

Gagetown 48735

ZIP code · MI · Michigan > Tuscola County > Gagetown

SELLER'S MARKET

\$191K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

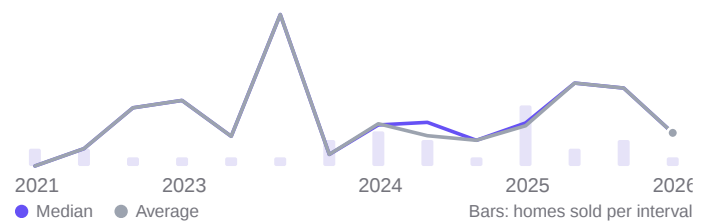
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$82K · Average \$82K

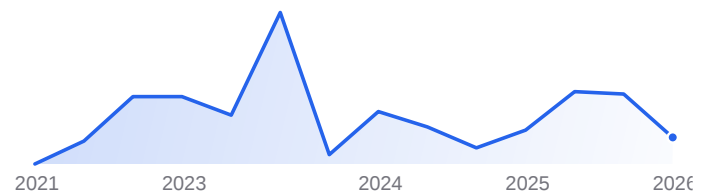
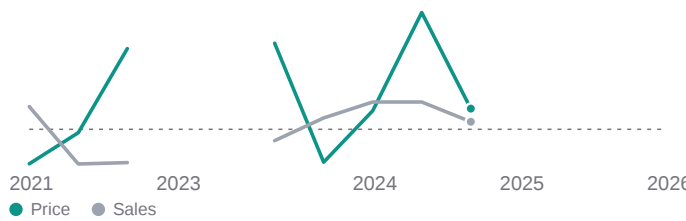


Growth (year over year)

Price +45.7% · Sales +16.7%

Price per square foot

\$56/ft²

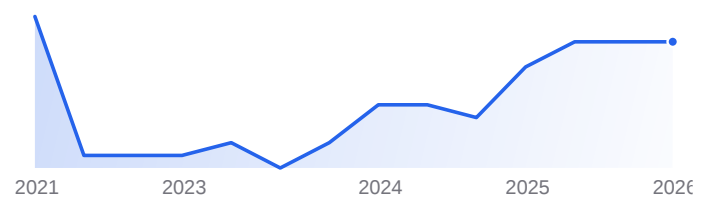


Sale premium vs estimated value

-13.9%

Annual turnover (share of homes sold)

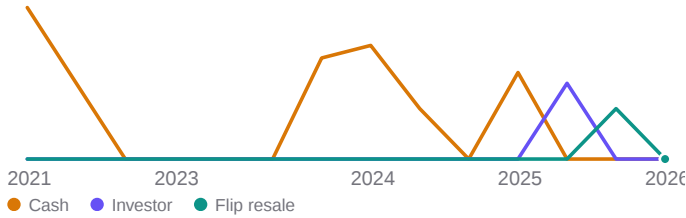
3.4%



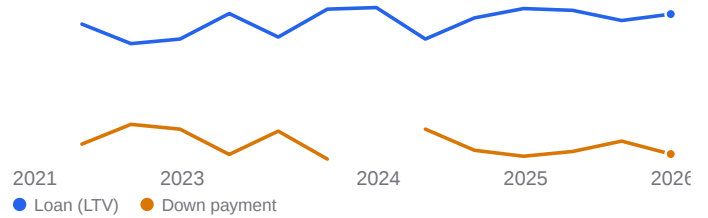
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



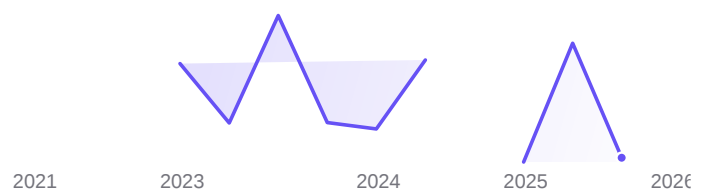
Sellers who sold at a gain

100%



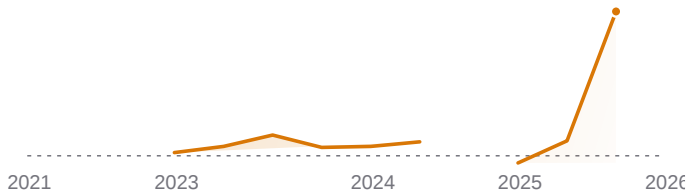
Typical hold before selling

1.5 yrs



Median annualized return at resale

+120.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	378
Median value (AVM)	\$103K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1940
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.5%
Owner occupied	84%
Company owned	9.5%
Median loan-to-value	20%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	913
Density	26 / mi²
Median household income	\$66K
Average household income	\$78K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	19
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	9.9%
Unemployment	1.8%
Average temp	47°F
Annual precip	32 in
Sunshine	51%

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.