

Birch Run 48415

ZIP code · MI · Michigan > Saginaw County > Birch Run

BALANCED MARKET

\$207K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

114

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



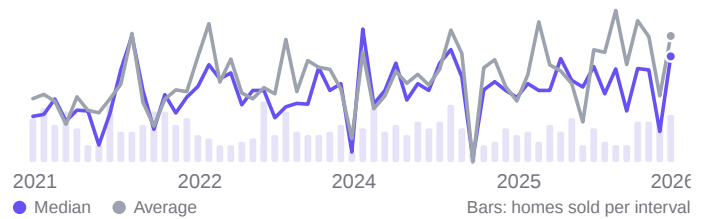
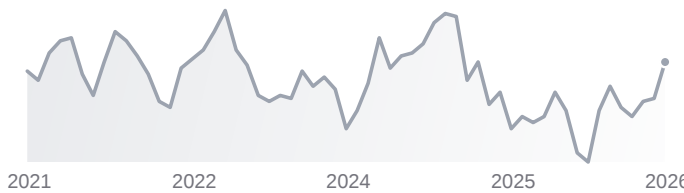
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$250K · Average \$280K

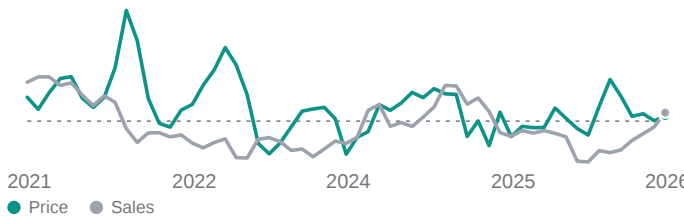


Growth (year over year)

Price +3.3% · Sales +5.6%

Price per square foot

\$161/ft²

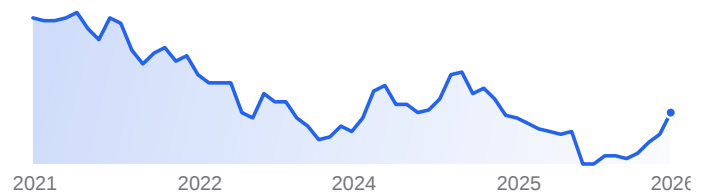
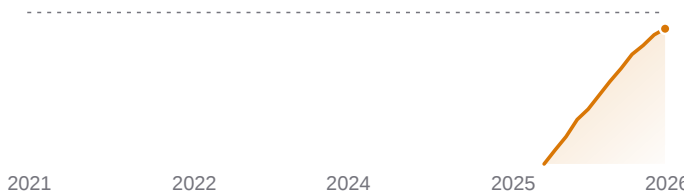


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

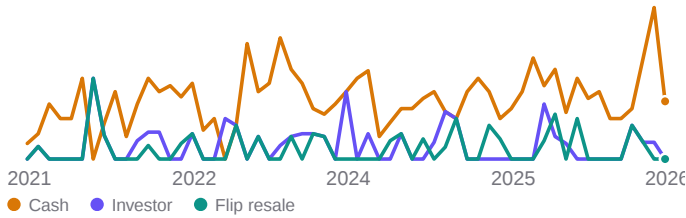
3.3%



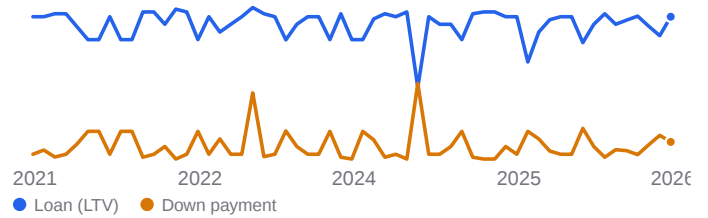
BUYERS & OUTCOMES

Buyer mix

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

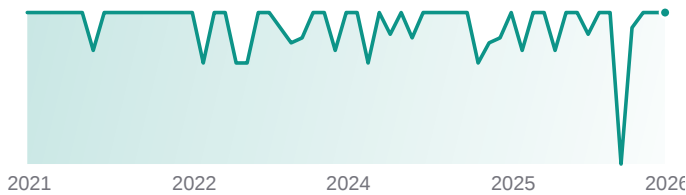


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



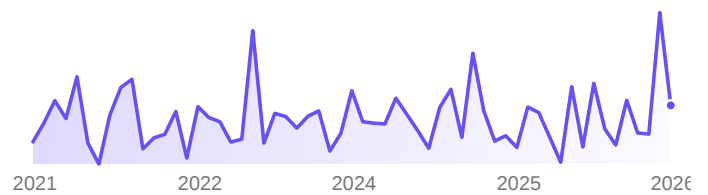
Sellers who sold at a gain

100%



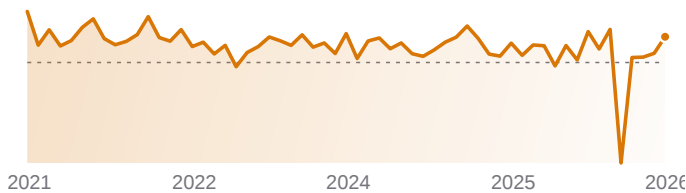
Typical hold before selling

6.4 yrs



Median annualized return at resale

+10.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,499
Median value (AVM)	\$217K
Median size	1,512 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	20.9 yrs

COMMUNITY

Population	9,724
Density	143 / mi²
Median household income	\$76K
Average household income	\$96K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	15
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	6.5%
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.