

Silverwood 48760

ZIP code · MI · Michigan > Tuscola County

SELLER'S MARKET

\$103K

MEDIAN SALE PRICE

+9.4%

1-YR CHANGE

37

SALES (12 MO)

\$64K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

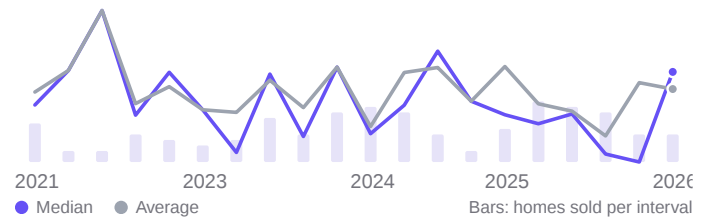
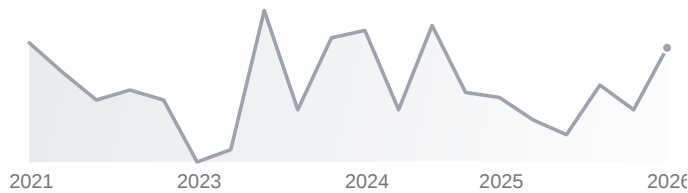
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$175K · Average \$146K

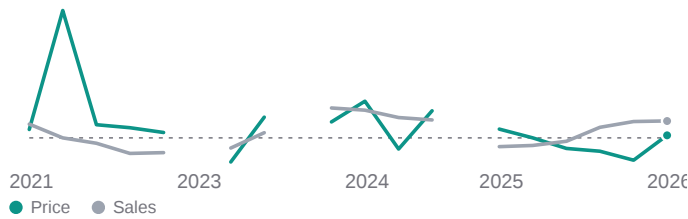


Growth (year over year)

Price +9.4% · Sales +60.9%

Price per square foot

\$127/ft²

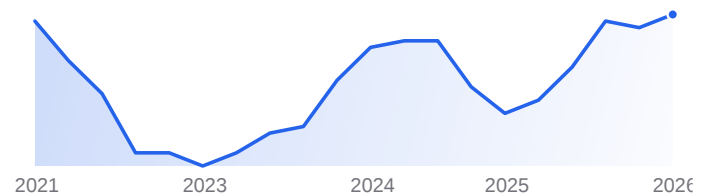


Sale premium vs estimated value

+9.2%

Annual turnover (share of homes sold)

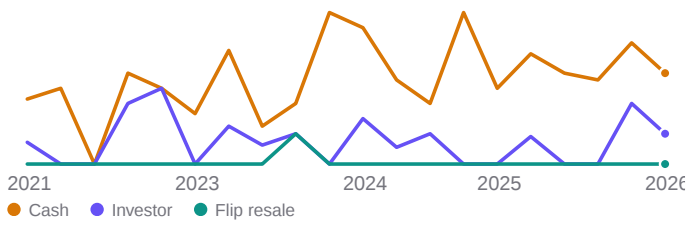
2.9%



BUYERS & OUTCOMES

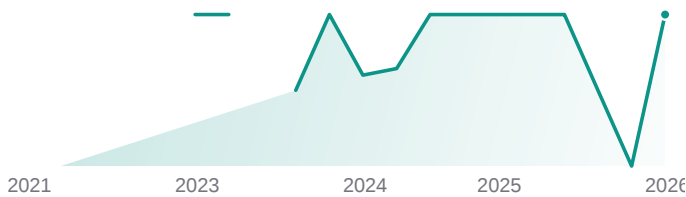
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



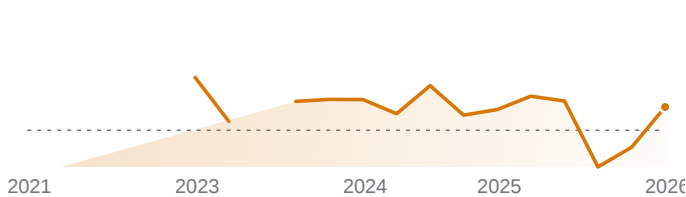
Sellers who sold at a gain

100%

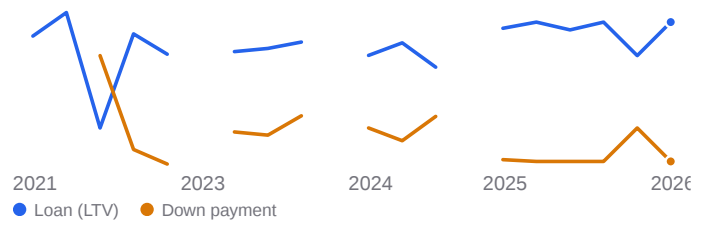


Median annualized return at resale

+7.2%

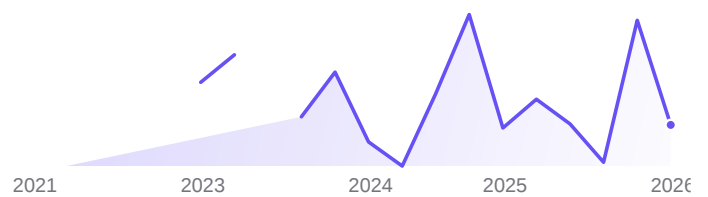


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,258
Median value (AVM)	\$64K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1976
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.4%
Owner occupied	49%
Company owned	6.7%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,165
Density	46 / mi²
Median household income	\$59K
Average household income	\$74K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	13
Homes occupied	80%
Bachelor's or higher	13%
Poverty rate	11.3%
Unemployment	1.4%
Average temp	47°F
Annual precip	32 in
Sunshine	51%

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.