

Montrose 48457

ZIP code · MI · Michigan > Genesee County > Montrose

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

90

SALES (12 MO)

\$192K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

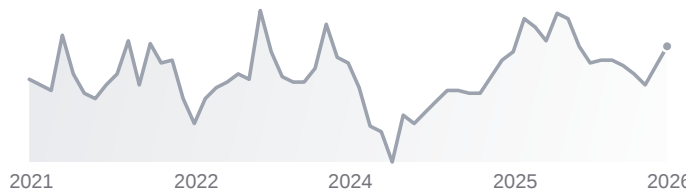
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

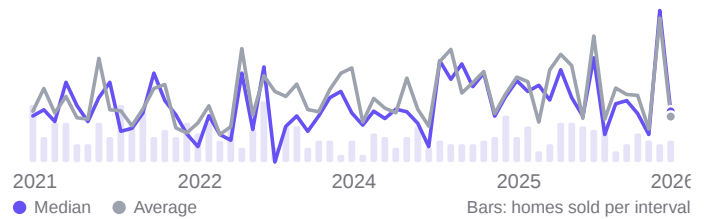
Market temperature (0–100)

59 / 100



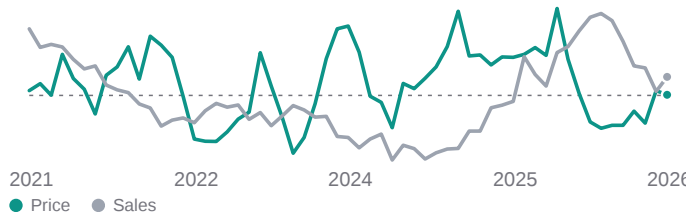
Sale prices

Median \$158K · Average \$149K



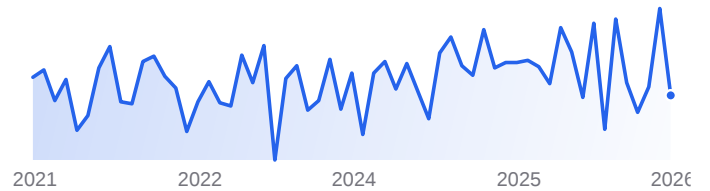
Growth (year over year)

Price +0.3% · Sales +11.1%



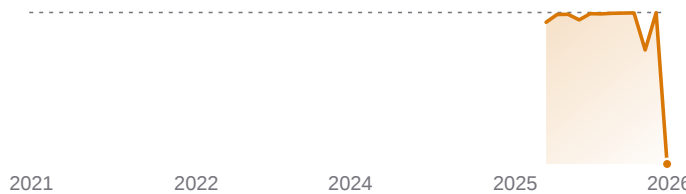
Price per square foot

\$106/ft²



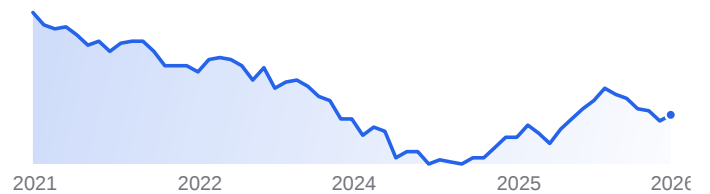
Sale premium vs estimated value

-48.0%



Annual turnover (share of homes sold)

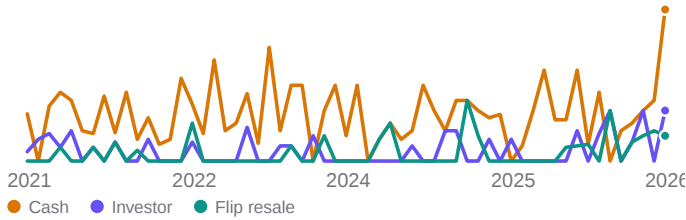
3.3%



BUYERS & OUTCOMES

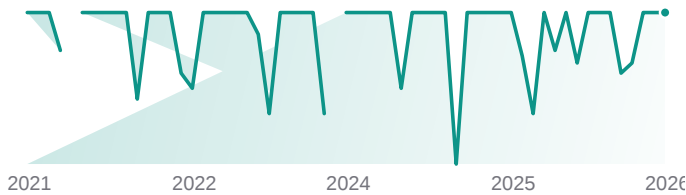
Buyer mix

Cash 100% · Investor 33% · Flip resale 17%



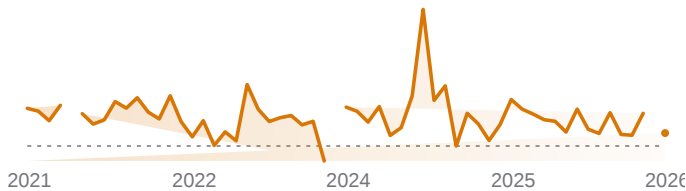
Sellers who sold at a gain

100%

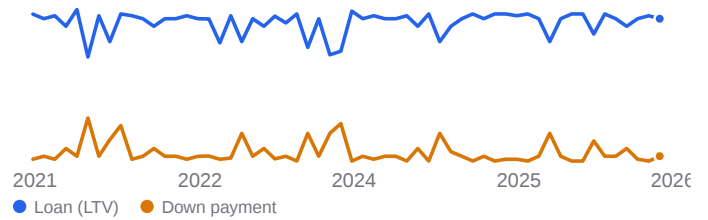


Median annualized return at resale

+3.8%

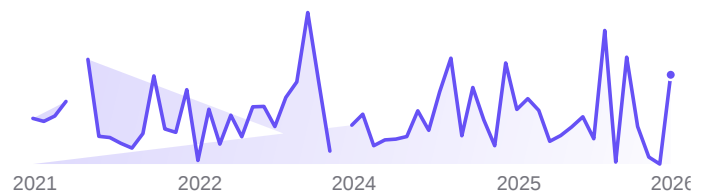


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



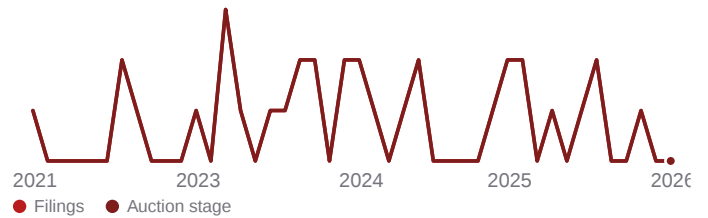
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,755
Median value (AVM)	\$192K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1972
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.1%
Owner occupied	91%
Company owned	6.7%
Median loan-to-value	39%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	8,419
Density	188 / mi²
Median household income	\$63K
Average household income	\$75K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	18
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	15.2%
Unemployment	1.7%
Average temp	48°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.