

Durand 48429

ZIP code · MI · Michigan > Shiawassee County > Durand

BUYER'S MARKET

\$164K

MEDIAN SALE PRICE

-15.6%

1-YR CHANGE

138

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



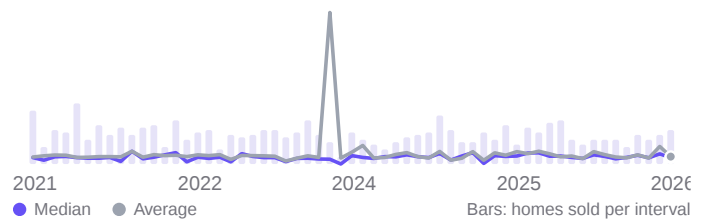
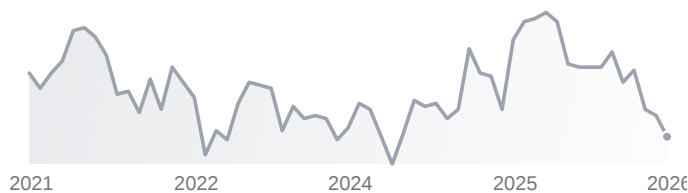
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$149K · Average \$163K

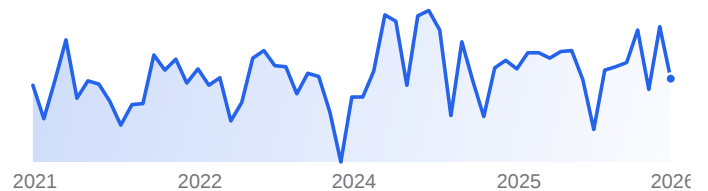
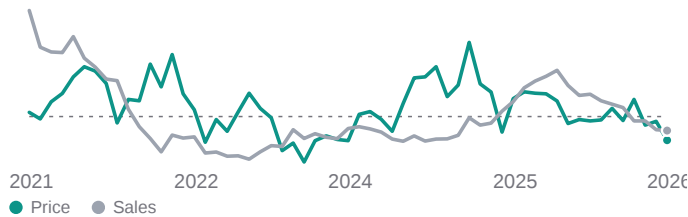


Growth (year over year)

Price -15.6% · Sales -9.2%

Price per square foot

\$111/ft²

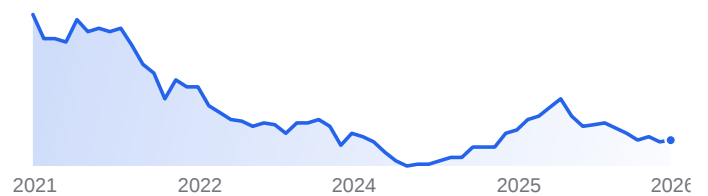
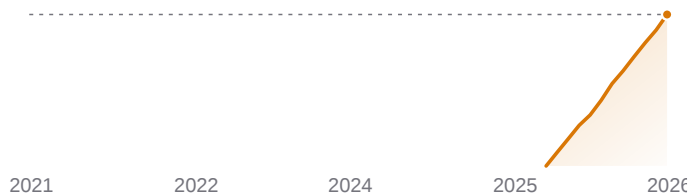


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

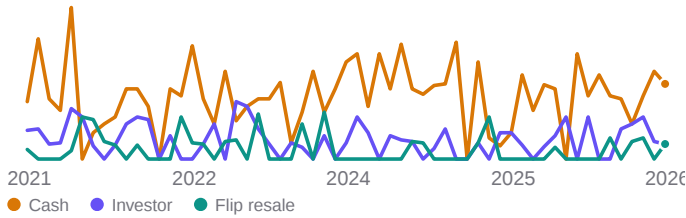
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 7.1% · Flip resale 7.1%



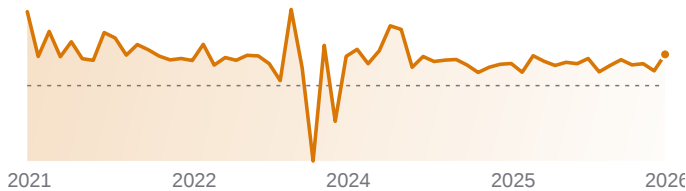
Sellers who sold at a gain

90%

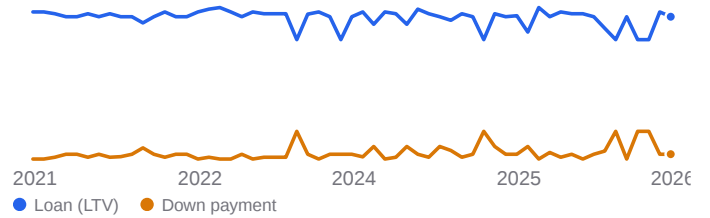


Median annualized return at resale

+10.6%

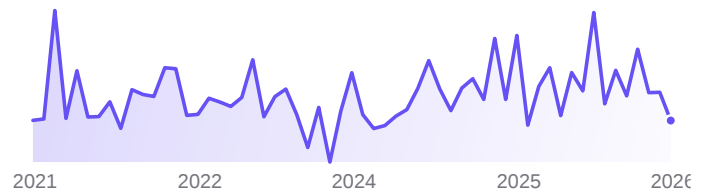


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



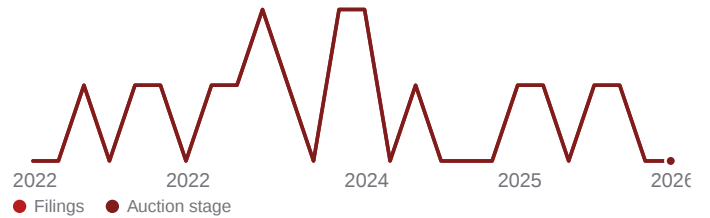
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,898
Median value (AVM)	\$161K
Median size	1,269 ft²
Median bedrooms	3
Median year built	1930
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	96%
Company owned	5.6%
Median loan-to-value	39%
Typical ownership tenure	22.4 yrs

COMMUNITY

Population	9,225
Density	179 / mi²
Median household income	\$64K
Average household income	\$78K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	23
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	9.6%
Unemployment	1.4%
Average temp	47°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.