

Reese 48757

ZIP code · MI · Michigan > Tuscola County > Reese

STRONG BUYER'S MARKET

\$112K

MEDIAN SALE PRICE

-34.5%

1-YR CHANGE

35

SALES (12 MO)

\$201K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



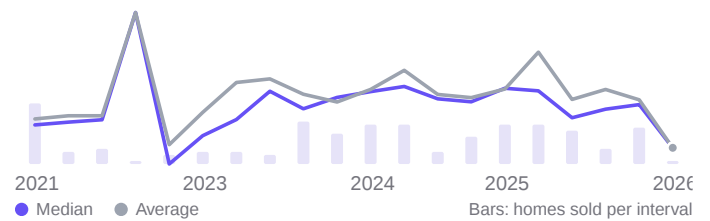
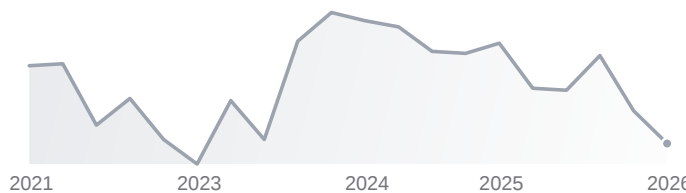
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

14 / 100

Sale prices

Median \$80K · Average \$80K

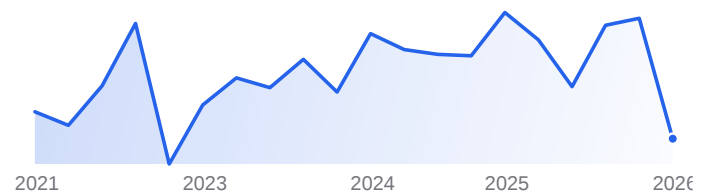
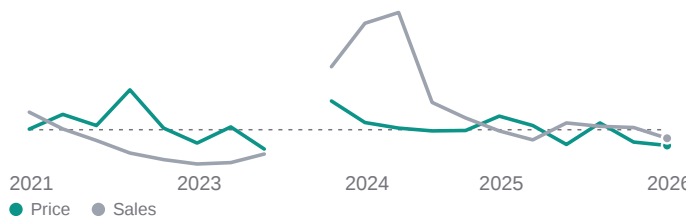


Growth (year over year)

Price -34.5% · Sales -18.6%

Price per square foot

\$64/ft²

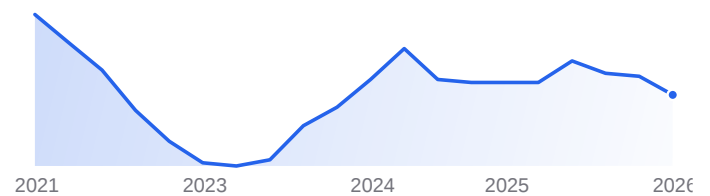


Sale premium vs estimated value

-54.6%

Annual turnover (share of homes sold)

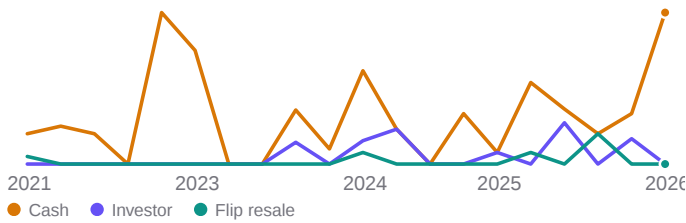
2.6%



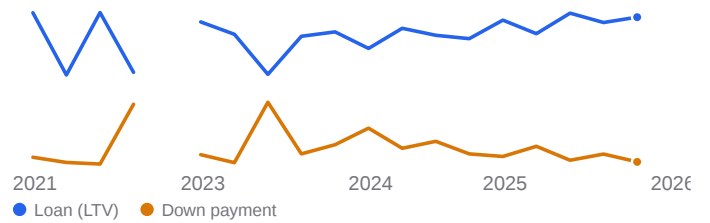
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 94% · Down payment 4.0%



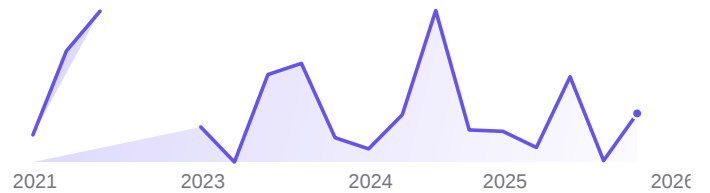
Sellers who sold at a gain

88%



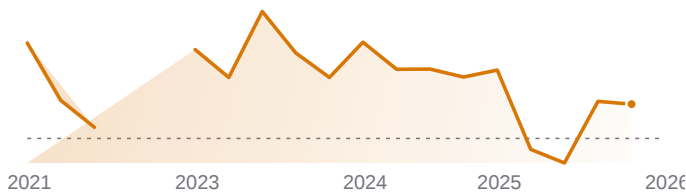
Typical hold before selling

5.2 yrs



Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,326
Median value (AVM)	\$201K
Median size	1,518 ft²
Median bedrooms	3
Median year built	1966
Single family	96%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.7%
Owner occupied	95%
Company owned	6.0%
Median loan-to-value	38%

Typical ownership tenure

35.8 yrs

COMMUNITY

Population	3,409
Density	60 / mi²
Median household income	\$78K
Average household income	\$99K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	20
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	7.8%
Unemployment	1.9%
Average temp	47°F
Annual precip	32 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.