

Greenbush 48738

ZIP code · MI · Michigan > Alcona County

BUYER'S MARKET

\$299K

MEDIAN SALE PRICE

-35.0%

1-YR CHANGE

8

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



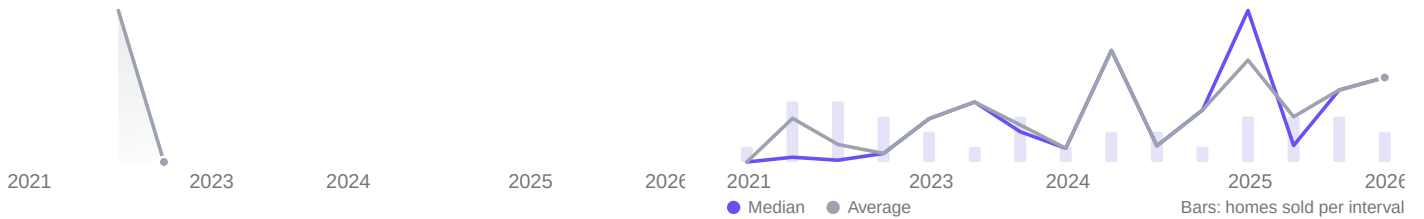
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$285K · Average \$285K

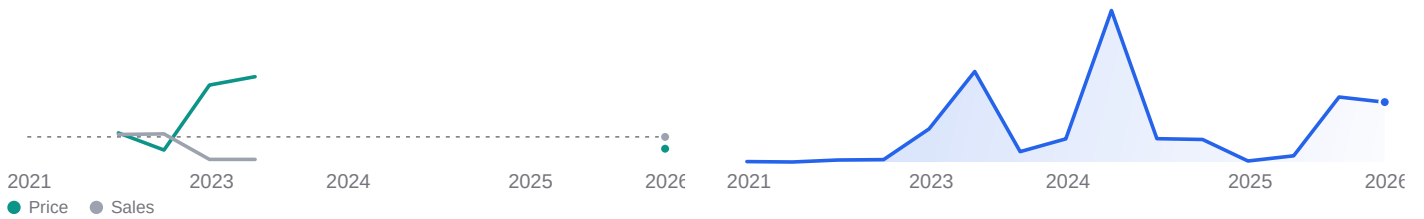


Growth (year over year)

Price -35.0% · Sales +0.0%

Price per square foot

\$209/ft²

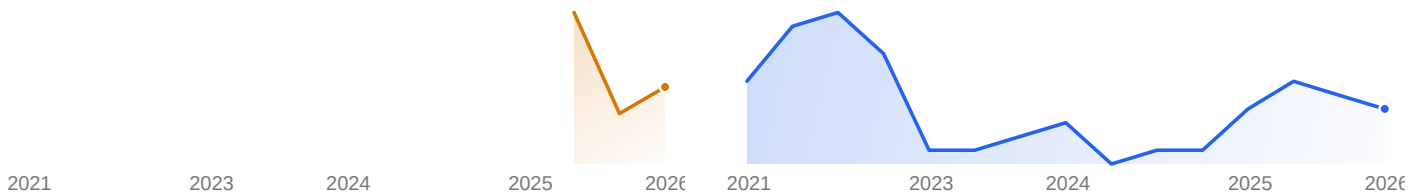


Sale premium vs estimated value

+14.0%

Annual turnover (share of homes sold)

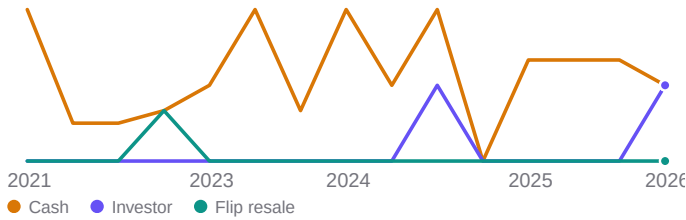
0.5%



BUYERS & OUTCOMES

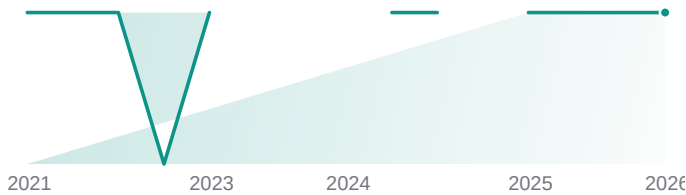
Buyer mix

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



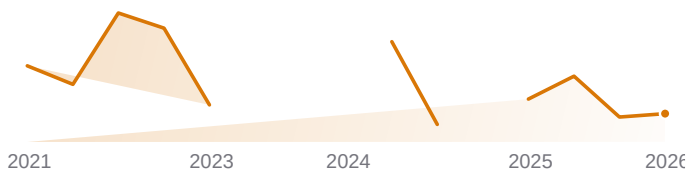
Sellers who sold at a gain

100%



Median annualized return at resale

+5.4%

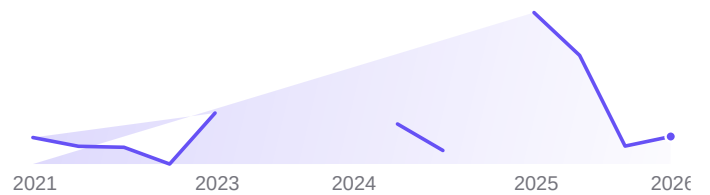


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,530
Median value (AVM)	\$248K
Median size	1,182 ft²
Median bedrooms	2
Median year built	1963
Single family	98%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	2.6%
Owner occupied	42%
Company owned	20%
Median loan-to-value	0%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	1,004
Density	71 / mi²
Median household income	\$63K
Average household income	\$68K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	13
Homes occupied	43%
Bachelor's or higher	16%
Poverty rate	18.2%
Unemployment	1.9%
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.