

Sandusky 48471

ZIP code · MI · Michigan > Sanilac County > Sandusky

BALANCED MARKET

\$90K

MEDIAN SALE PRICE

-47.0%

1-YR CHANGE

62

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



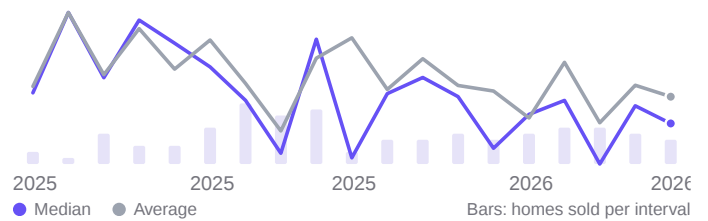
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$100K · Average \$135K

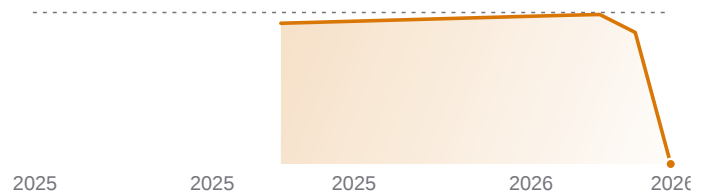


Growth (year over year)

Price -47.0% · Sales +106.7%

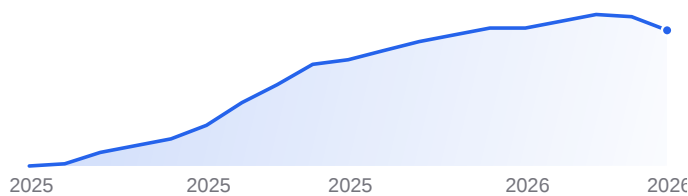
Sale premium vs estimated value

-40.4%



Annual turnover (share of homes sold)

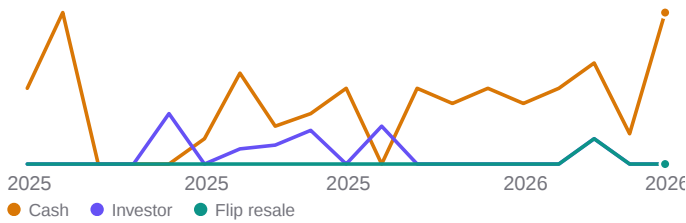
3.4%



BUYERS & OUTCOMES

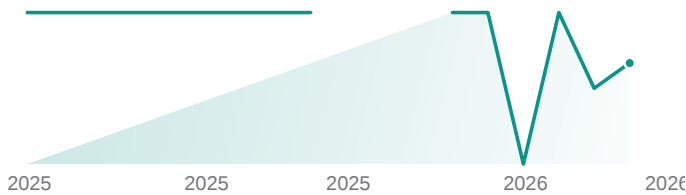
Buyer mix

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



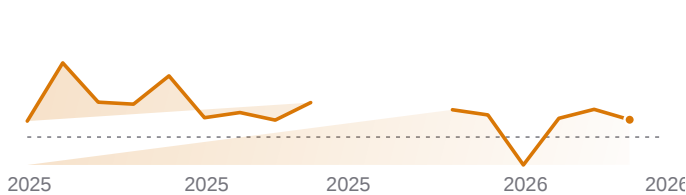
Sellers who sold at a gain

67%

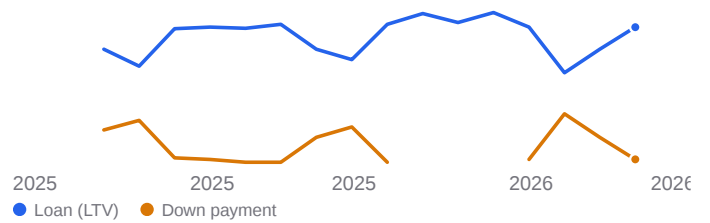


Median annualized return at resale

+4.7%

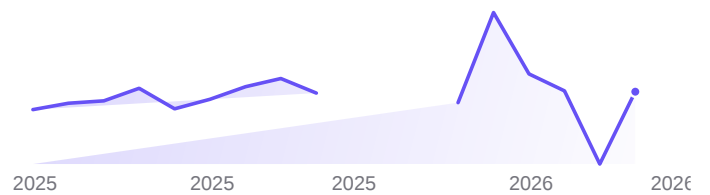


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



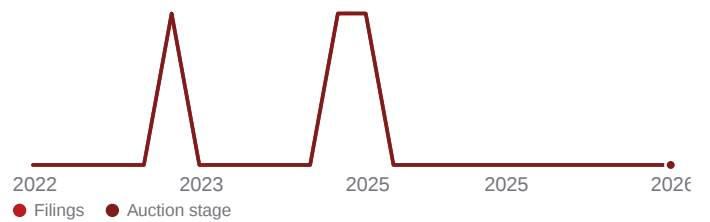
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,798
Median value (AVM)	\$142K
Single family	99%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.2%
Owner occupied	86%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	5,527
Density	54 / mi²
Median household income	\$57K
Average household income	\$75K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	19
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	13.5%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.