

Chesaning 48616

ZIP code · MI · Michigan > Saginaw County > Chesaning

BALANCED MARKET

\$171K

MEDIAN SALE PRICE

-34.5%

1-YR CHANGE

95

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



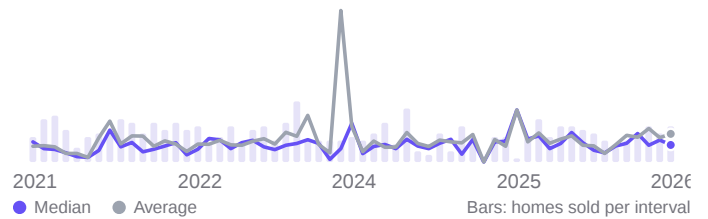
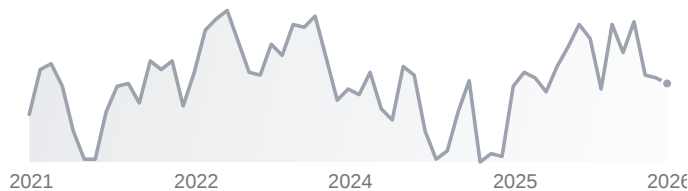
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$162K · Average \$227K

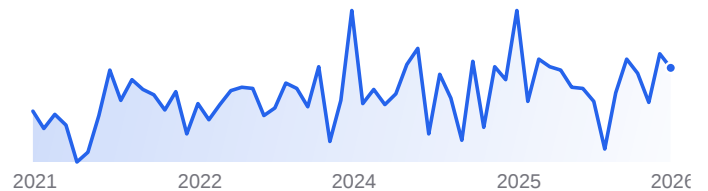
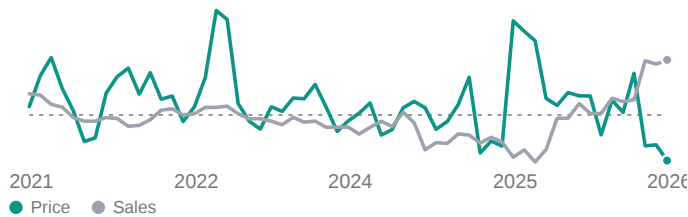


Growth (year over year)

Price -34.5% · Sales +41.8%

Price per square foot

\$138/ft²

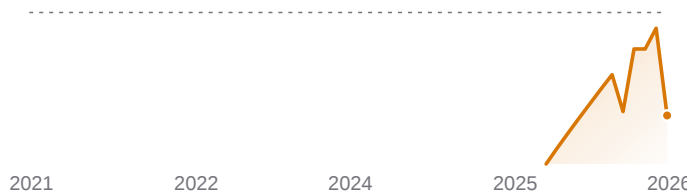


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

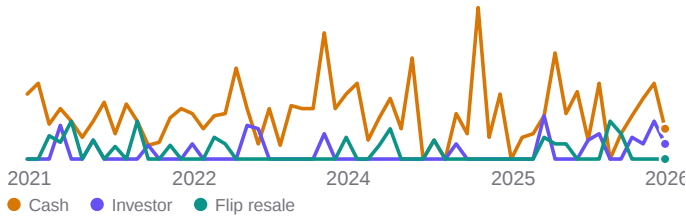
3.3%



BUYERS & OUTCOMES

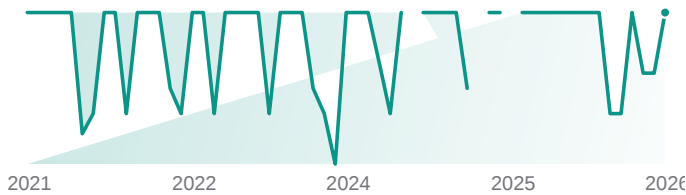
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



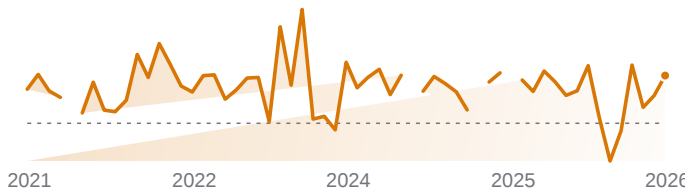
Sellers who sold at a gain

100%

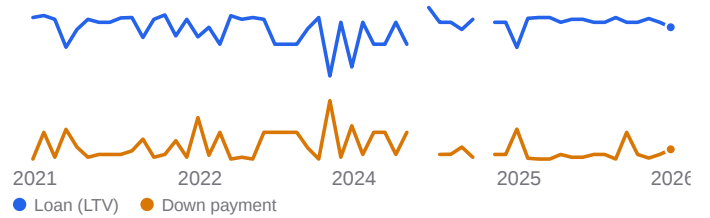


Median annualized return at resale

+10.1%

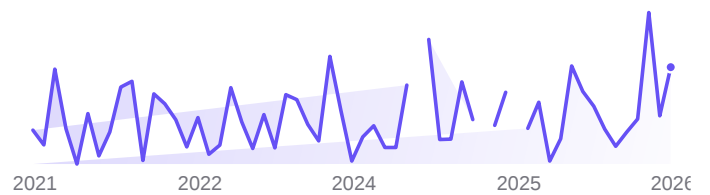


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



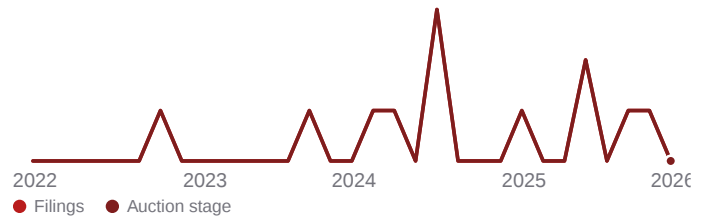
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,892
Median value (AVM)	\$186K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1967
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.3%
Owner occupied	92%
Company owned	8.8%
Median loan-to-value	40%
Typical ownership tenure	19.8 yrs

COMMUNITY

Population	7,226
Density	90 / mi²
Median household income	\$62K
Average household income	\$76K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	15
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	12.1%
Unemployment	1.6%
Average temp	48°F
Annual precip	32 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.