | 2.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 64%  |
| Underwater (LTV 125% or more) | 1.7% |
| Owner occupied                | 95%  |
| Company owned                 | 6.0% |
| Median loan-to-value          | 39%  |

Typical ownership tenure

**36.7 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>1,284</b>                |
| Density                          | <b>950 / mi<sup>2</sup></b> |
| Median household income          | <b>\$81K</b>                |
| Average household income         | <b>\$97K</b>                |
| Crime index (US avg 100)         | <b>125</b>                  |
| Air pollution index (US avg 100) | <b>97</b>                   |
| Earthquake index (US avg 100)    | <b>19</b>                   |
| Homes occupied                   | <b>94%</b>                  |
| Bachelor's or higher             | <b>17%</b>                  |
| Poverty rate                     | <b>8.3%</b>                 |
| Unemployment                     | <b>1.8%</b>                 |
| Average temp                     | <b>48°F</b>                 |
| Annual precip                    | <b>32 in</b>                |
| Sunshine                         | <b>50%</b>                  |

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