

Genesee 48437

ZIP code · MI · Michigan > Genesee County

SELLER'S MARKET

\$220K

MEDIAN SALE PRICE

+75.3%

1-YR CHANGE

10

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

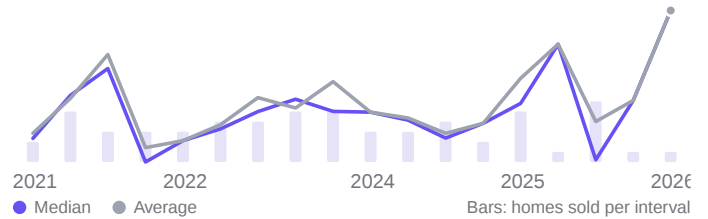
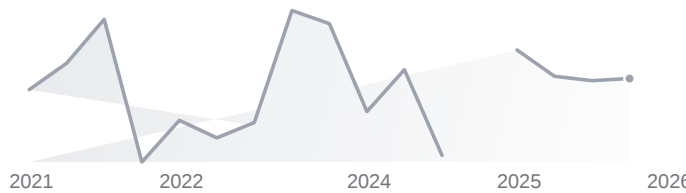
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$220K · Average \$220K

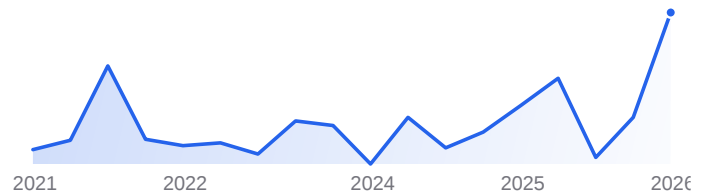
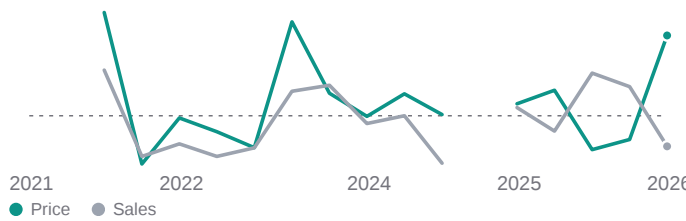


Growth (year over year)

Price +75.3% · Sales -28.6%

Price per square foot

\$236/ft²

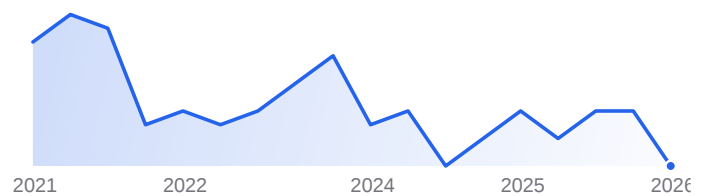
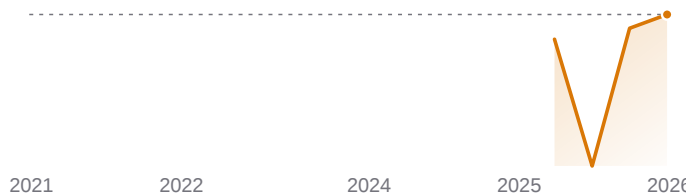


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

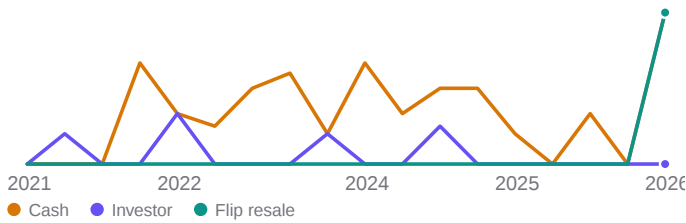
3.8%



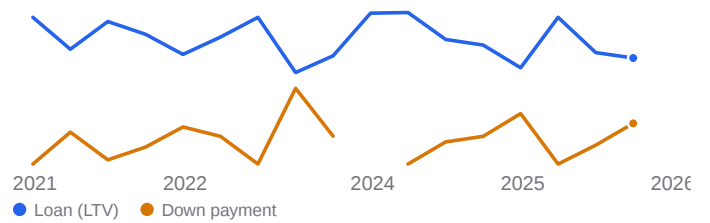
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 100%

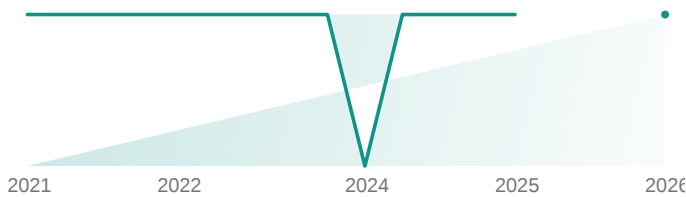


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



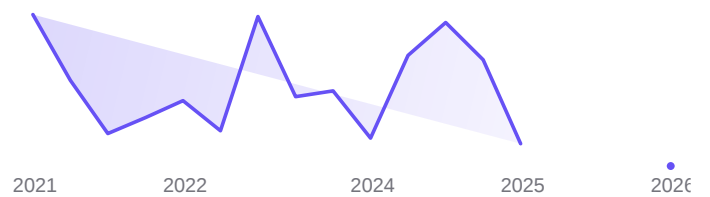
Sellers who sold at a gain

100%



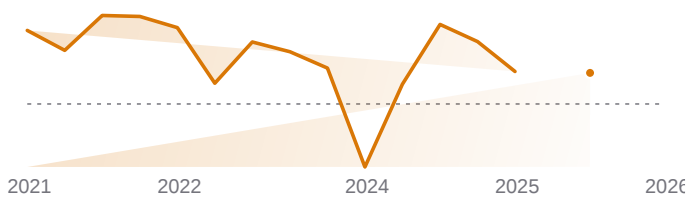
Typical hold before selling

0.6 yrs



Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	260
Median value (AVM)	\$126K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1958
Single family	83%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.5%
Owner occupied	91%
Company owned	6.5%
Median loan-to-value	39%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	287
Density	454 / mi²
Median household income	\$46K
Average household income	\$69K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	9.5%
Unemployment	1.4%
Average temp	47°F
Annual precip	32 in
Sunshine	50%

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.