

Ashley 48806

ZIP code · MI · Michigan > Gratiot County > Ashley

BALANCED MARKET

\$112K

MEDIAN SALE PRICE

-26.3%

1-YR CHANGE

19

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

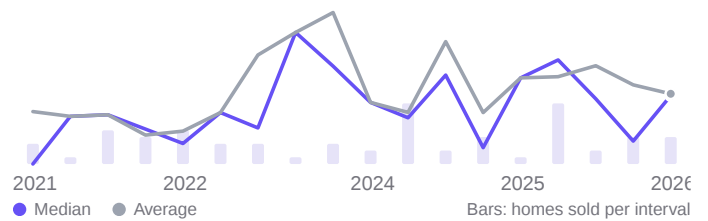
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$160K · Average \$162K

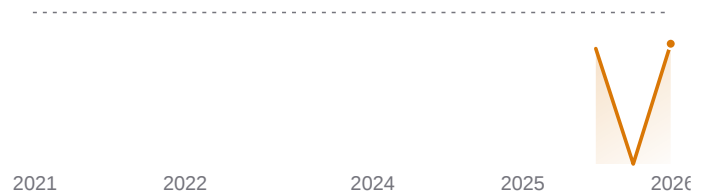
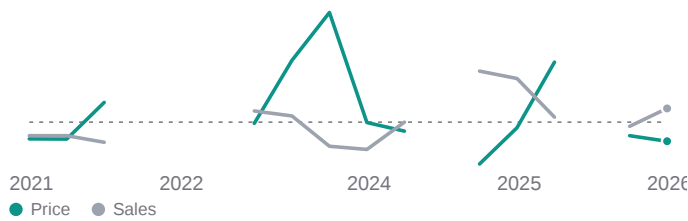


Growth (year over year)

Price -26.3% · Sales +18.8%

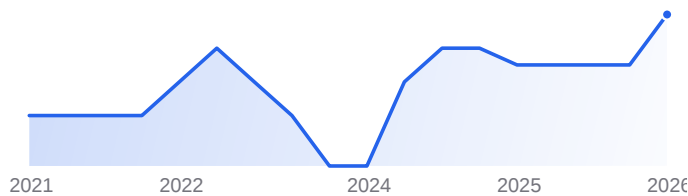
Sale premium vs estimated value

-3.2%



Annual turnover (share of homes sold)

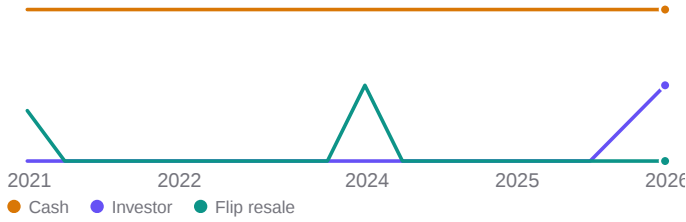
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



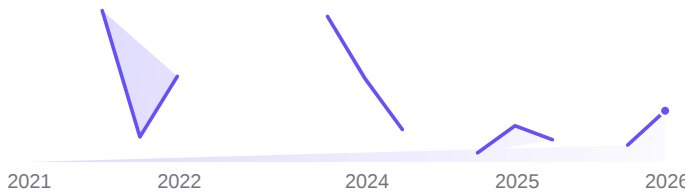
Sellers who sold at a gain

100%



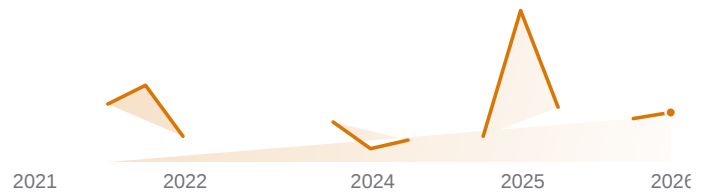
Typical hold before selling

5.5 yrs



Median annualized return at resale

+13.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	542
Median value (AVM)	\$143K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	24.4 yrs

COMMUNITY

Population	1,724
Density	26 / mi²
Median household income	\$66K
Average household income	\$85K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	21
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	12.3%
Unemployment	1.7%
Average temp	48°F
Annual precip	33 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.