

Bentley 48613

ZIP code · MI · Michigan > Bay County

BUYER'S MARKET

\$67K

MEDIAN SALE PRICE

-60.8%

1-YR CHANGE

9

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



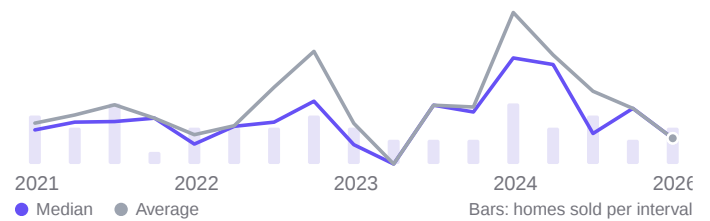
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$67K · Average \$67K

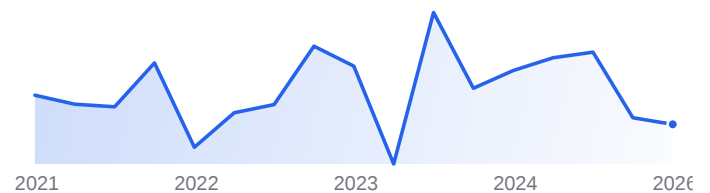
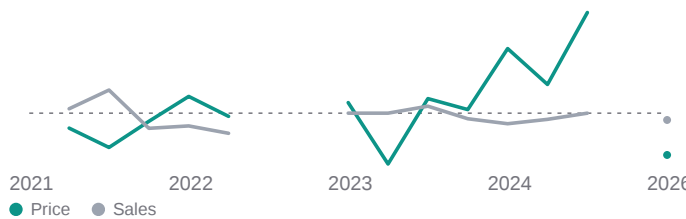


Growth (year over year)

Price -60.8% · Sales -10.0%

Price per square foot

\$56/ft²

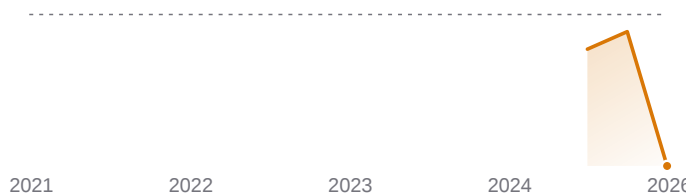


Sale premium vs estimated value

-18.8%

Annual turnover (share of homes sold)

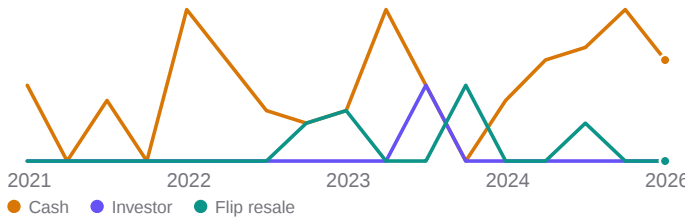
1.7%



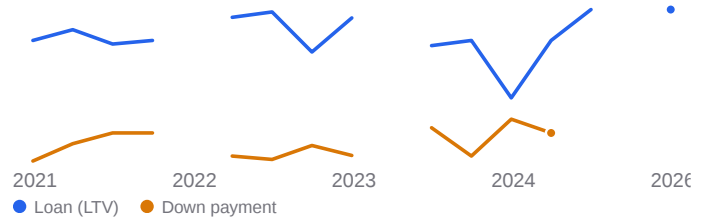
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

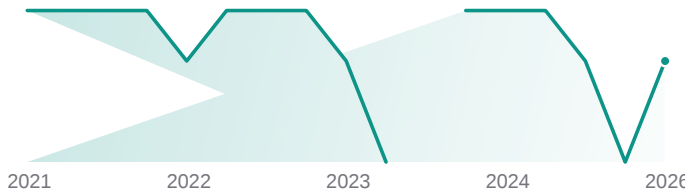


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



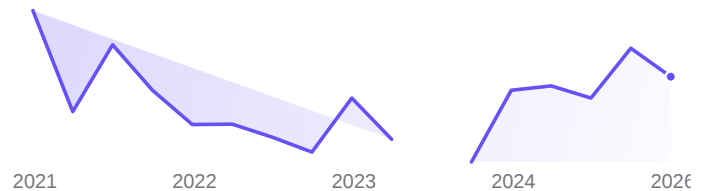
Sellers who sold at a gain

67%



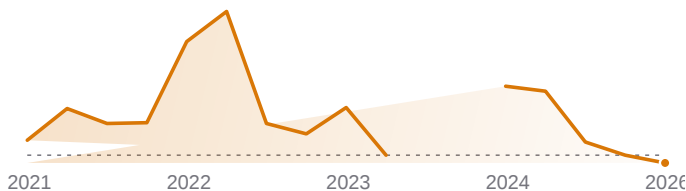
Typical hold before selling

8.9 yrs



Median annualized return at resale

-1.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	538
Median value (AVM)	\$160K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1977
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.9%
Owner occupied	83%
Company owned	7.1%
Median loan-to-value	23%
Typical ownership tenure	29.0 yrs

COMMUNITY

Population	1,046
Density	20 / mi²
Median household income	\$59K
Average household income	\$68K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	16
Homes occupied	85%
Bachelor's or higher	10%
Poverty rate	8.8%
Unemployment	1.9%
Average temp	45°F
Annual precip	31 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.