Hale 48739

ZIP code · MI · Michigan › Iosco County

BALANCED MARKET

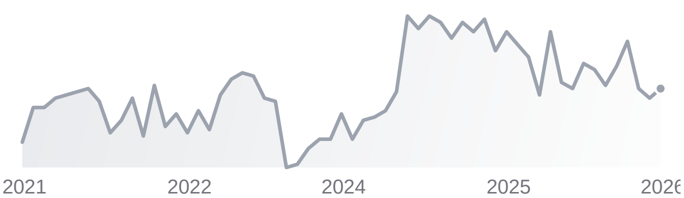
$163K MEDIAN SALE PRICE	**-8.4%** 1-YR CHANGE	**109** SALES (12 MO)	**$165K** MEDIAN VALUE (AVM)

Market temperature — Balanced market · 41 / 100

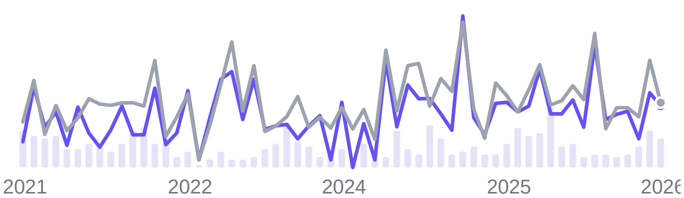
Buyer's market · Balanced · Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — **41 / 100**

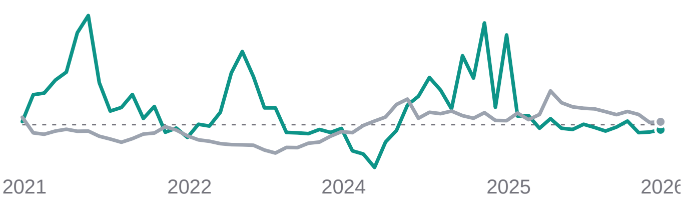


Sale prices — **Median $180K · Average $189K**



Median · Average — Bars: homes sold per interval

Growth (year over year) — **Price -8.4% · Sales +4.8%**

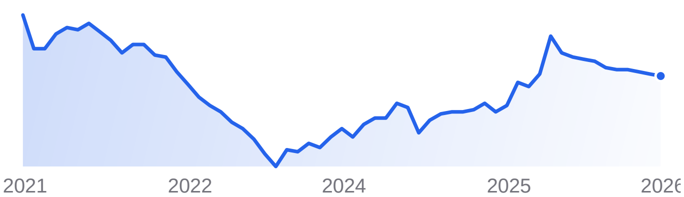


Price · Sales

Price per square foot — **$123/ft²**

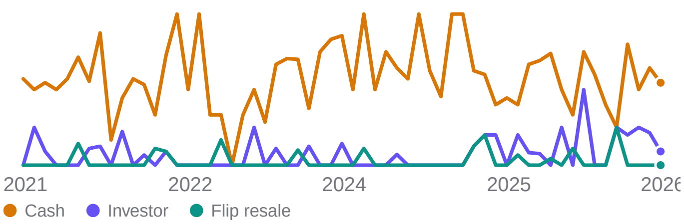
Sale premium vs estimated value — **+2.2%**

Annual turnover (share of homes sold) — **2.3%**



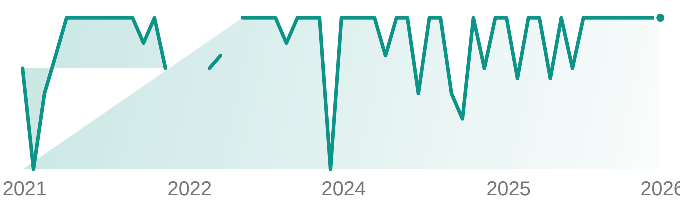
BUYERS & OUTCOMES

Buyer mix — Cash 55% · Investor 9.1% · Flip resale 0%

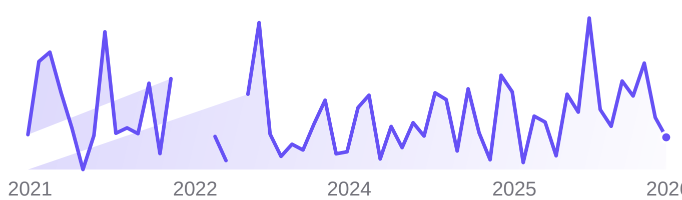


Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%

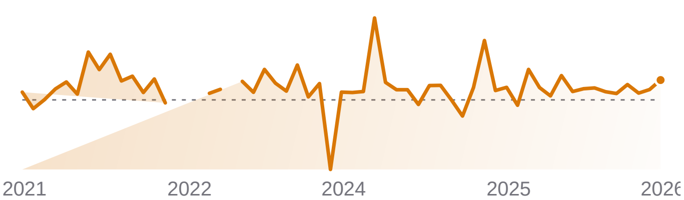
Sellers who sold at a gain — 100%



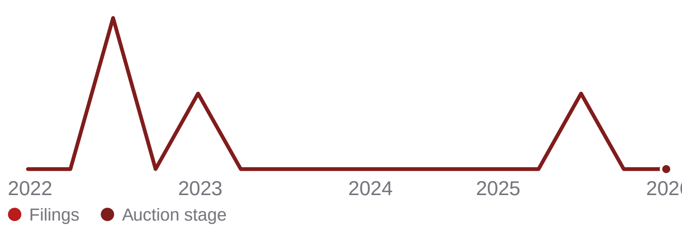
Typical hold before selling — 3.7 yrs



Median annualized return at resale — +15.0%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**4,798**
Median value (AVM)	**$165K**
Median size	**1,080 ft²**
Median bedrooms	**3**
Median year built	**1968**
Single family	**99%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**78%**
Underwater (LTV 125% or more)	**3.1%**
Owner occupied	**43%**
Company owned	**20%**
Median loan-to-value	**0%**
Typical ownership tenure	**34.6 yrs**

COMMUNITY

Population	3,961
Density	33 / mi²
Median household income	$49K
Average household income	$60K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	11
Homes occupied	47%
Bachelor's or higher	10%
Poverty rate	18.5%
Unemployment	1.6%
Average temp	44°F
Annual precip	30 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.