

Standish 48658

ZIP code · MI · Michigan > Arenac County > Standish

BALANCED MARKET

\$231K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



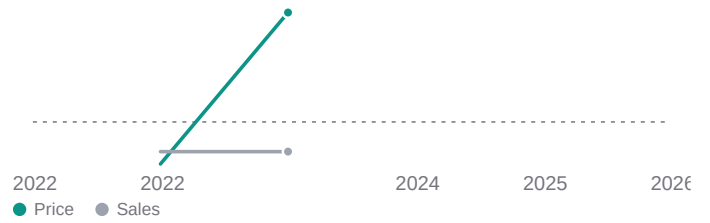
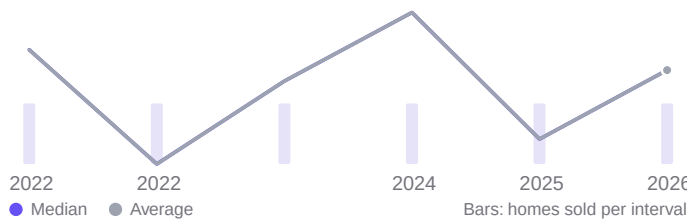
MARKET TRENDS (5 YEARS)

Sale prices

Median \$231K · Average \$231K

Growth (year over year)

Price +184.0% · Sales -50.0%



Price per square foot

\$175/ft²

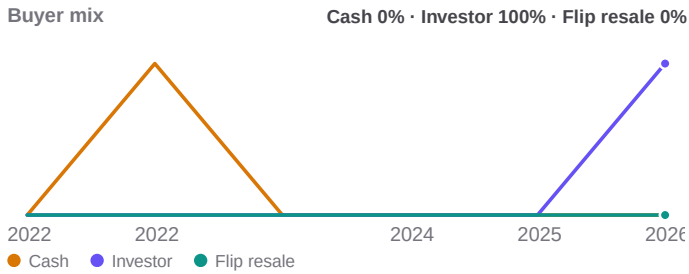
Annual turnover (share of homes sold)

0.0%



BUYERS & OUTCOMES

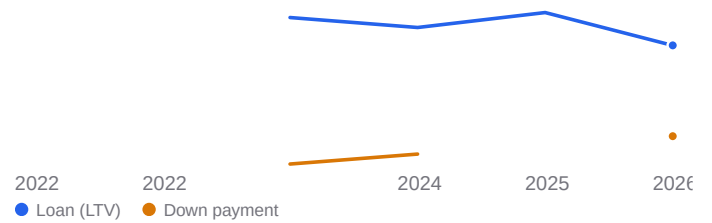
Buyer mix



Sellers who sold at a gain

100%

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

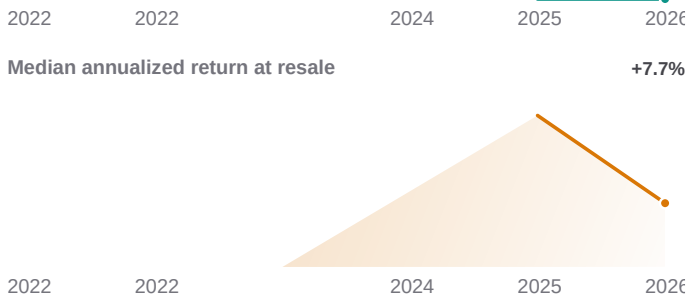


Typical hold before selling

6.4 yrs

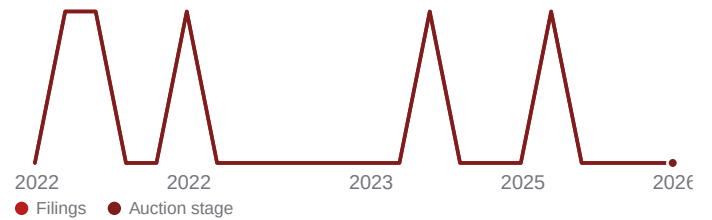
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,322
Median value (AVM)	\$135K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1972
Single family	96%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	1.4%
Owner occupied	72%
Company owned	9.9%
Median loan-to-value	0%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	5,378
Density	61 / mi ²
Median household income	\$53K
Average household income	\$65K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	16
Homes occupied	85%
Bachelor's or higher	9%
Poverty rate	11.4%
Unemployment	2.2%
Average temp	45°F
Annual precip	30 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.