

Minden City 48456

ZIP code · MI · Michigan > Sanilac County > Minden City

\$41K

MEDIAN SALE PRICE

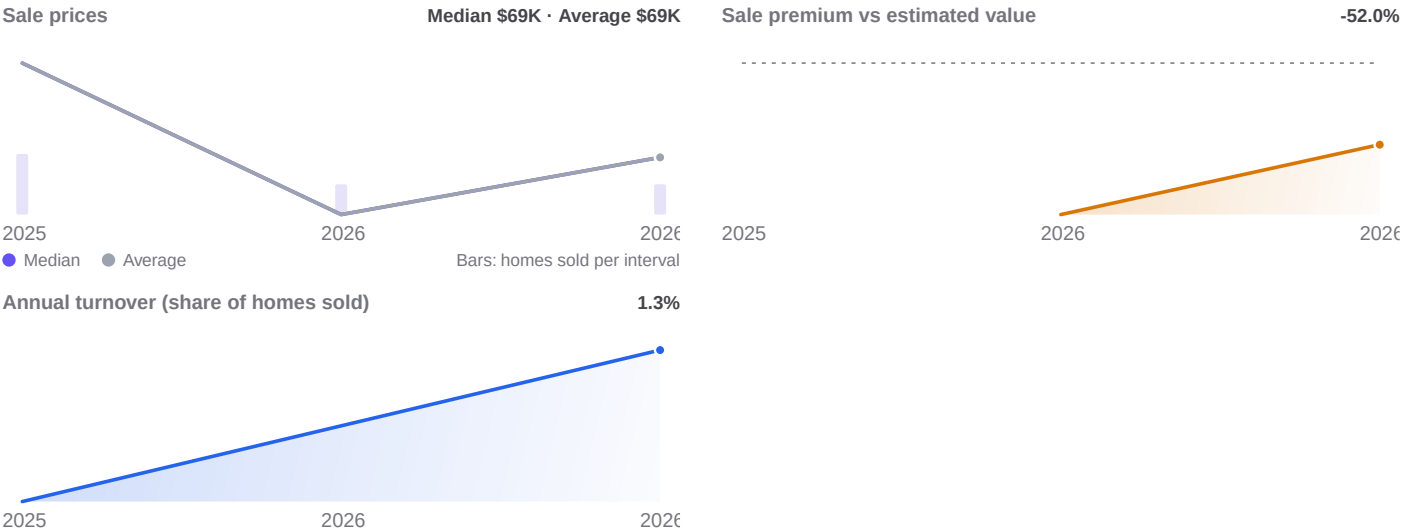
4

SALES (12 MO)

\$113K

MEDIAN VALUE (AVM)

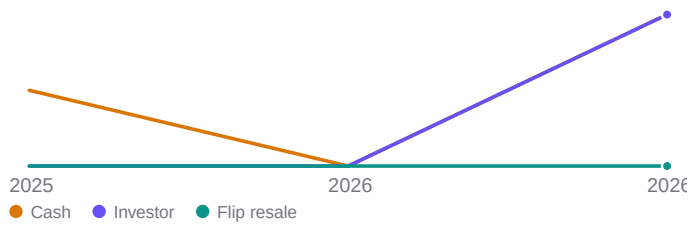
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

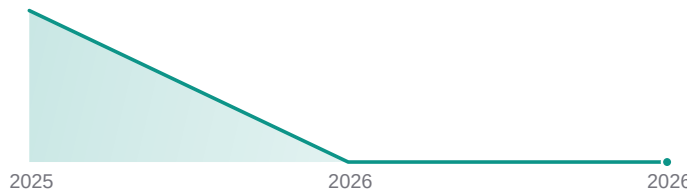
Buyer mix

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



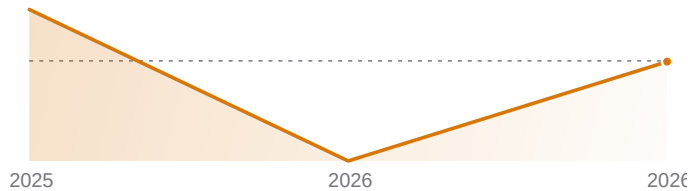
Sellers who sold at a gain

0%

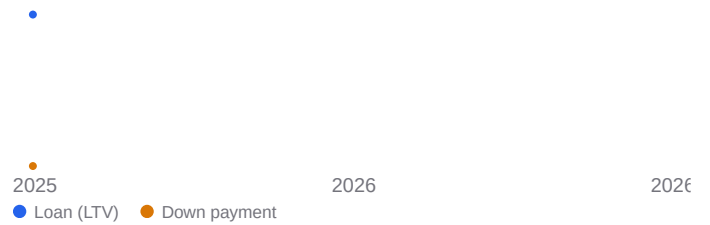


Median annualized return at resale

-0.1%

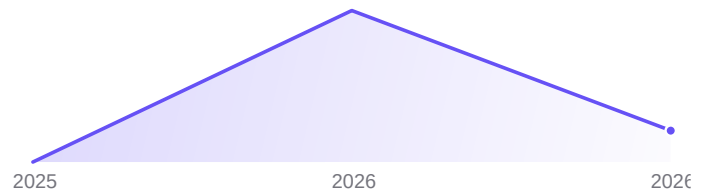


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

7.8 yrs



HOUSING STOCK

Homes	310
Median value (AVM)	\$113K
Median size	1,176 ft²
Median bedrooms	2
Median year built	1973
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0%
Owner occupied	71%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	739
Density	17 / mi²
Median household income	\$67K
Average household income	\$80K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	13
Homes occupied	73%
Bachelor's or higher	14%
Poverty rate	12.3%
Unemployment	1.6%
Average temp	46°F
Annual precip	32 in
Sunshine	53%

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.