

Grand Blanc 48439

ZIP code · MI · Michigan > Genesee County > Grand Blanc

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

737

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



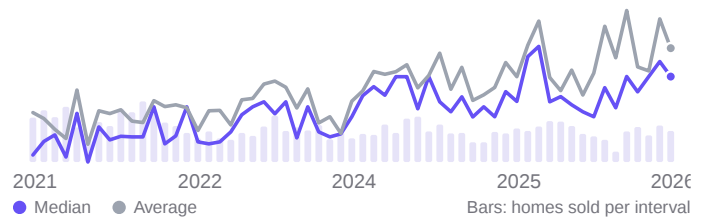
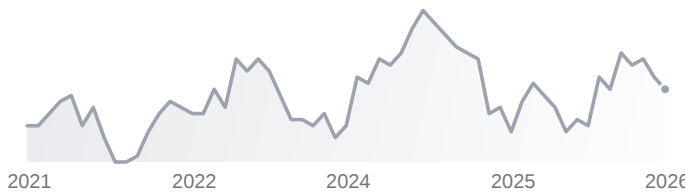
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$300K · Average \$328K

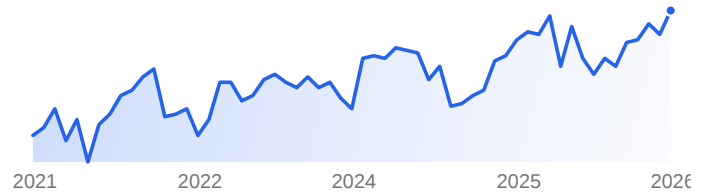
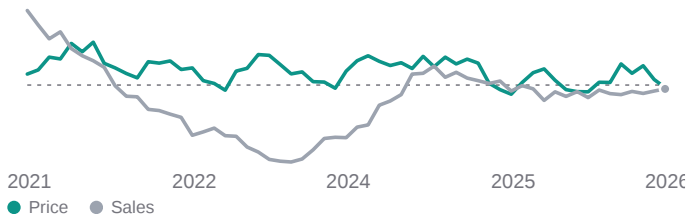


Growth (year over year)

Price -1.1% · Sales -1.6%

Price per square foot

\$185/ft²

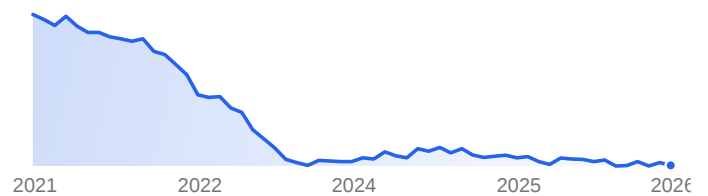
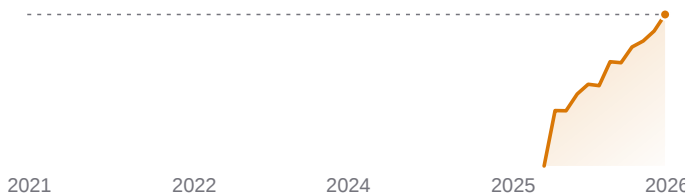


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

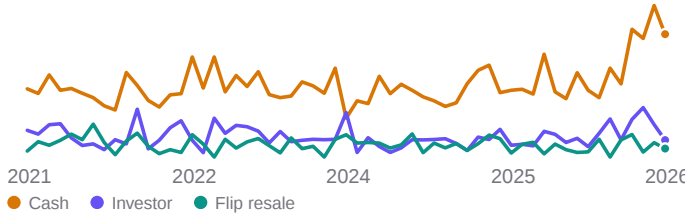
4.2%



BUYERS & OUTCOMES

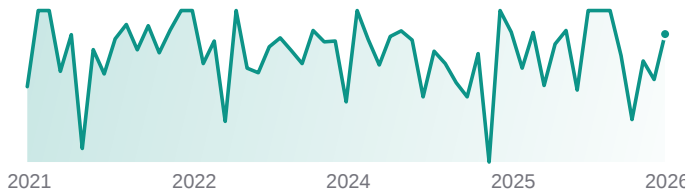
Buyer mix

Cash 46% · Investor 6.3% · Flip resale 3.2%



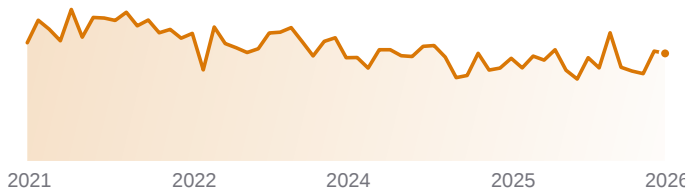
Sellers who sold at a gain

98%

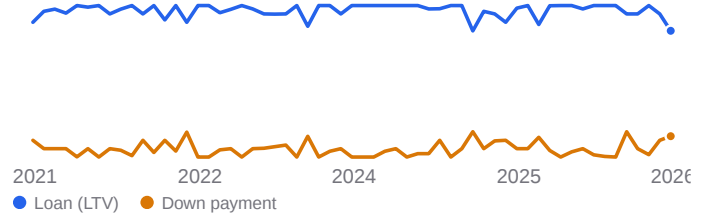


Median annualized return at resale

+6.9%

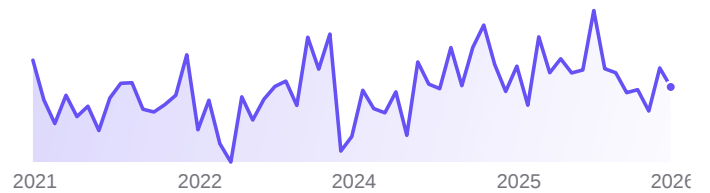


Financing (share of purchase price) Loan (LTV) 80% · Down payment 17%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	17,414
Median value (AVM)	\$281K
Median size	1,773 ft²
Median bedrooms	3
Median year built	1984
Single family	83%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	95%
Company owned	11%
Median loan-to-value	50%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	49,271
Density	927 / mi²
Median household income	\$91K
Average household income	\$112K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	23
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	5.5%
Unemployment	1.7%
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.