

Otisville 48463

ZIP code · MI · Michigan > Genesee County > Otisville

SELLER'S MARKET

\$216K

MEDIAN SALE PRICE

+12.2%

1-YR CHANGE

59

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

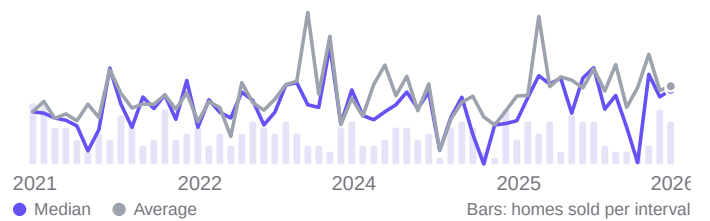
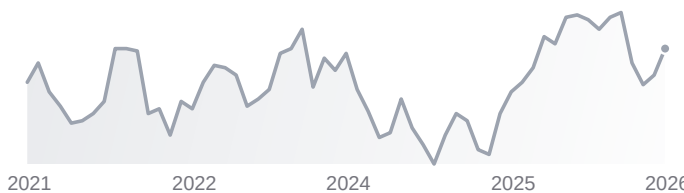
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$210K · Average \$217K

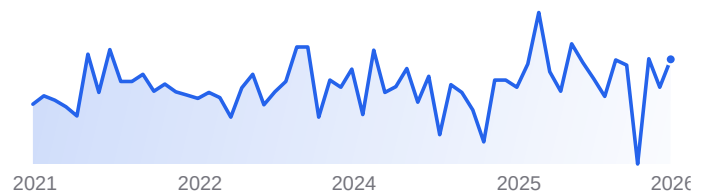
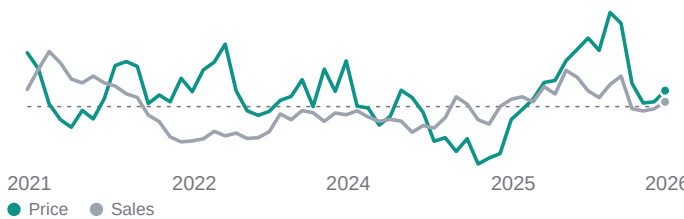


Growth (year over year)

Price +12.2% · Sales +3.5%

Price per square foot

\$178/ft²

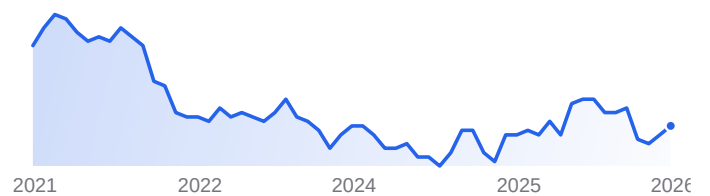
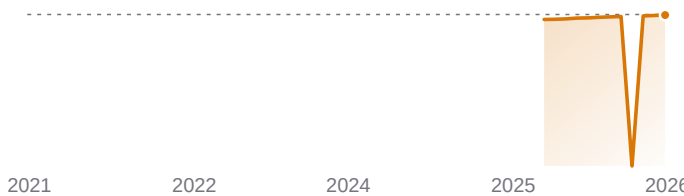


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

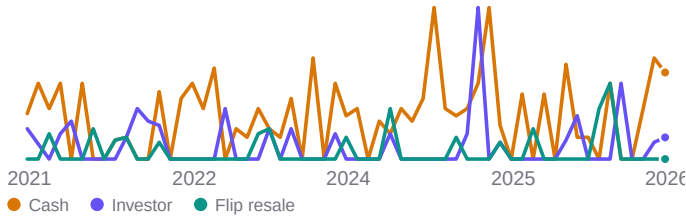
3.4%



BUYERS & OUTCOMES

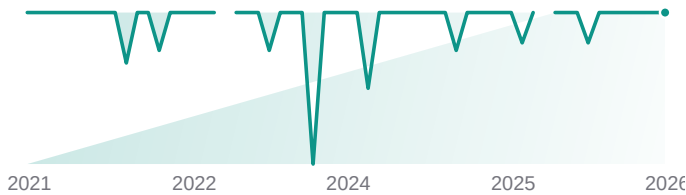
Buyer mix

Cash 57% · Investor 14% · Flip resale 0%



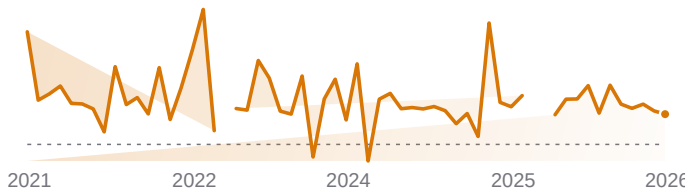
Sellers who sold at a gain

100%

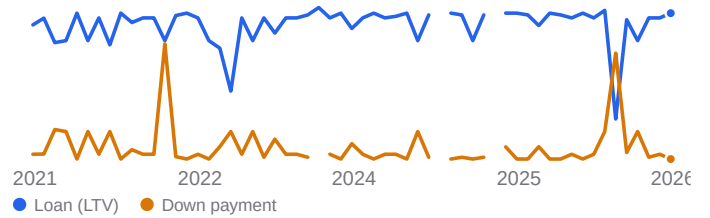


Median annualized return at resale

+5.9%

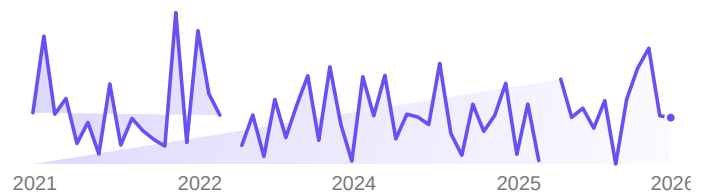


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	1,734
Median value (AVM)	\$219K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1972
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.2%
Owner occupied	94%
Company owned	8.4%
Median loan-to-value	38%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	4,624
Density	133 / mi²
Median household income	\$71K
Average household income	\$78K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	16
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	8.1%
Unemployment	1.4%
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.