

Fenton 48430

ZIP code · MI · Michigan > Livingston County > Fenton

SELLER'S MARKET

\$398K

MEDIAN SALE PRICE

+22.6%

1-YR CHANGE

518

SALES (12 MO)

\$331K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

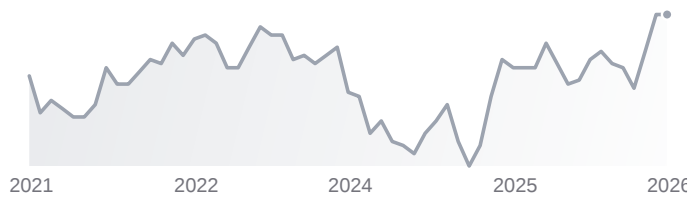
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

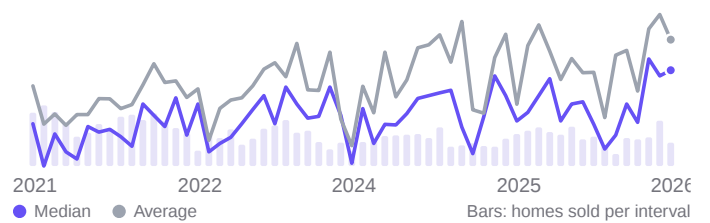
Market temperature (0–100)

67 / 100



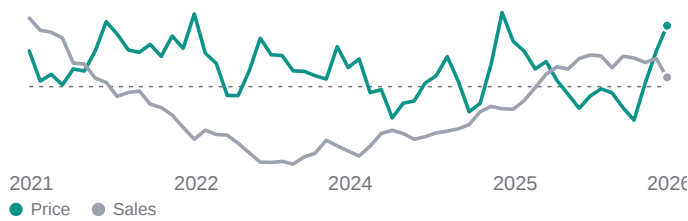
Sale prices

Median \$395K · Average \$449K



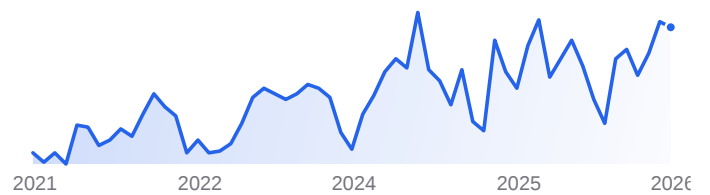
Growth (year over year)

Price +22.6% · Sales +3.4%



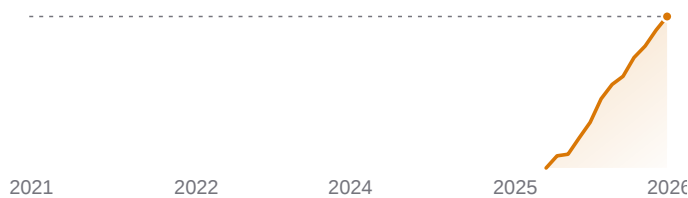
Price per square foot

\$245/ft²



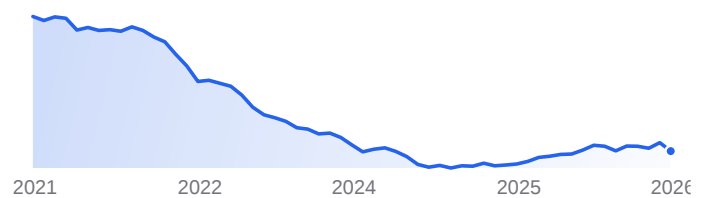
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

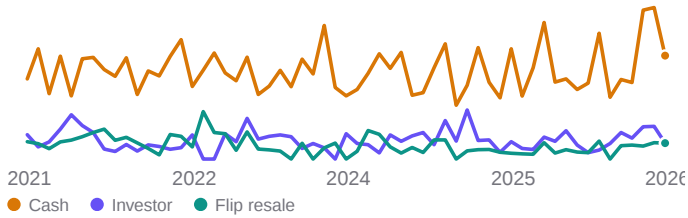
3.7%



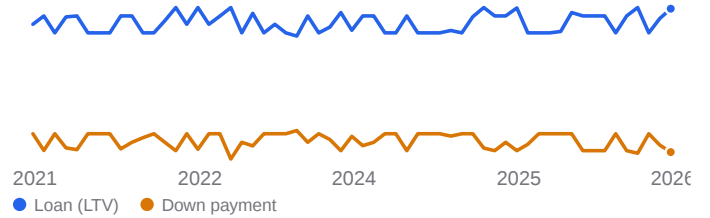
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 5.7% · Flip resale 5.7%

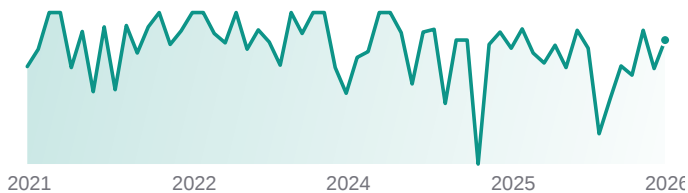


Financing (share of purchase price) Loan (LTV) 94% · Down payment 9.1%



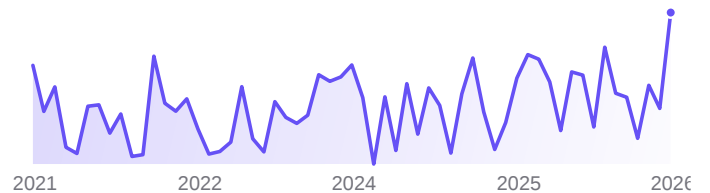
Sellers who sold at a gain

95%



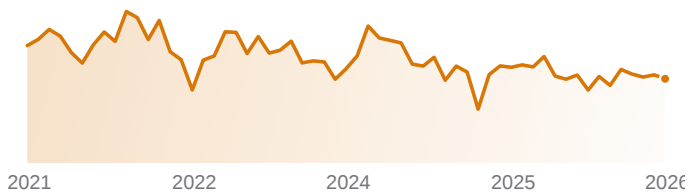
Typical hold before selling

9.4 yrs



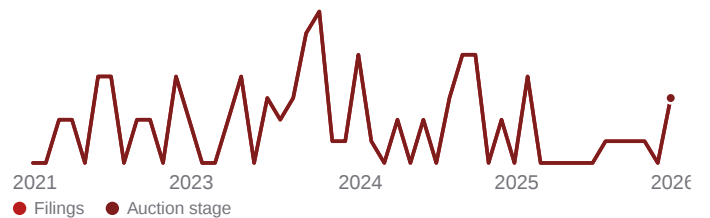
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	14,170
Median value (AVM)	\$331K
Median size	1,692 ft²
Median bedrooms	3
Median year built	1980
Single family	88%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.5%
Owner occupied	92%
Company owned	12%
Median loan-to-value	46%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	41,200
Density	466 / mi²
Median household income	\$99K
Average household income	\$123K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	18
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	6.4%
Unemployment	1.4%
Average temp	47°F
Annual precip	32 in
Sunshine	52%

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.