

Munger 48747

ZIP code · MI · Michigan > Bay County

SELLER'S MARKET

\$219K

MEDIAN SALE PRICE

+130.3%

1-YR CHANGE

16

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



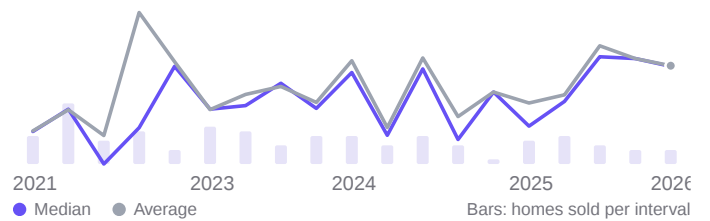
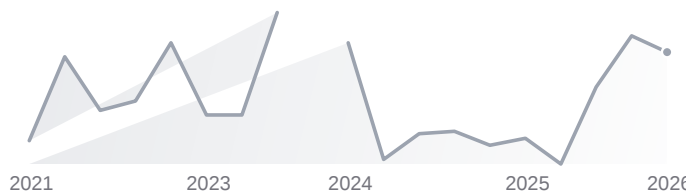
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$200K · Average \$201K



Growth (year over year)

Price +130.3% · Sales +0.0%

Price per square foot

\$120/ft²

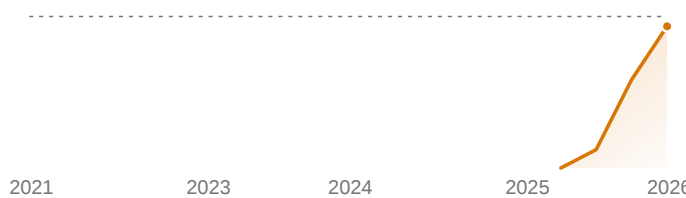


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

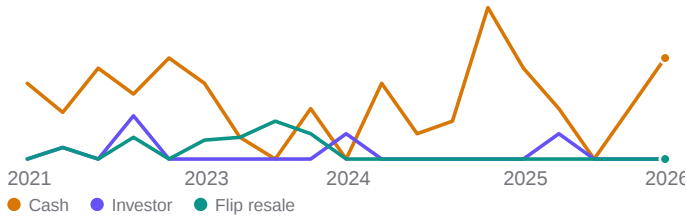
2.5%



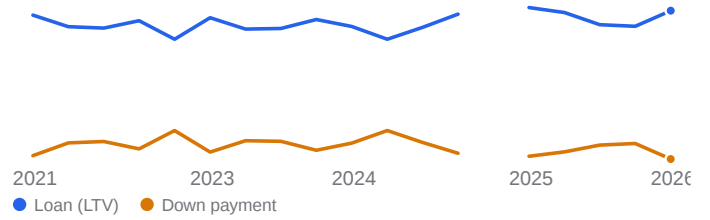
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

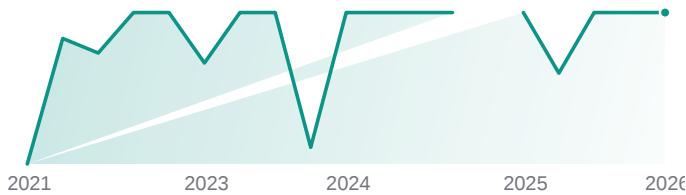


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.2%



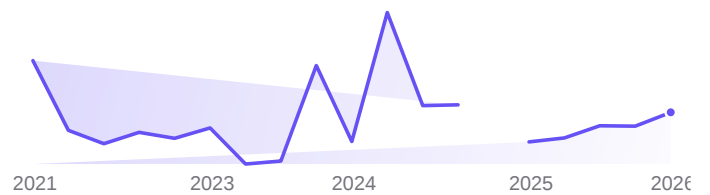
Sellers who sold at a gain

100%



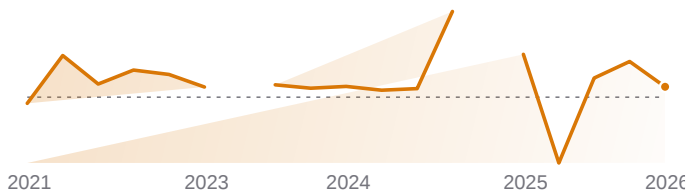
Typical hold before selling

6.2 yrs



Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	644
Median value (AVM)	\$167K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1959
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.7%
Owner occupied	87%
Company owned	6.1%
Median loan-to-value	47%
Typical ownership tenure	27.8 yrs

COMMUNITY

Population	1,423
Density	46 / mi²
Median household income	\$78K
Average household income	\$98K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	18
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	6.7%
Unemployment	1.7%
Average temp	47°F
Annual precip	31 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.