

Fort Gratiot 48059

ZIP code · MI · Michigan > St. Clair County

BALANCED MARKET

\$267K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

240

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



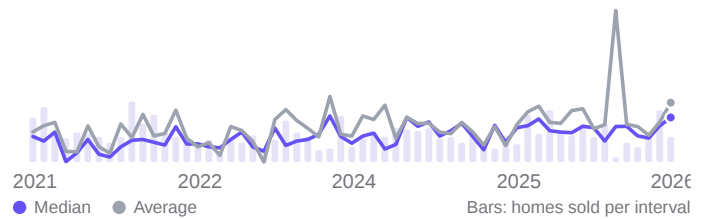
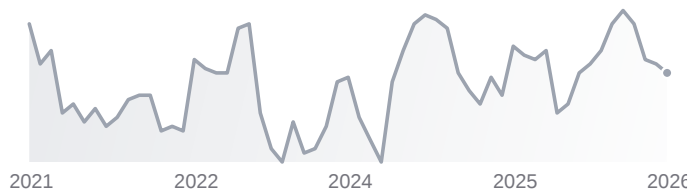
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$300K · Average \$350K

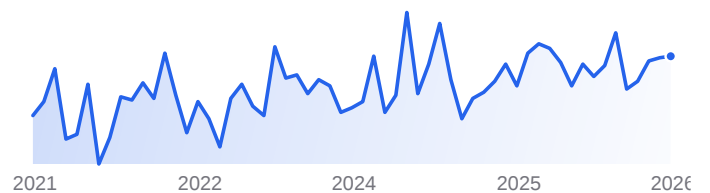
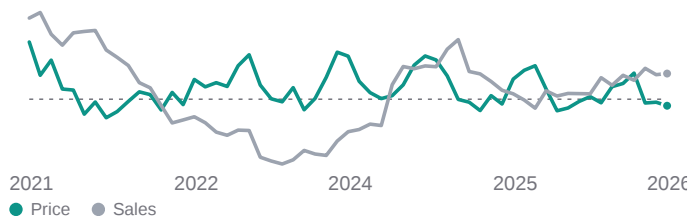


Growth (year over year)

Price -3.6% · Sales +14.3%

Price per square foot

\$174/ft²

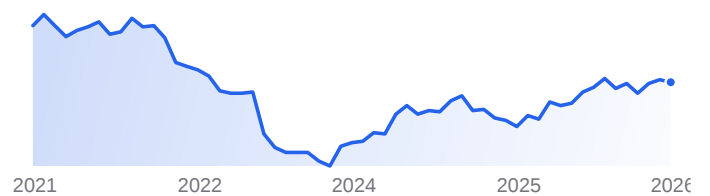
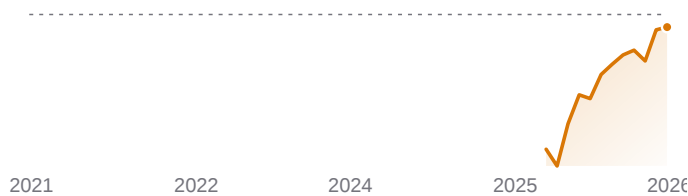


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

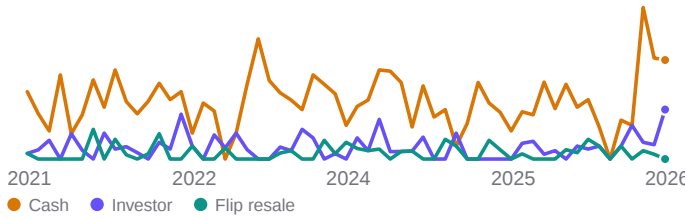
3.9%



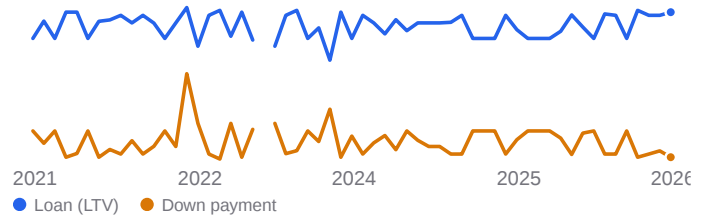
BUYERS & OUTCOMES

Buyer mix

Cash 59% · Investor 29% · Flip resale 0%

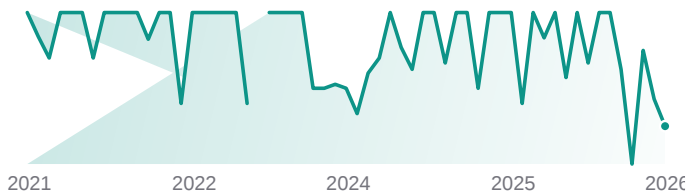


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



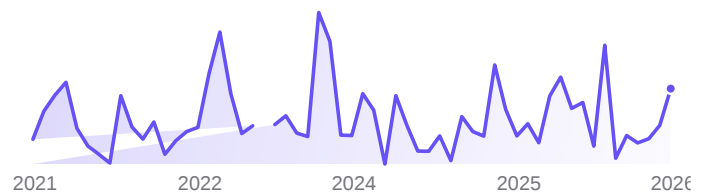
Sellers who sold at a gain

75%



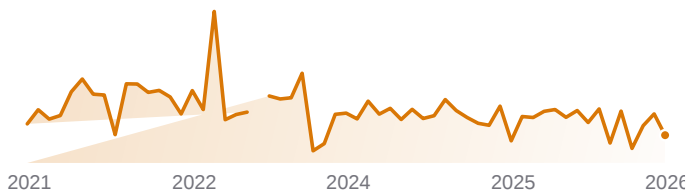
Typical hold before selling

7.5 yrs



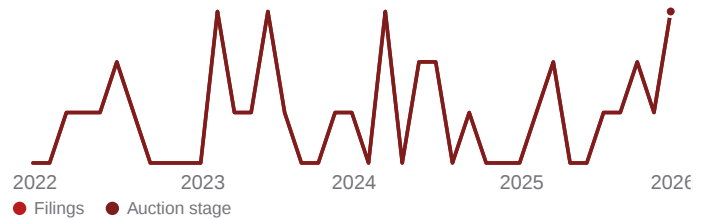
Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	6,163
Median value (AVM)	\$265K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1976
Single family	72%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	86%
Company owned	12%
Median loan-to-value	42%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	15,261
Density	396 / mi²
Median household income	\$77K
Average household income	\$97K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	18
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	8.7%
Unemployment	1.3%
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.