

Turner 48765

ZIP code · MI · Michigan > Arenac County > Turner

BALANCED MARKET

\$173K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



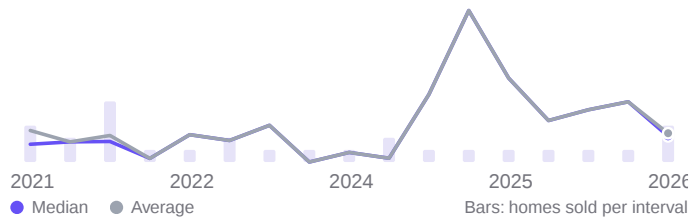
MARKET TRENDS (5 YEARS)

Sale prices

Median \$123K · Average \$136K

Growth (year over year)

Price +29.6% · Sales -33.3%



Price per square foot

\$95/ft²

Sale premium vs estimated value

+15.5%



Annual turnover (share of homes sold)

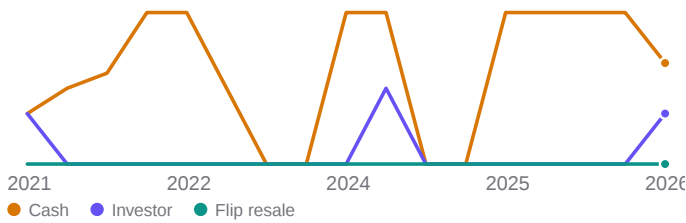
1.3%



BUYERS & OUTCOMES

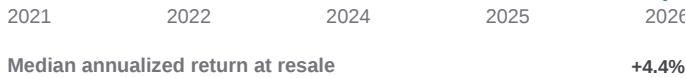
Buyer mix

Cash 67% · Investor 33% · Flip resale 0%



Sellers who sold at a gain

100%

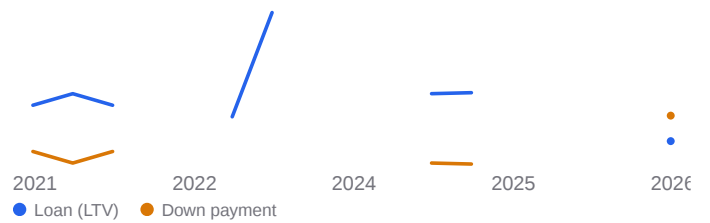


Median annualized return at resale

+4.4%

Financing (share of purchase price)

Loan (LTV) 39% · Down payment 61%



Typical hold before selling

13.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	448
Median value (AVM)	\$111K
Median size	1,282 ft²
Median bedrooms	3
Median year built	1979
Single family	98%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.7%
Owner occupied	60%
Company owned	14%
Median loan-to-value	0%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,037
Density	21 / mi ²
Median household income	\$51K
Average household income	\$62K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	13
Homes occupied	64%
Bachelor's or higher	9%
Poverty rate	14.5%
Unemployment	1.8%
Average temp	45°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.