

North Branch 48461

ZIP code · MI · Michigan > Lapeer County > North Branch

SELLER'S MARKET

\$258K

MEDIAN SALE PRICE

+23.2%

1-YR CHANGE

112

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

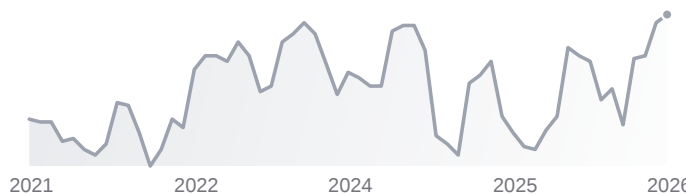
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

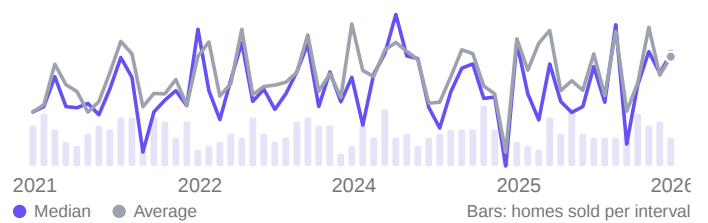
Market temperature (0–100)

77 / 100



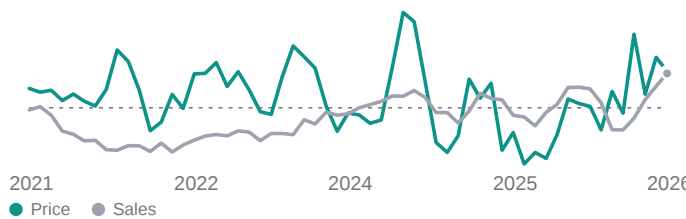
Sale prices

Median \$269K · Average \$264K



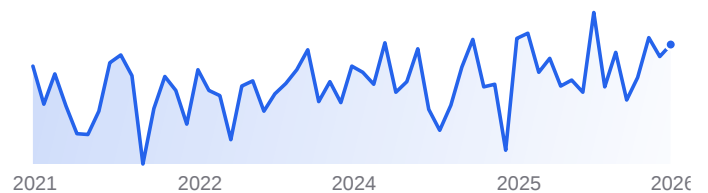
Growth (year over year)

Price +23.2% · Sales +21.7%



Price per square foot

\$190/ft²



Sale premium vs estimated value

+4.2%



Annual turnover (share of homes sold)

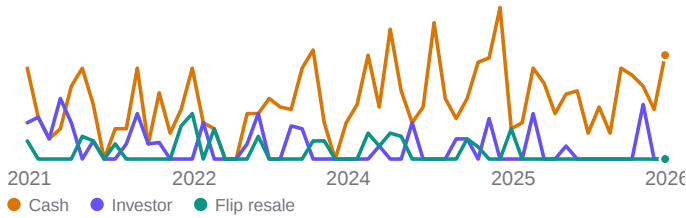
4.1%



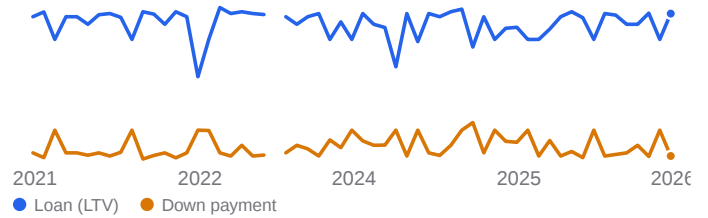
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 0% · Flip resale 0%

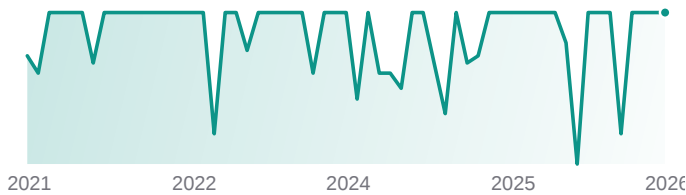


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



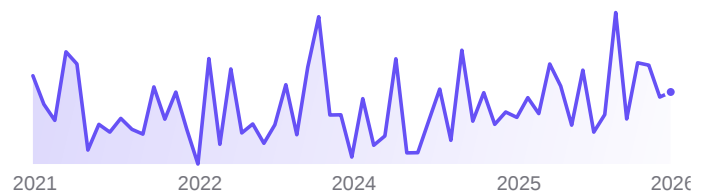
Sellers who sold at a gain

100%



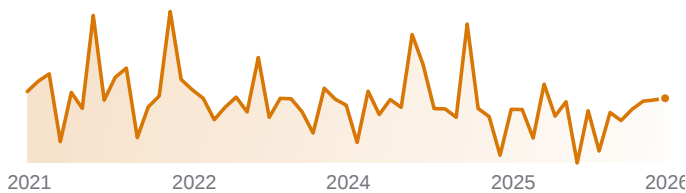
Typical hold before selling

5.8 yrs



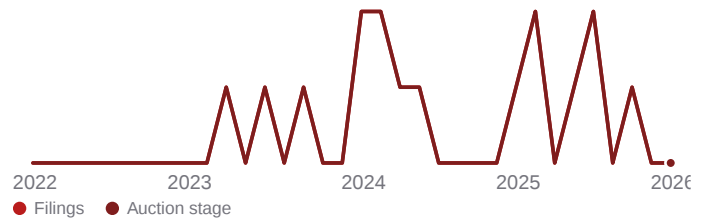
Median annualized return at resale

+8.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,760
Median value (AVM)	\$212K
Median size	1,490 ft²
Median bedrooms	3
Median year built	1979
Single family	88%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.5%
Owner occupied	92%
Company owned	9.3%
Median loan-to-value	46%

Typical ownership tenure

17.4 yrs

COMMUNITY

Population	8,213
Density	98 / mi²
Median household income	\$76K
Average household income	\$104K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	19
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	10.5%
Unemployment	1.3%
Average temp	47°F
Annual precip	32 in
Sunshine	53%

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.