Palms 48465

ZIP code · MI · Michigan › Sanilac County

BALANCED MARKET

$282K	+150.3%	7	$202K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

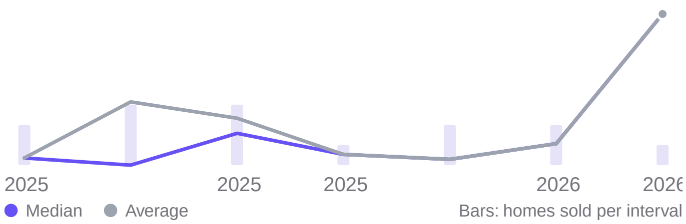
Market temperature

Balanced market · 52 / 100

MARKET TRENDS (5 YEARS)

Sale prices

Median $454K · Average $454K

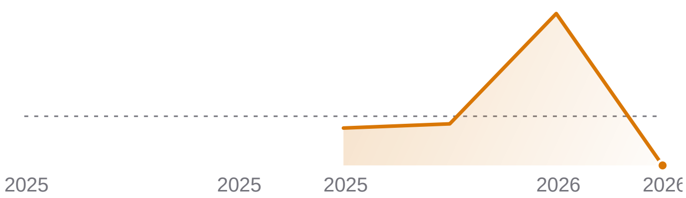


Growth (year over year)

Price +150.3% · Sales +0.0%

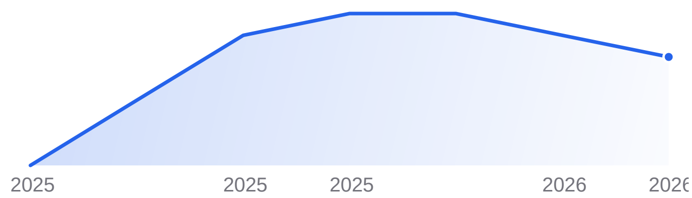
Sale premium vs estimated value

-4.4%



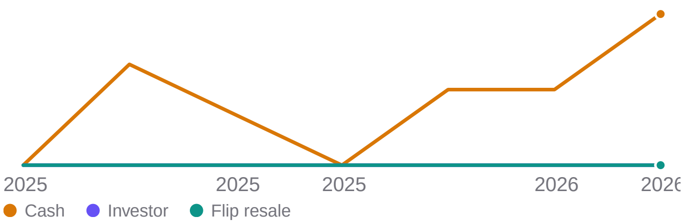
Annual turnover (share of homes sold)

1.8%

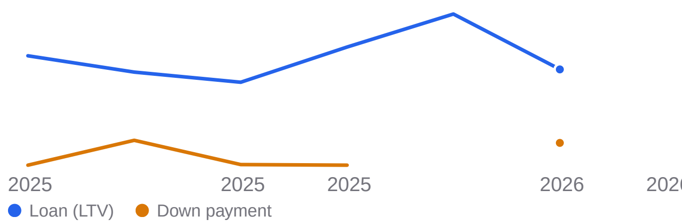


BUYERS & OUTCOMES

Buyer mix — Cash 100% · Investor 0% · Flip resale 0%

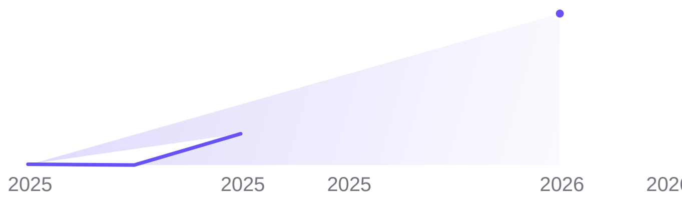


Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%

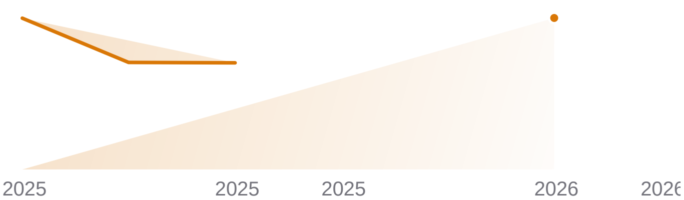


Sellers who sold at a gain — 100%

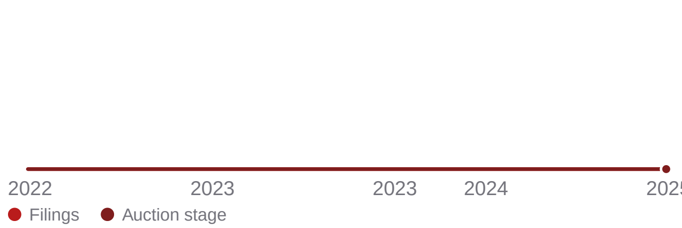
Typical hold before selling — 15.8 yrs



Median annualized return at resale — +9.2%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**380**
Median value (AVM)	**$202K**
Single family	**100%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**86%**
Underwater (LTV 125% or more)	**1.1%**
Owner occupied	**59%**
Company owned	**15%**
Median loan-to-value	**0%**
Typical ownership tenure	**9.6 yrs**

COMMUNITY

Population	**595**
Density	**14 / mi²**
Median household income	**$62K**
Average household income	**$77K**
Crime index (US avg 100)	**165**
Air pollution index (US avg 100)	**105**
Earthquake index (US avg 100)	**18**
Homes occupied	**64%**
Bachelor's or higher	**10%**
Poverty rate	**13.1%**
Unemployment	**1.5%**
Average temp	**46°F**
Annual precip	**32 in**
Sunshine	**53%**

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.