

Sanford 48657

ZIP code · MI · Michigan > Midland County > Sanford

BALANCED MARKET

\$209K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

138

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



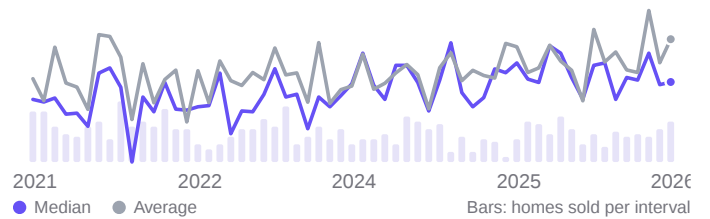
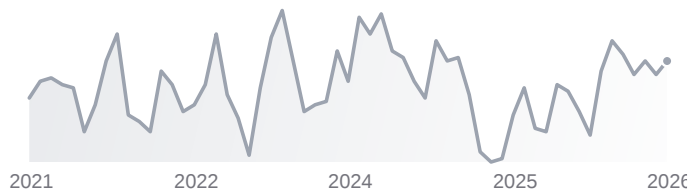
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$191K · Average \$279K

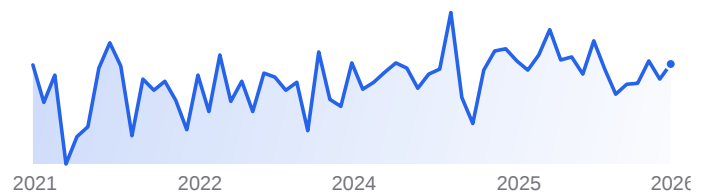
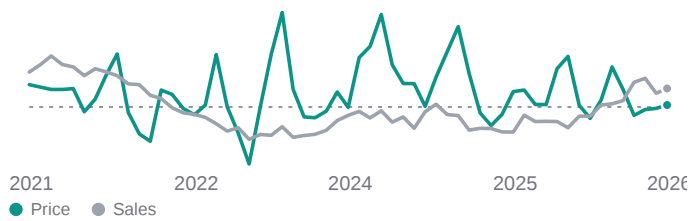


Growth (year over year)

Price +1.5% · Sales +14.0%

Price per square foot

\$150/ft²

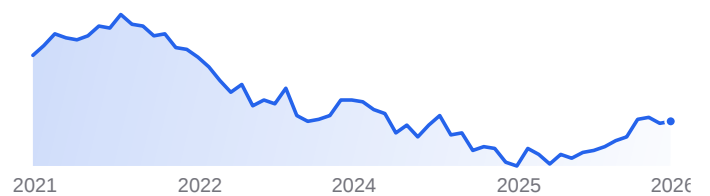


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

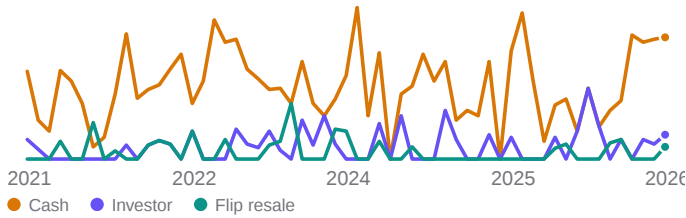
3.6%



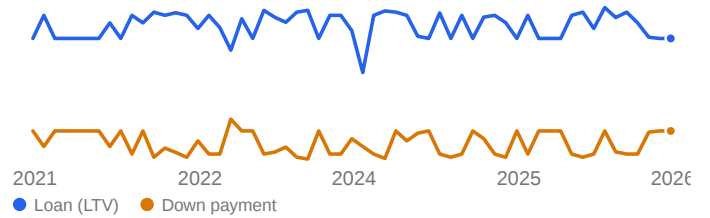
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 13% · Flip resale 6.3%

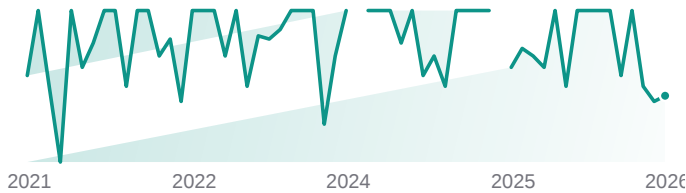


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



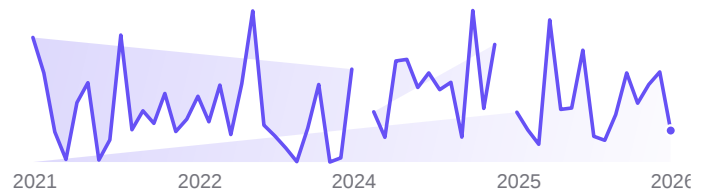
Sellers who sold at a gain

63%



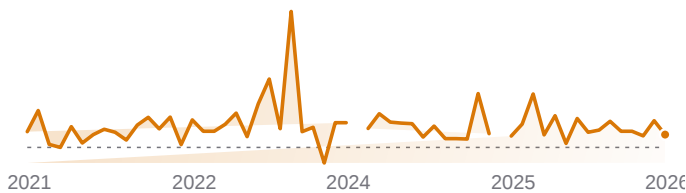
Typical hold before selling

3.0 yrs



Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,823
Median value (AVM)	\$216K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1980
Single family	83%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	6,960
Density	106 / mi ²
Median household income	\$78K
Average household income	\$91K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	18
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	14.7%
Unemployment	1.3%
Average temp	47°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.