

Hope 48628

ZIP code · MI · Michigan > Midland County

SELLER'S MARKET

\$522K

MEDIAN SALE PRICE

+133.6%

1-YR CHANGE

31

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

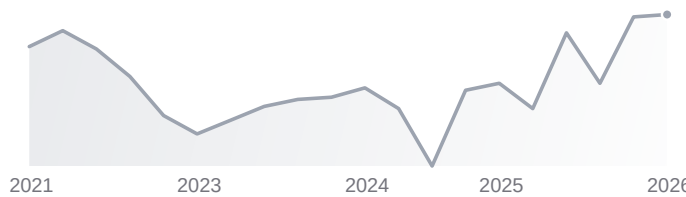
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

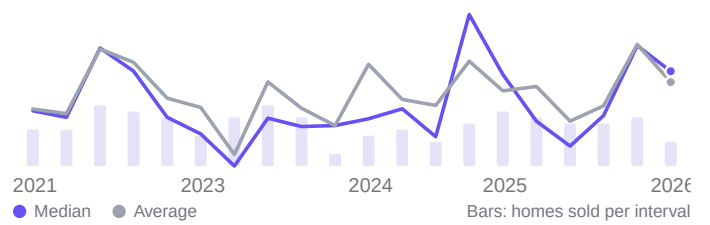
Market temperature (0–100)

75 / 100



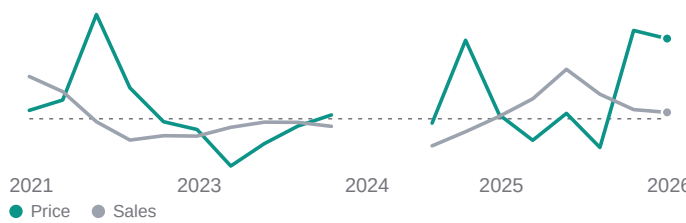
Sale prices

Median \$239K · Average \$220K



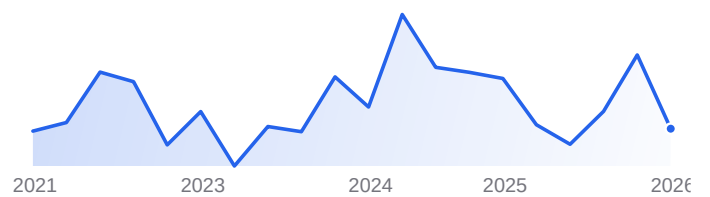
Growth (year over year)

Price +133.6% · Sales +10.7%



Price per square foot

\$109/ft²



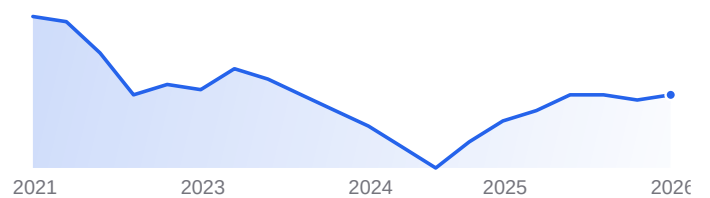
Sale premium vs estimated value

-12.8%



Annual turnover (share of homes sold)

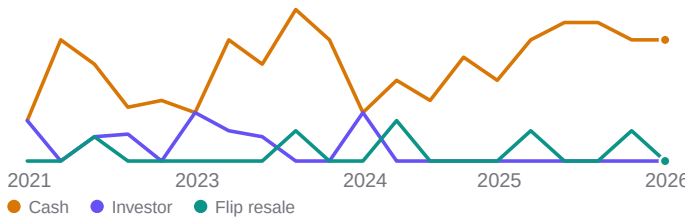
2.9%



BUYERS & OUTCOMES

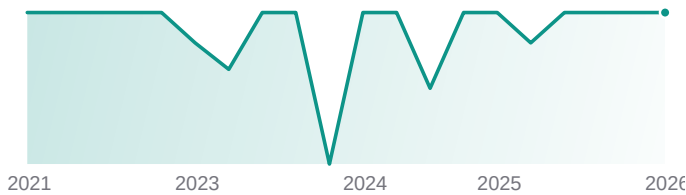
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



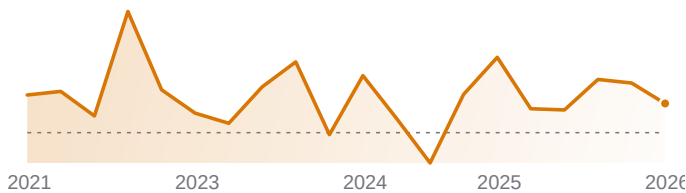
Sellers who sold at a gain

100%

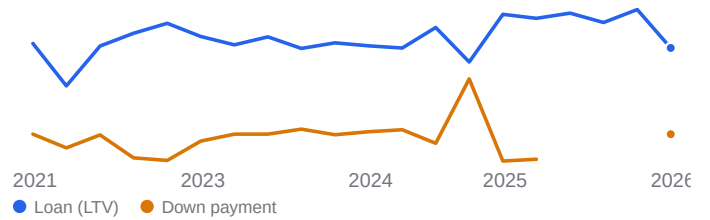


Median annualized return at resale

+5.9%

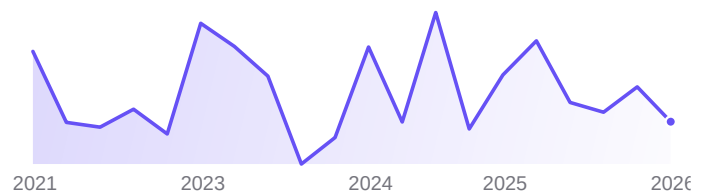


Financing (share of purchase price) Loan (LTV) 77% · Down payment 20%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,077
Median value (AVM)	\$178K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1972
Single family	95%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.8%
Owner occupied	78%
Company owned	15%
Median loan-to-value	0%

Typical ownership tenure

23.8 yrs

COMMUNITY

Population	2,146
Density	66 / mi²
Median household income	\$80K
Average household income	\$98K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	10
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	7.0%
Unemployment	1.4%
Average temp	47°F
Annual precip	31 in
Sunshine	50%

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.