

Davison 48423

ZIP code · MI · Michigan > Genesee County > Davison

SELLER'S MARKET

\$263K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

443

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



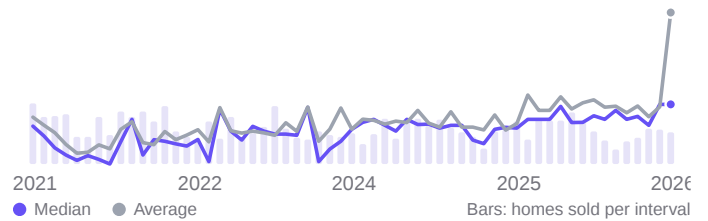
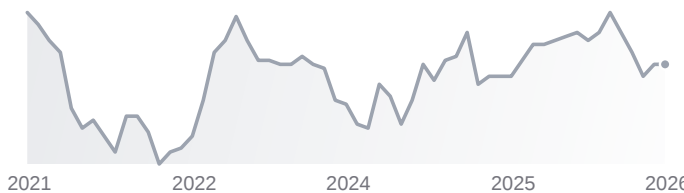
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$275K · Average \$429K

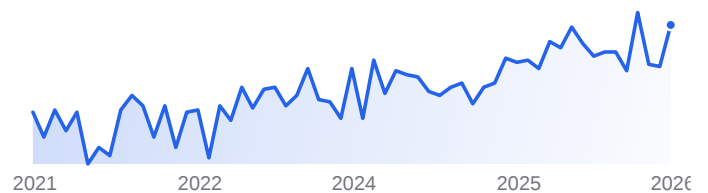
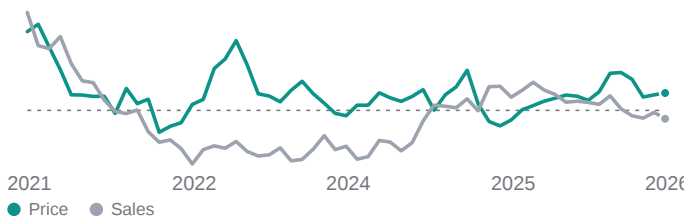


Growth (year over year)

Price +7.5% · Sales -3.7%

Price per square foot

\$194/ft²

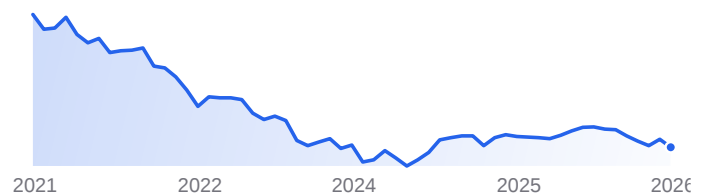
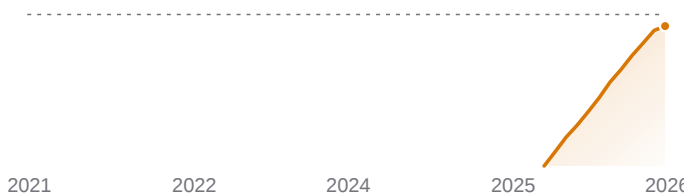


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

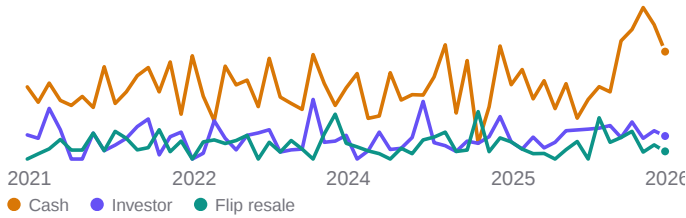
4.2%



BUYERS & OUTCOMES

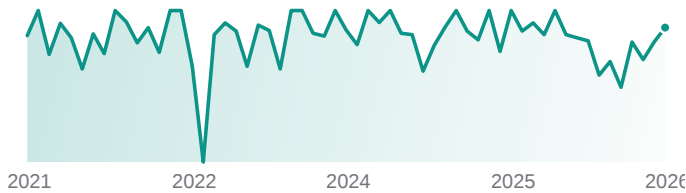
Buyer mix

Cash 40% · Investor 8.6% · Flip resale 2.9%



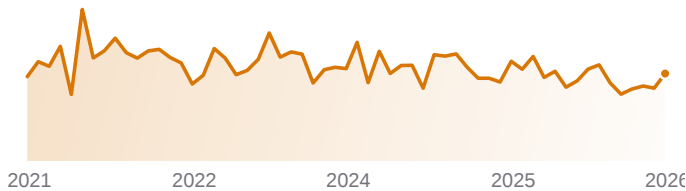
Sellers who sold at a gain

96%

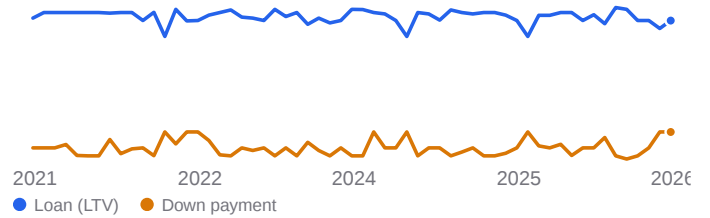


Median annualized return at resale

+6.9%

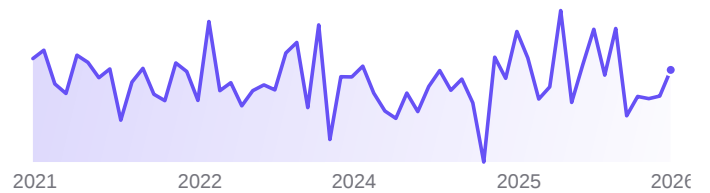


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,594
Median value (AVM)	\$248K
Median size	1,483 ft²
Median bedrooms	3
Median year built	1975
Single family	90%
Condos	9.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.3%
Owner occupied	93%
Company owned	11%
Median loan-to-value	46%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	34,322
Density	513 / mi ²
Median household income	\$71K
Average household income	\$88K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	18
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	9.2%
Unemployment	1.6%
Average temp	47°F
Annual precip	31 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.