

# Beaverton 48612

ZIP code · MI · Michigan > Gladwin County > Beaverton

**\$130K**

MEDIAN SALE PRICE

**20**

SALES (12 MO)

**\$139K**

MEDIAN VALUE (AVM)

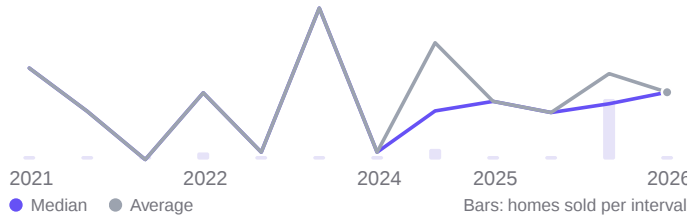
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$171K · Average \$171K

Growth (year over year)

Price +9.5% · Sales -60.0%

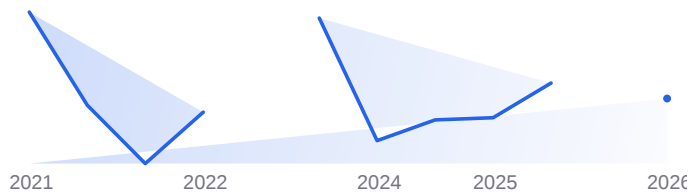


Price per square foot

\$106/ft²

Sale premium vs estimated value

+6.4%



Annual turnover (share of homes sold)

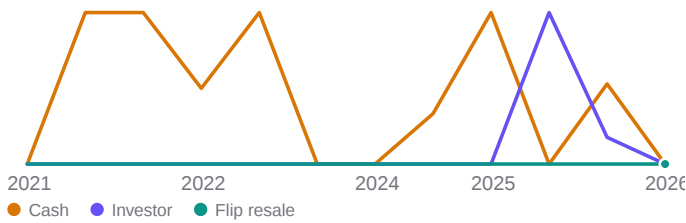
0.3%



## BUYERS & OUTCOMES

### Buyer mix

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



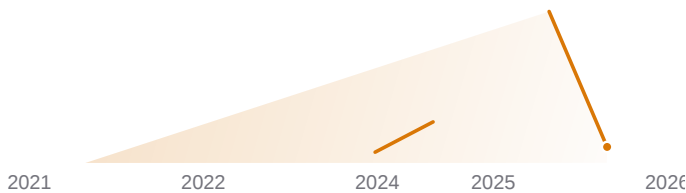
### Sellers who sold at a gain

100%

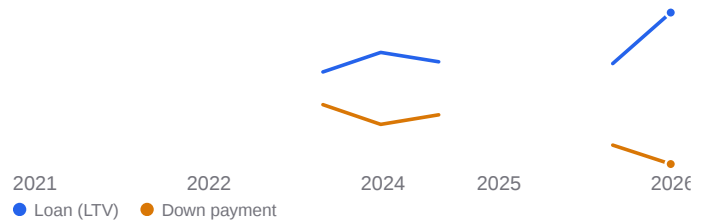
2021 2022 2024 2025 2026

### Median annualized return at resale

+9.7%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



### Typical hold before selling

9.1 yrs

2021 2022 2024 2025 2026

### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,186     |
| Median value (AVM) | \$139K    |
| Median size        | 1,404 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1990      |
| Single family      | 98%       |
| Condos             | 1.1%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 82%  |
| Underwater (LTV 125% or more) | 2.1% |
| Owner occupied                | 63%  |
| Company owned                 | 12%  |
| Median loan-to-value          | 9%   |

Typical ownership tenure

**126.6 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>9,182</b>               |
| Density                          | <b>71 / mi<sup>2</sup></b> |
| Median household income          | <b>\$57K</b>               |
| Average household income         | <b>\$70K</b>               |
| Crime index (US avg 100)         | <b>121</b>                 |
| Air pollution index (US avg 100) | <b>96</b>                  |
| Earthquake index (US avg 100)    | <b>12</b>                  |
| Homes occupied                   | <b>75%</b>                 |
| Bachelor's or higher             | <b>11%</b>                 |
| Poverty rate                     | <b>12.4%</b>               |
| Unemployment                     | <b>1.7%</b>                |
| Average temp                     | <b>46°F</b>                |
| Annual precip                    | <b>30 in</b>               |
| Sunshine                         | <b>50%</b>                 |

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.