

# Flint 48503

ZIP code · MI · Michigan > Genesee County > Flint

BUYER'S MARKET

**\$73K**

MEDIAN SALE PRICE

**-9.2%**

1-YR CHANGE

**334**

SALES (12 MO)

**\$62K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



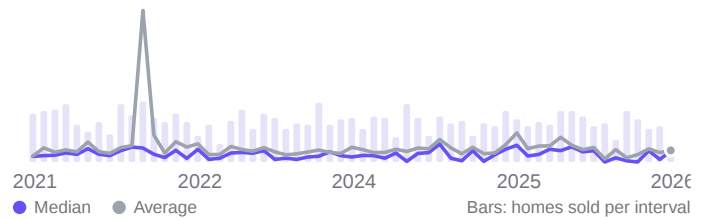
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$83K · Average \$86K

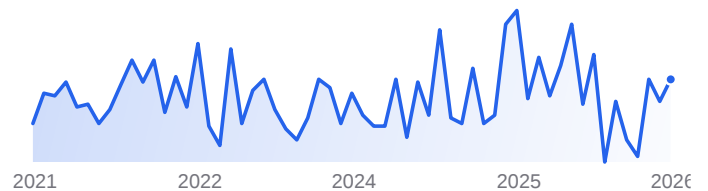
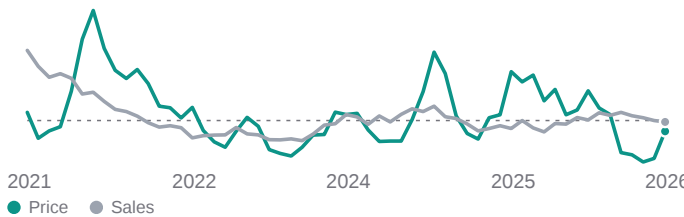


Growth (year over year)

Price -9.2% · Sales -1.2%

Price per square foot

\$67/ft²

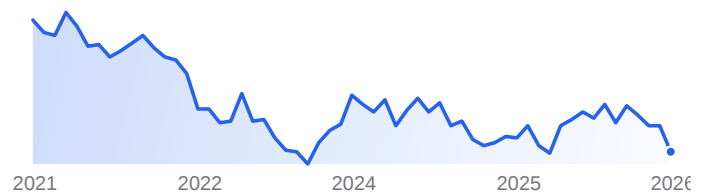
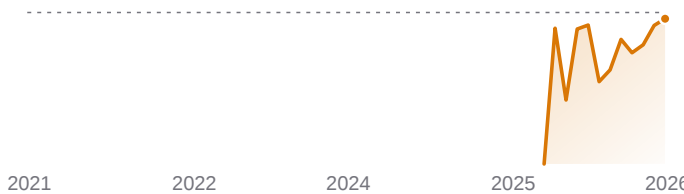


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

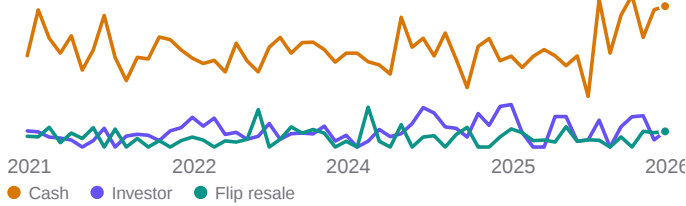
3.8%



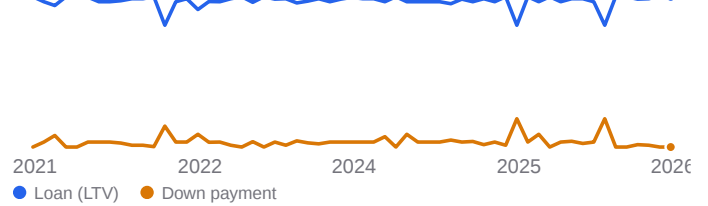
## BUYERS & OUTCOMES

### Buyer mix

Cash 75% · Investor 8.3% · Flip resale 8.3%

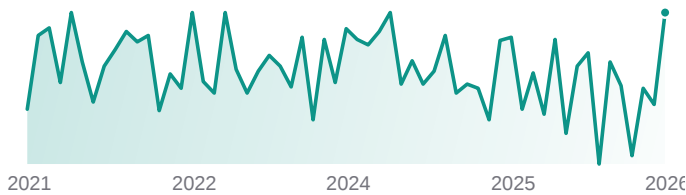


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



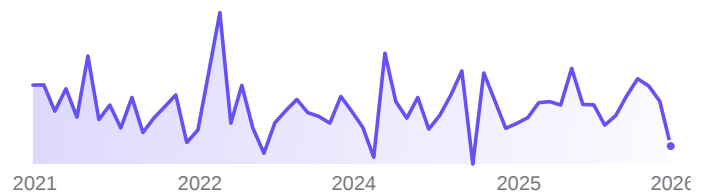
### Sellers who sold at a gain

100%



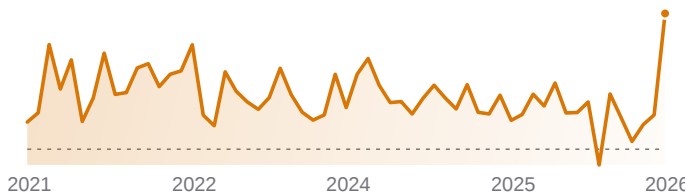
### Typical hold before selling

3.2 yrs



### Median annualized return at resale

+25.4%



### Preforeclosure filings

Filings 4 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,730     |
| Median value (AVM) | \$62K     |
| Median size        | 1,176 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1939      |
| Single family      | 99%       |
| Condos             | 0.9%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 70%  |
| Underwater (LTV 125% or more) | 5.1% |
| Owner occupied                | 64%  |
| Company owned                 | 21%  |
| Median loan-to-value          | 0%   |

Typical ownership tenure

**13.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>21,281</b>      |
| Density                          | <b>2,470 / mi²</b> |
| Median household income          | <b>\$44K</b>       |
| Average household income         | <b>\$59K</b>       |
| Crime index (US avg 100)         | <b>155</b>         |
| Air pollution index (US avg 100) | <b>103</b>         |
| Earthquake index (US avg 100)    | <b>22</b>          |
| Homes occupied                   | <b>84%</b>         |
| Bachelor's or higher             | <b>11%</b>         |
| Poverty rate                     | <b>25.3%</b>       |
| Unemployment                     | <b>1.3%</b>        |
| Average temp                     | <b>47°F</b>        |
| Annual precip                    | <b>31 in</b>       |
| Sunshine                         | <b>50%</b>         |

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.