

Peck 48466

ZIP code · MI · Michigan › Sanilac County › Peck

BALANCED MARKET

\$121K

MEDIAN SALE PRICE

-23.6%

1-YR CHANGE

20

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100



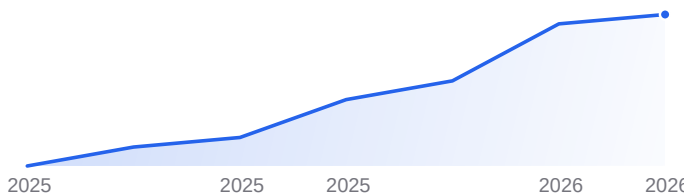
Growth (year over year)

Price -23.6% · Sales +185.7%



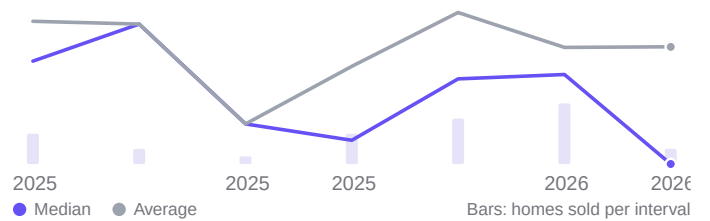
Annual turnover (share of homes sold)

3.6%



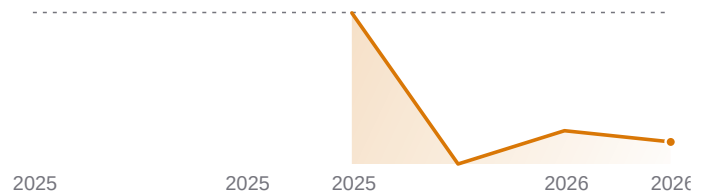
Sale prices

Median \$65K · Average \$168K



Sale premium vs estimated value

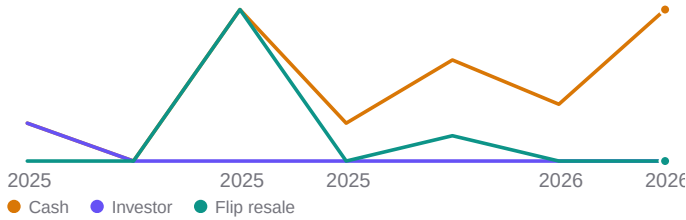
-6.9%



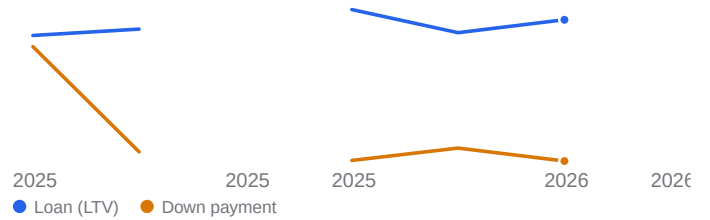
BUYERS & OUTCOMES

Buyer mix

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

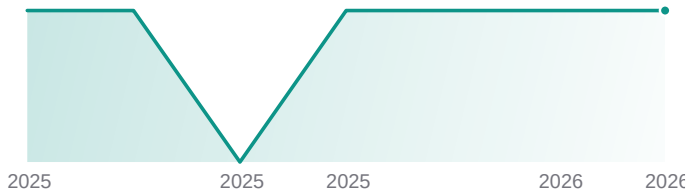


Financing (share of purchase price) Loan (LTV) 90% · Down payment 9.6%



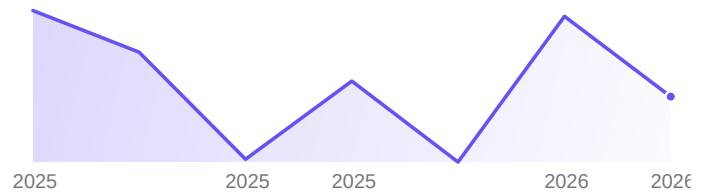
Sellers who sold at a gain

100%



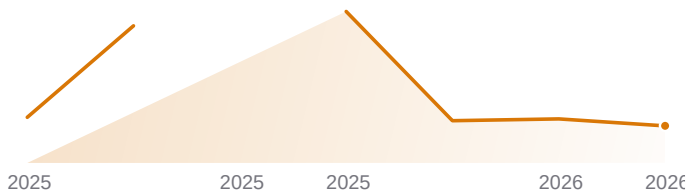
Typical hold before selling

7.6 yrs



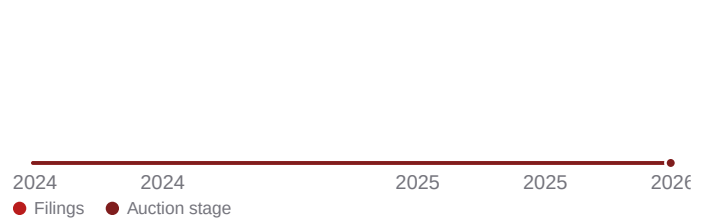
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	562
Median value (AVM)	\$127K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	2.3%
Owner occupied	88%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,759
Density	43 / mi²
Median household income	\$58K
Average household income	\$72K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	18
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	11.7%
Unemployment	1.7%
Average temp	46°F
Annual precip	30 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.