

Goodrich 48438

ZIP code · MI · Michigan > Genesee County > Goodrich

SELLER'S MARKET

\$353K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

127

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

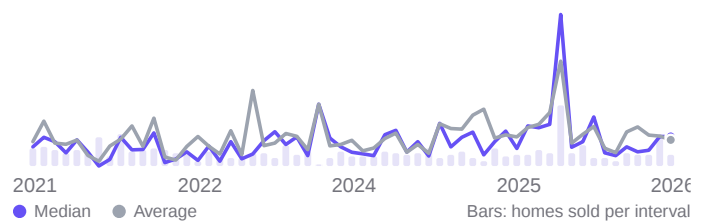
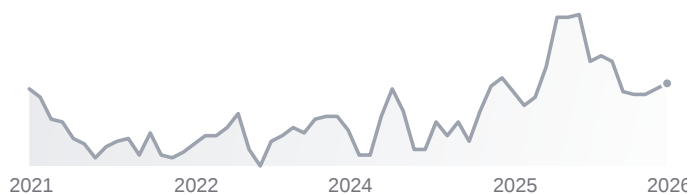
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$380K · Average \$360K

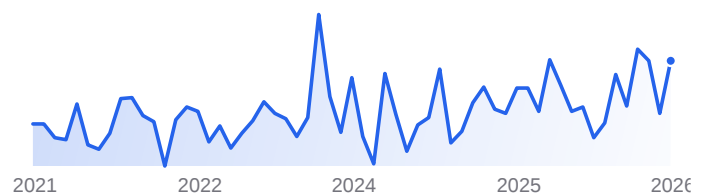
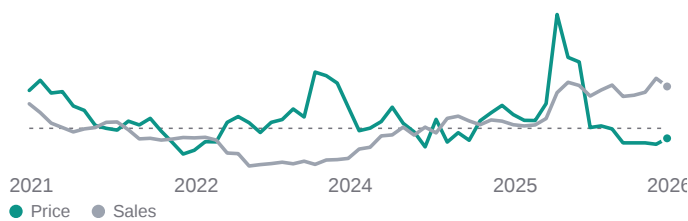


Growth (year over year)

Price -10.3% · Sales +42.7%

Price per square foot

\$247/ft²

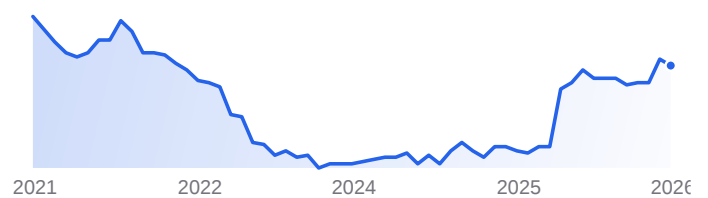


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

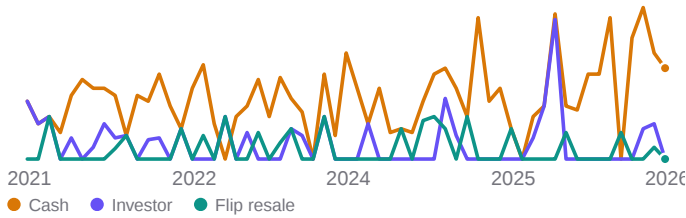
4.8%



BUYERS & OUTCOMES

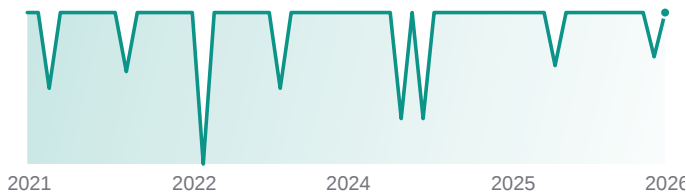
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



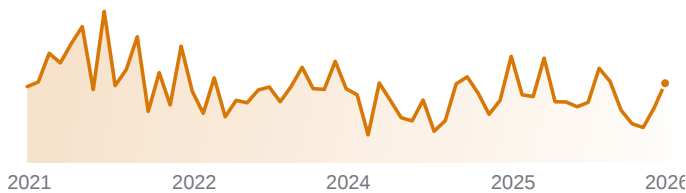
Sellers who sold at a gain

100%

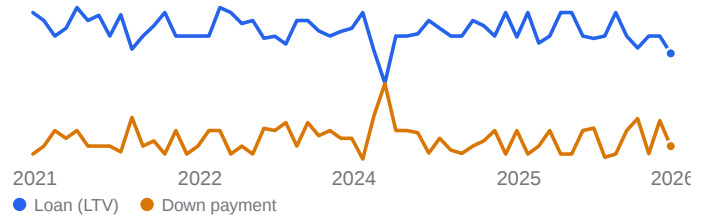


Median annualized return at resale

+7.8%

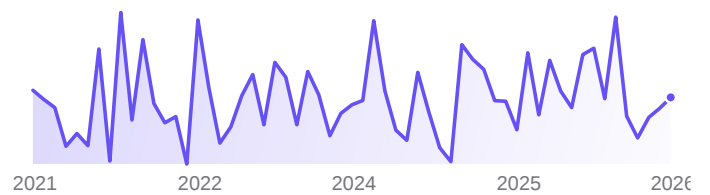


Financing (share of purchase price) Loan (LTV) 69% · Down payment 10%



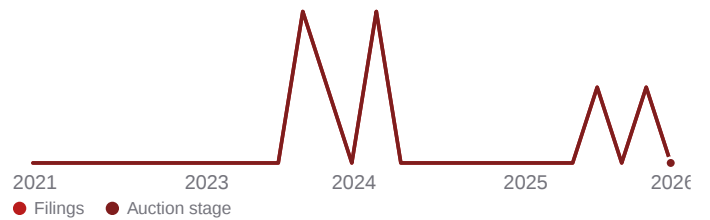
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,670
Median value (AVM)	\$295K
Median size	1,722 ft²
Median bedrooms	3
Median year built	1988
Single family	93%
Condos	7.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.8%
Owner occupied	94%
Company owned	11%
Median loan-to-value	49%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	7,375
Density	214 / mi²
Median household income	\$105K
Average household income	\$128K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	19
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	3.0%
Unemployment	1.8%
Average temp	47°F
Annual precip	31 in
Sunshine	51%

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.