

# Bancroft 48414

ZIP code · MI · Michigan > Shiawassee County > Bancroft

BALANCED MARKET

**\$157K**

MEDIAN SALE PRICE

**+8.8%**

1-YR CHANGE

**29**

SALES (12 MO)

**\$193K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



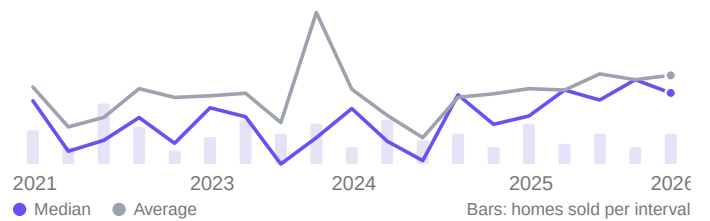
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$186K · Average \$211K

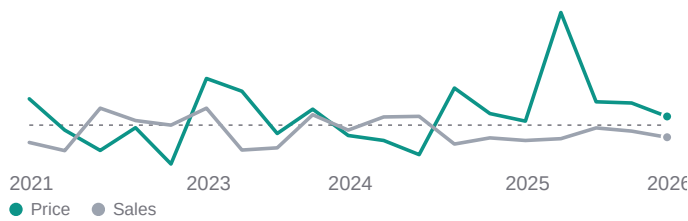


Growth (year over year)

Price +8.8% · Sales -12.1%

Sale premium vs estimated value

-35.2%



Annual turnover (share of homes sold)

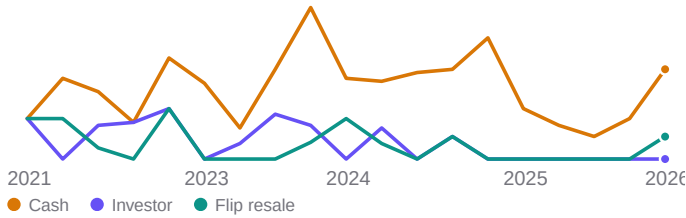
2.8%



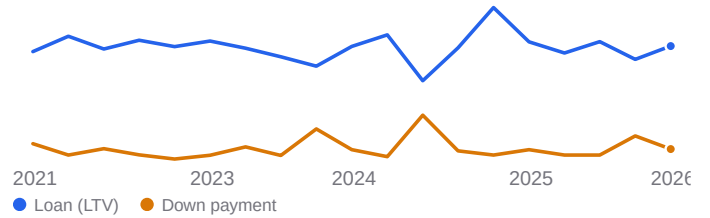
## BUYERS & OUTCOMES

### Buyer mix

Cash 44% · Investor 0% · Flip resale 11%

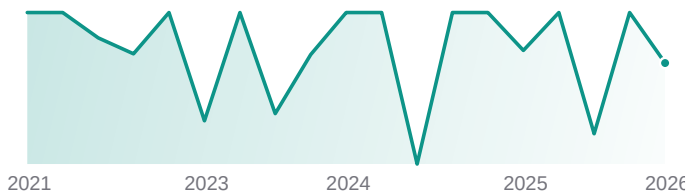


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 9.6%



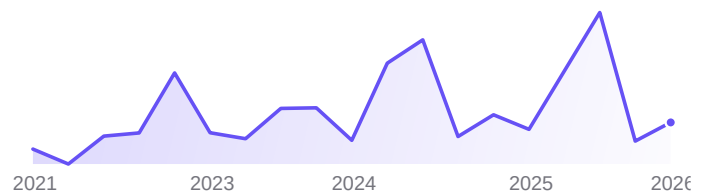
### Sellers who sold at a gain

83%



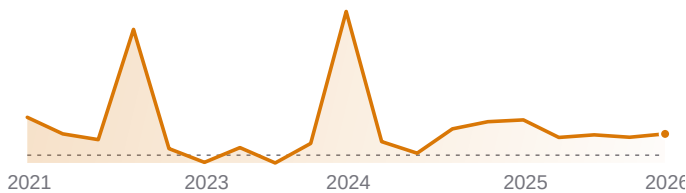
### Typical hold before selling

4.2 yrs



### Median annualized return at resale

+9.2%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 1,034  |
| Median value (AVM) | \$193K |
| Single family      | 91%    |
| Condos             | 9.2%   |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 53%      |
| Underwater (LTV 125% or more) | 4.3%     |
| Owner occupied                | 100%     |
| Company owned                 | 4.3%     |
| Median loan-to-value          | 46%      |
| Typical ownership tenure      | 23.3 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>2,487</b>    |
| Density                          | <b>78 / mi²</b> |
| Median household income          | <b>\$75K</b>    |
| Average household income         | <b>\$97K</b>    |
| Crime index (US avg 100)         | <b>101</b>      |
| Air pollution index (US avg 100) | <b>94</b>       |
| Earthquake index (US avg 100)    | <b>23</b>       |
| Homes occupied                   | <b>93%</b>      |
| Bachelor's or higher             | <b>14%</b>      |
| Poverty rate                     | <b>9.4%</b>     |
| Unemployment                     | <b>1.4%</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 April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.