

Deford 48729

ZIP code · MI · Michigan · Tuscola County

BUYER'S MARKET

\$185K

MEDIAN SALE PRICE

-36.8%

1-YR CHANGE

13

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



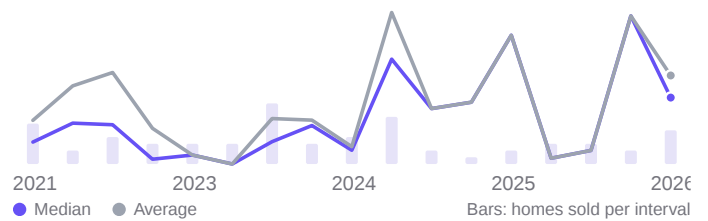
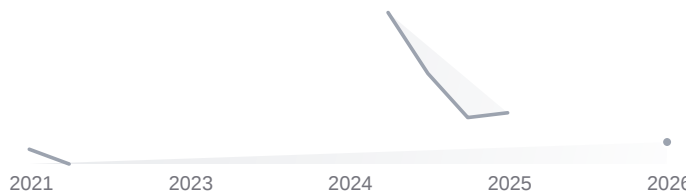
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$188K · Average \$225K

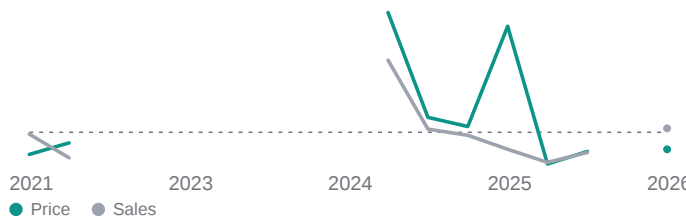


Growth (year over year)

Price -36.8% · Sales +8.3%

Price per square foot

\$208/ft²



Sale premium vs estimated value

+21.8%

Annual turnover (share of homes sold)

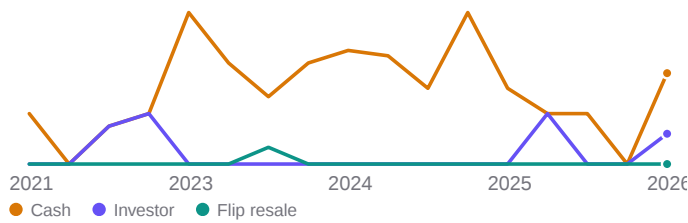
2.0%



BUYERS & OUTCOMES

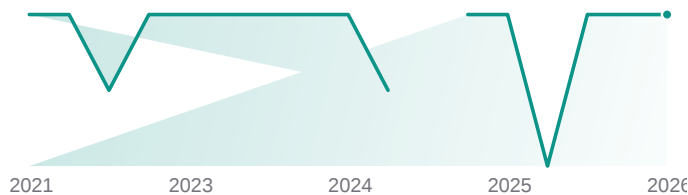
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



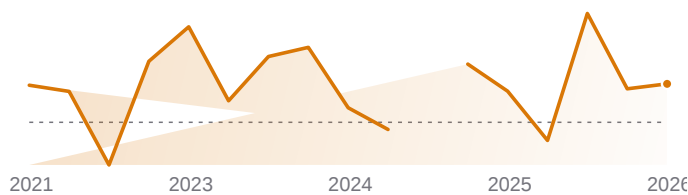
Sellers who sold at a gain

100%

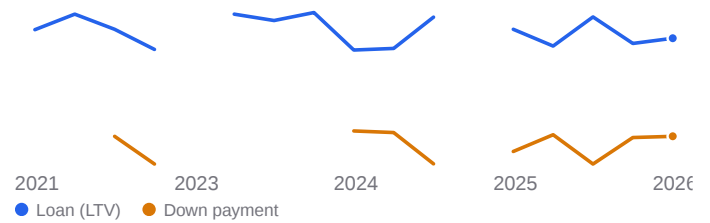


Median annualized return at resale

+11.2%

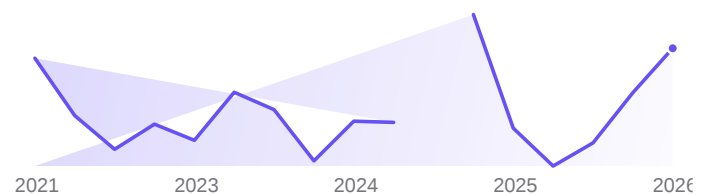


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	638
Median value (AVM)	\$134K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1980
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.4%
Owner occupied	88%
Company owned	3.6%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,631
Density	37 / mi²
Median household income	\$58K
Average household income	\$74K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	14
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	8.4%
Unemployment	1.8%
Average temp	47°F
Annual precip	32 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.