

Gregory 48137

ZIP code · MI · Michigan > Livingston County

SELLER'S MARKET

\$404K

MEDIAN SALE PRICE

+26.5%

1-YR CHANGE

66

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



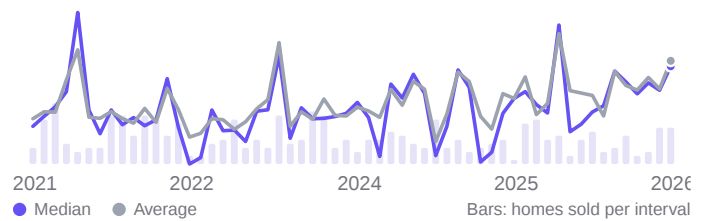
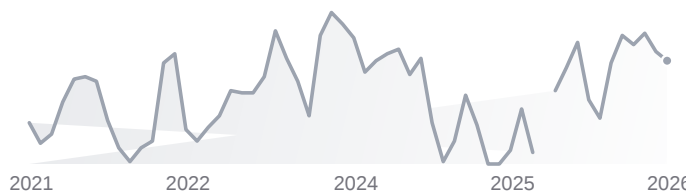
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$467K · Average \$492K

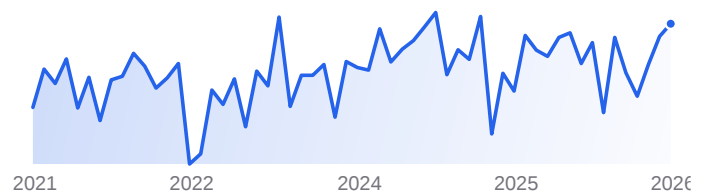
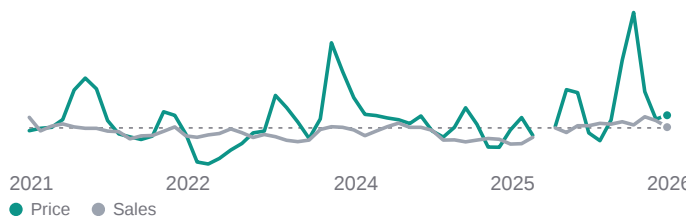


Growth (year over year)

Price +26.5% · Sales +1.5%

Price per square foot

\$286/ft²

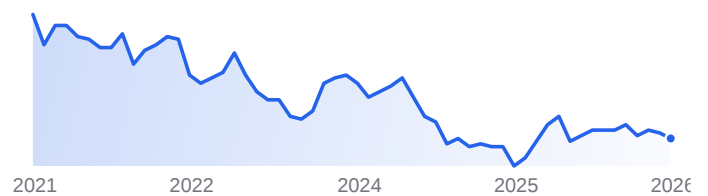
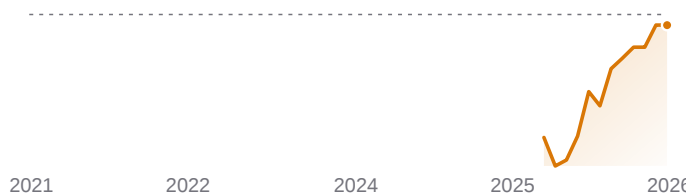


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

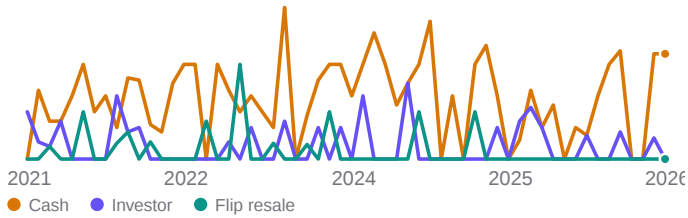
2.8%



BUYERS & OUTCOMES

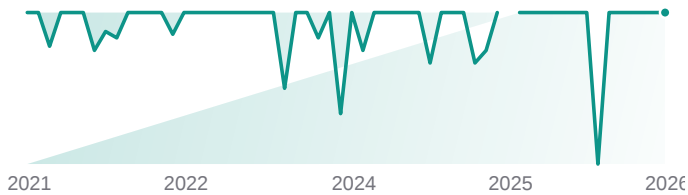
Buyer mix

Cash 56% · Investor 0% · Flip resale 0%



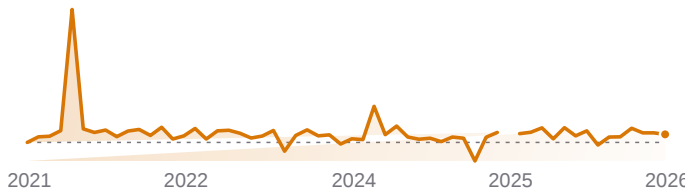
Sellers who sold at a gain

100%

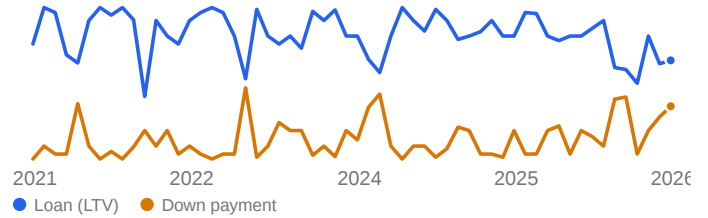


Median annualized return at resale

+6.6%

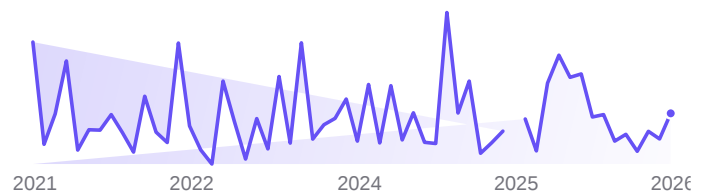


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



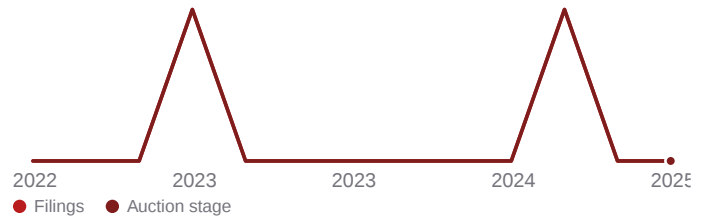
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,365
Median value (AVM)	\$289K
Median size	1,541 ft²
Median bedrooms	3
Median year built	1978
Single family	96%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.9%
Owner occupied	84%
Company owned	14%
Median loan-to-value	41%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	4,277
Density	96 / mi²
Median household income	\$86K
Average household income	\$101K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	27
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	7.1%
Unemployment	1.1%
Average temp	48°F
Annual precip	32 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.