

Coleman 48618

ZIP code · MI · Michigan > Midland County > Coleman

BALANCED MARKET

\$198K

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

76

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



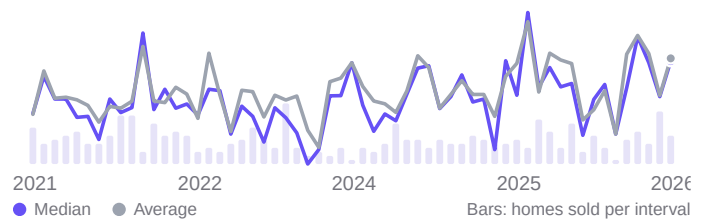
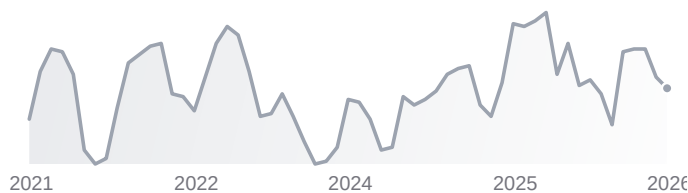
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$224K · Average \$229K

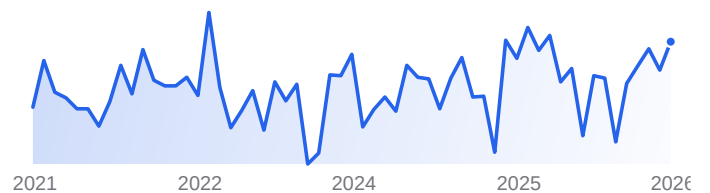
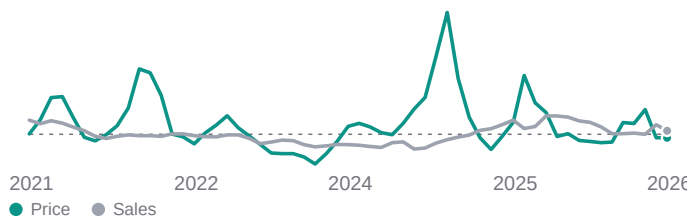


Growth (year over year)

Price -8.3% · Sales +8.6%

Price per square foot

\$165/ft²

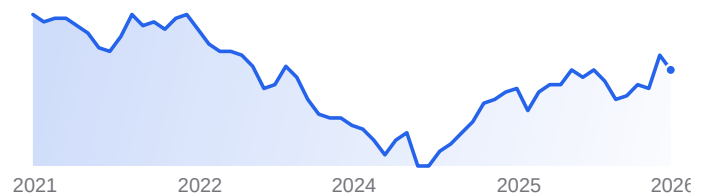
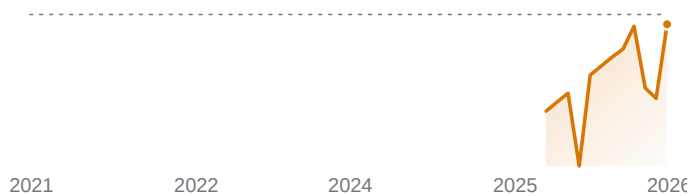


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

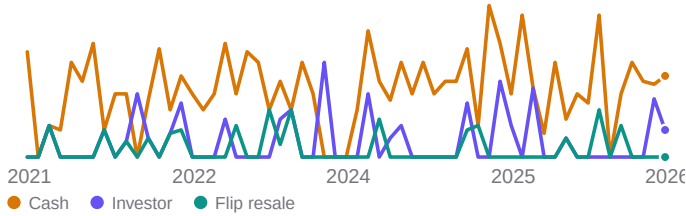
3.3%



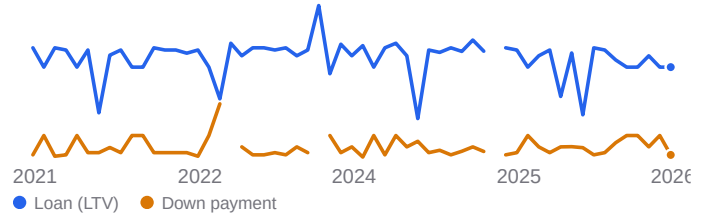
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 14% · Flip resale 0%

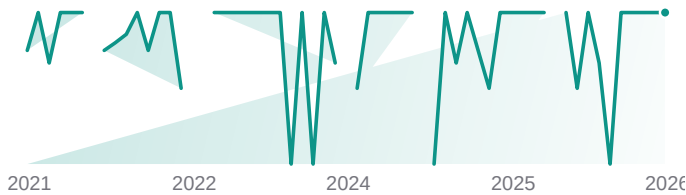


Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.0%



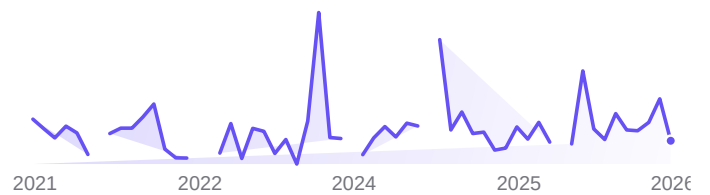
Sellers who sold at a gain

100%



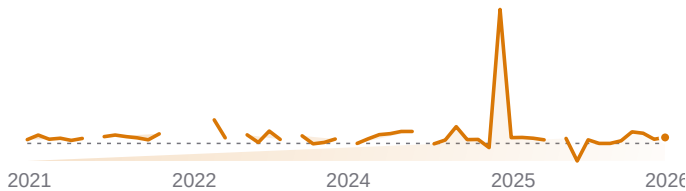
Typical hold before selling

2.4 yrs



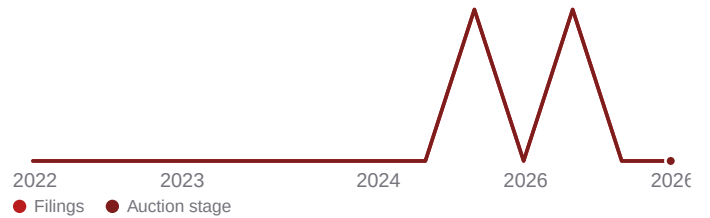
Median annualized return at resale

+10.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,312
Median value (AVM)	\$182K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1975
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	6,109
Density	59 / mi²
Median household income	\$56K
Average household income	\$75K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	12
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	12.4%
Unemployment	1.3%
Average temp	46°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.