

Frankenmuth 48734

ZIP code · MI · Michigan > Saginaw County > Frankenmuth

BALANCED MARKET

\$303K

MEDIAN SALE PRICE

-9.3%

1-YR CHANGE

117

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



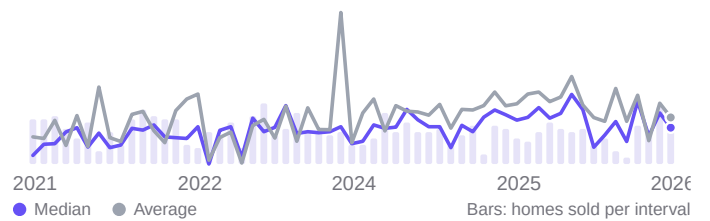
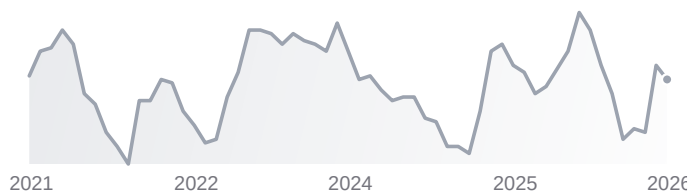
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$297K · Average \$327K

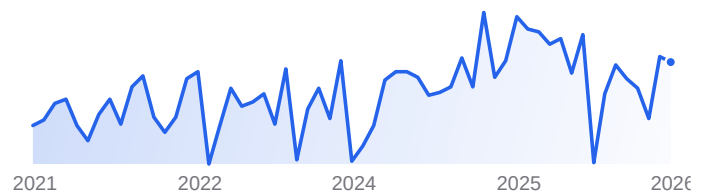
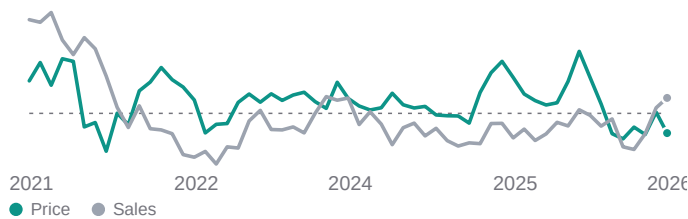


Growth (year over year)

Price -9.3% · Sales +7.3%

Price per square foot

\$209/ft²

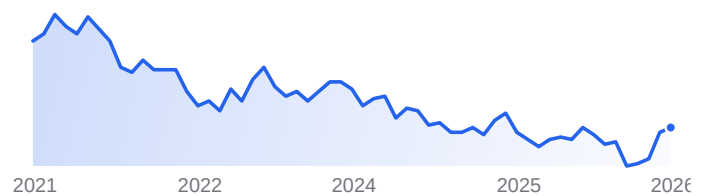
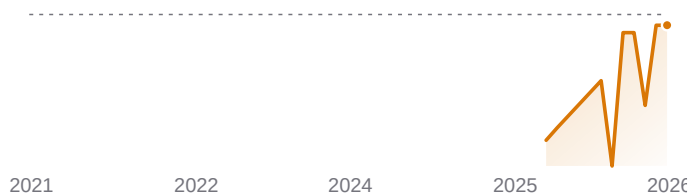


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

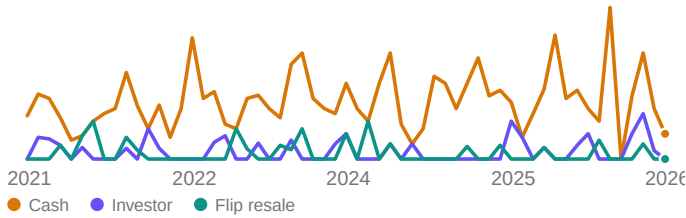
4.0%



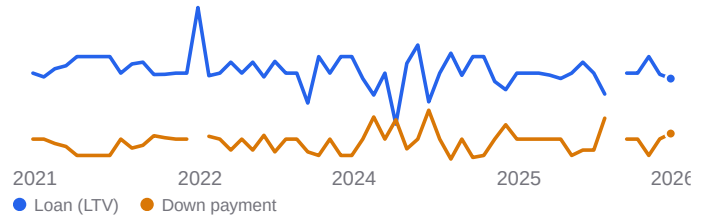
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

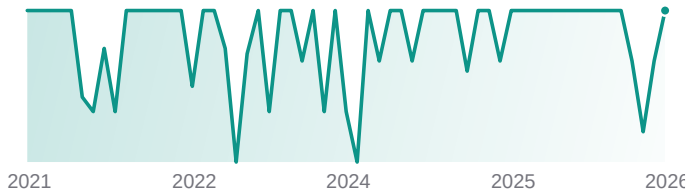


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



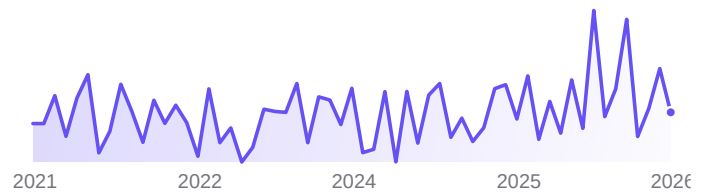
Sellers who sold at a gain

100%



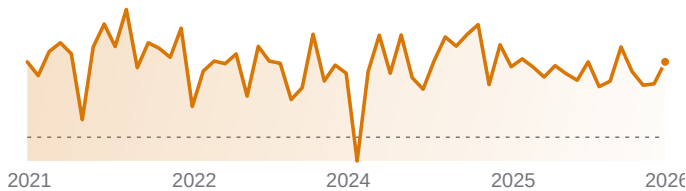
Typical hold before selling

5.0 yrs



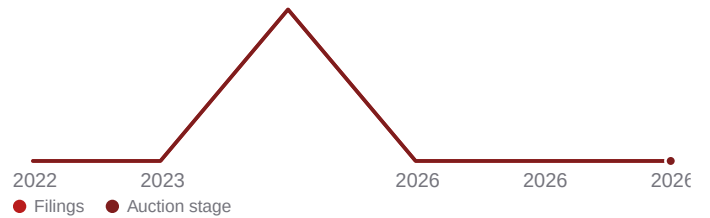
Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,921
Median value (AVM)	\$304K
Median size	1,768 ft²
Median bedrooms	3
Median year built	1973
Single family	83%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.7%
Owner occupied	91%
Company owned	17%
Median loan-to-value	41%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	7,304
Density	165 / mi²
Median household income	\$82K
Average household income	\$115K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	17
Homes occupied	91%
Bachelor's or higher	28%
Poverty rate	3.9%
Unemployment	1.7%
Average temp	48°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.