

Caro 48723

ZIP code · MI · Michigan > Tuscola County > Caro

SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

+27.8%

1-YR CHANGE

145

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

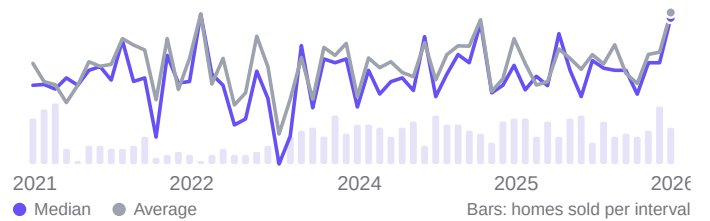
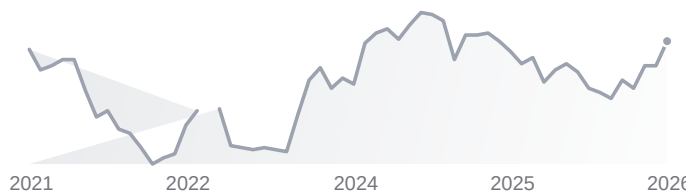
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$220K · Average \$227K

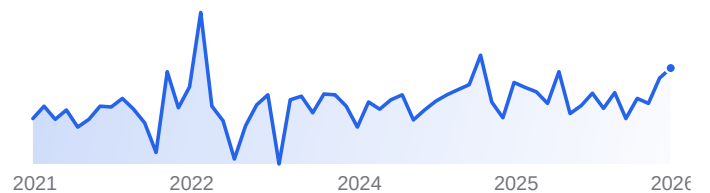
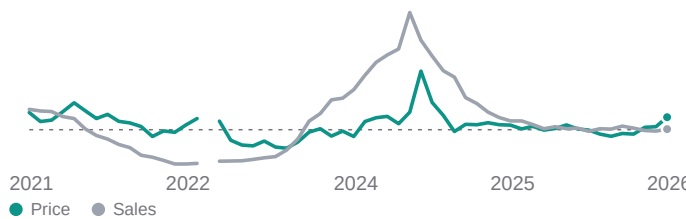


Growth (year over year)

Price +27.8% · Sales +1.4%

Price per square foot

\$155/ft²

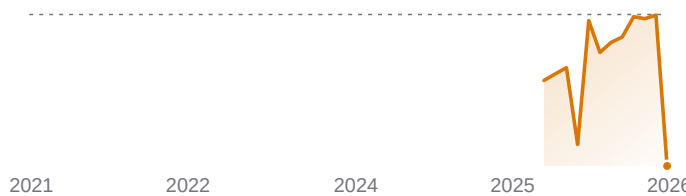


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

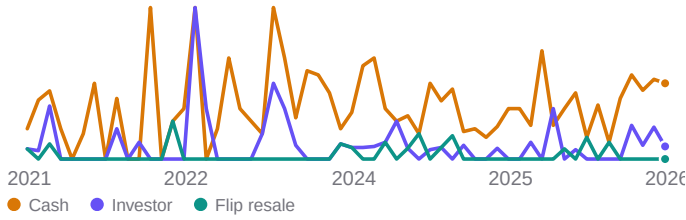
3.4%



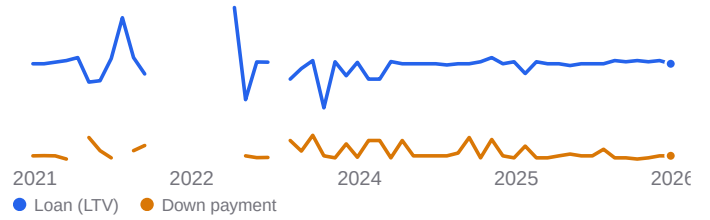
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 8.3% · Flip resale 0%

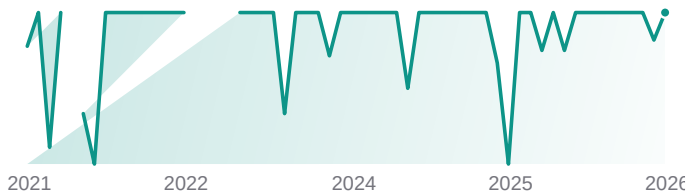


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



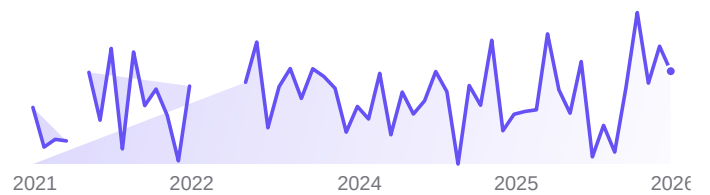
Sellers who sold at a gain

100%



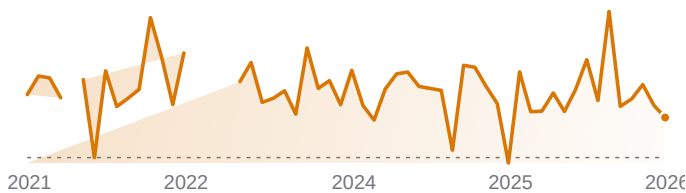
Typical hold before selling

6.7 yrs



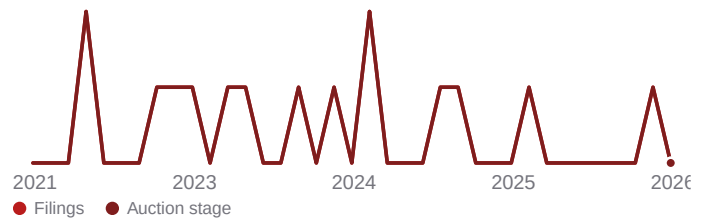
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,285
Median value (AVM)	\$142K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1971
Single family	99%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.1%
Owner occupied	92%
Company owned	6.6%
Median loan-to-value	27%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	11,222
Density	84 / mi²
Median household income	\$57K
Average household income	\$72K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	18
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	13.4%
Unemployment	1.6%
Average temp	47°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.