

Flint 48504

ZIP code · MI · Michigan > Genesee County > Flint

BUYER'S MARKET

\$49K

MEDIAN SALE PRICE

-11.8%

1-YR CHANGE

311

SALES (12 MO)

\$40K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



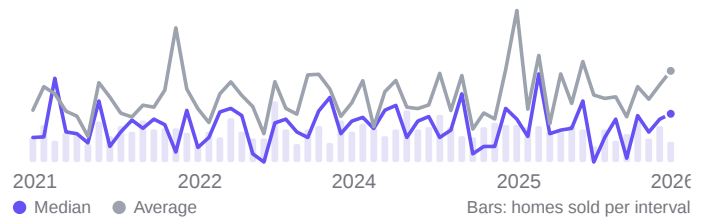
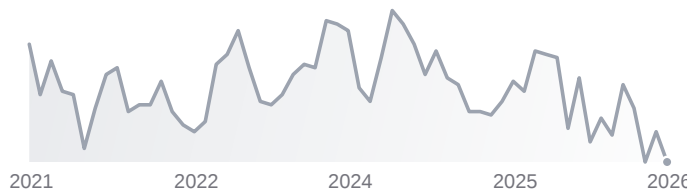
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$53K · Average \$77K

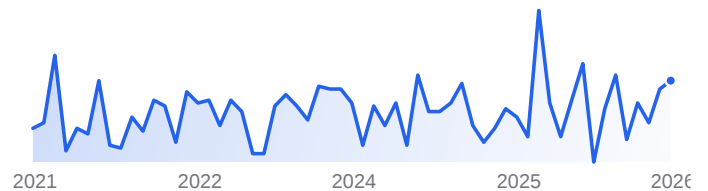
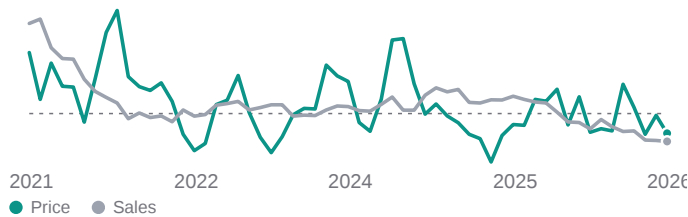


Growth (year over year)

Price -11.8% · Sales -16.6%

Price per square foot

\$51/ft²



Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

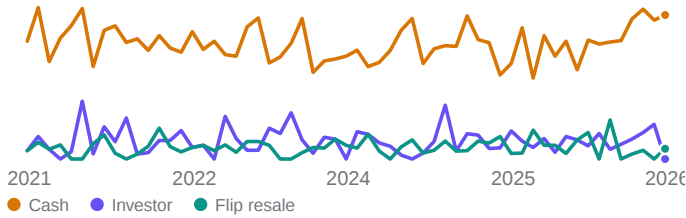
2.9%



BUYERS & OUTCOMES

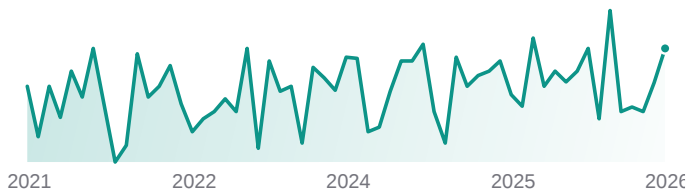
Buyer mix

Cash 78% · Investor 0% · Flip resale 5.6%



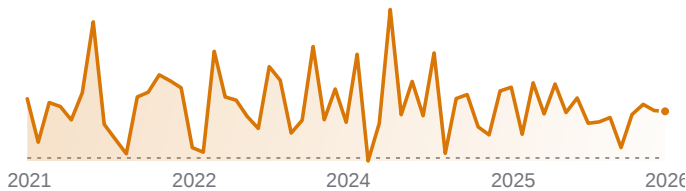
Sellers who sold at a gain

88%

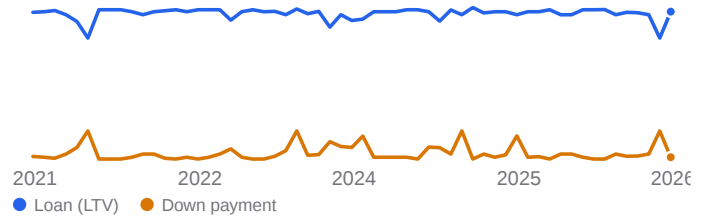


Median annualized return at resale

+6.4%

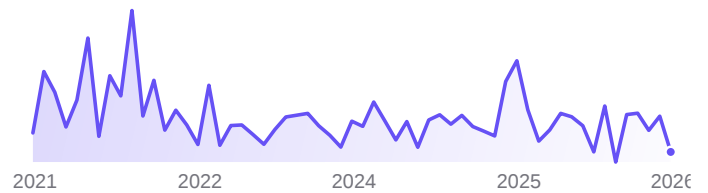


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,606
Median value (AVM)	\$40K
Median size	1,000 ft²
Median bedrooms	3
Median year built	1950
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	9.0%
Owner occupied	64%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	16.6 yrs

COMMUNITY

Population	25,169
Density	1,647 / mi²
Median household income	\$44K
Average household income	\$55K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	16
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	26.7%
Unemployment	1.3%
Average temp	47°F
Annual precip	31 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.