

Freeland 48623

ZIP code · MI · Michigan > Saginaw County > Freeland

BALANCED MARKET

\$311K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

204

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



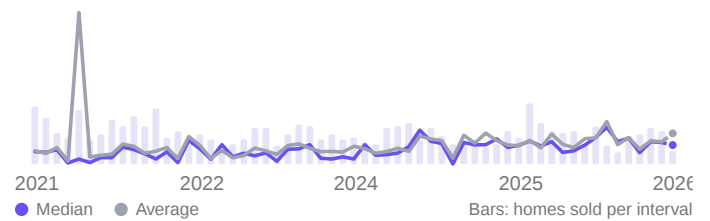
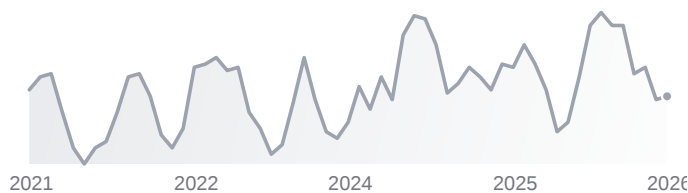
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$297K · Average \$378K

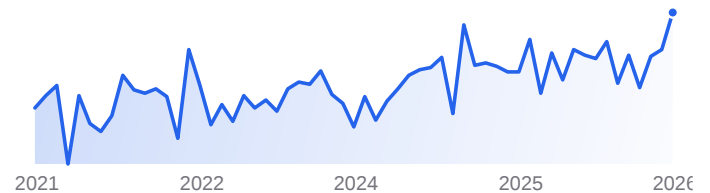
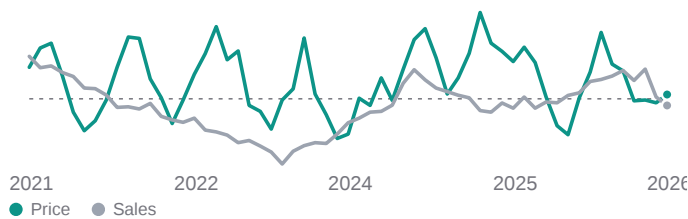


Growth (year over year)

Price +2.4% · Sales -3.8%

Price per square foot

\$222/ft²

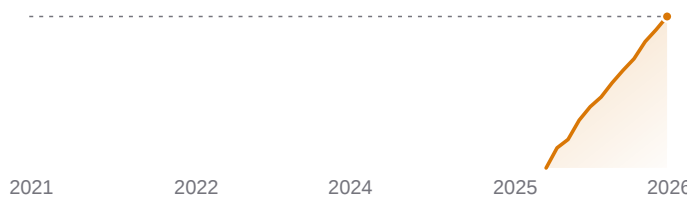


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

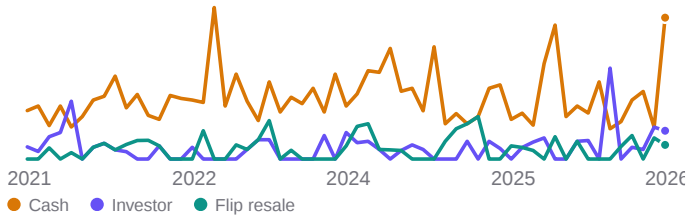
4.0%



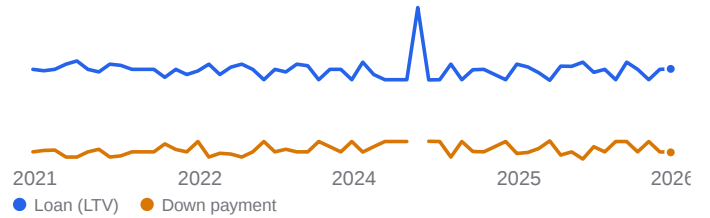
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 13% · Flip resale 6.7%

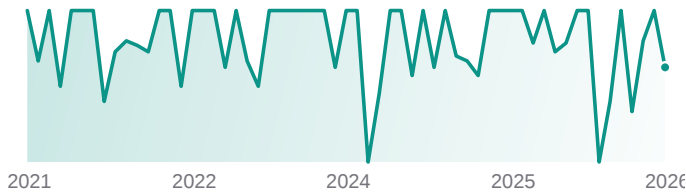


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.5%



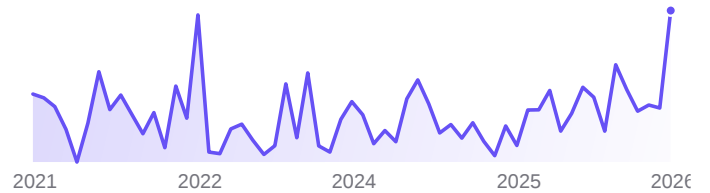
Sellers who sold at a gain

88%



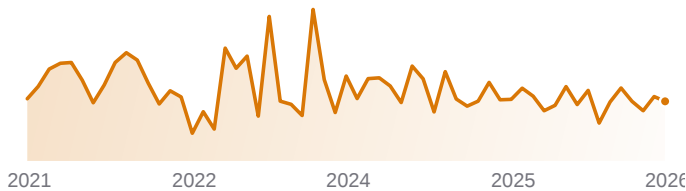
Typical hold before selling

11.3 yrs



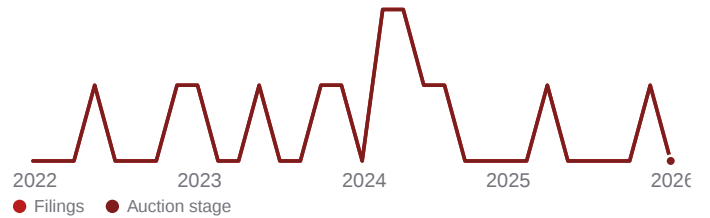
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,120
Median value (AVM)	\$280K
Median size	1,690 ft²
Median bedrooms	3
Median year built	1991
Single family	93%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.0%
Owner occupied	93%
Company owned	14%
Median loan-to-value	47%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	14,881
Density	218 / mi²
Median household income	\$92K
Average household income	\$117K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	16
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	5.7%
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.