

Dansville 48819

ZIP code · MI · Michigan > Ingham County > Dansville

STRONG SELLER'S MARKET

\$227K

MEDIAN SALE PRICE

+58.0%

1-YR CHANGE

35

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

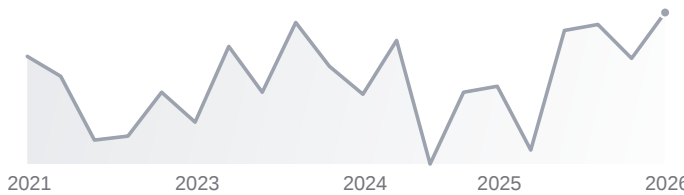
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

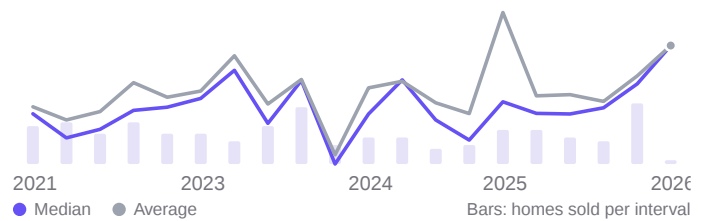
Market temperature (0–100)

81 / 100



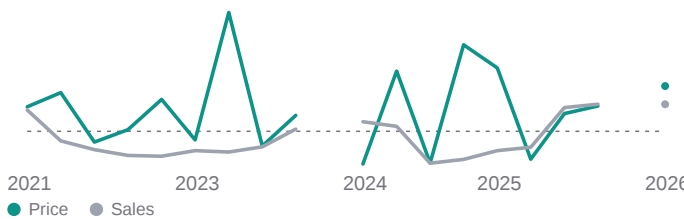
Sale prices

Median \$354K · Average \$354K



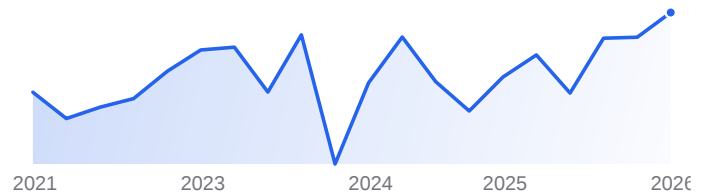
Growth (year over year)

Price +58.0% · Sales +34.6%



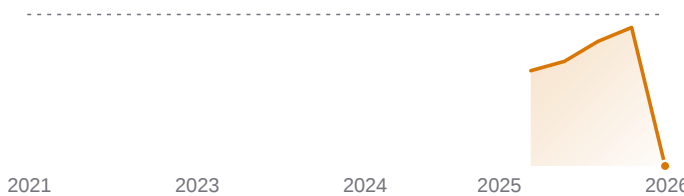
Price per square foot

\$236/ft²



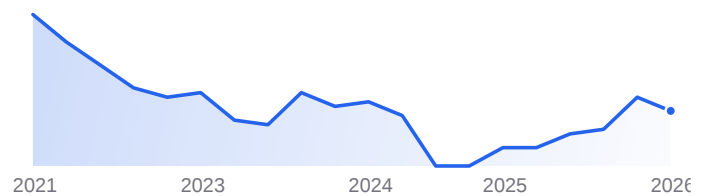
Sale premium vs estimated value

-6.6%



Annual turnover (share of homes sold)

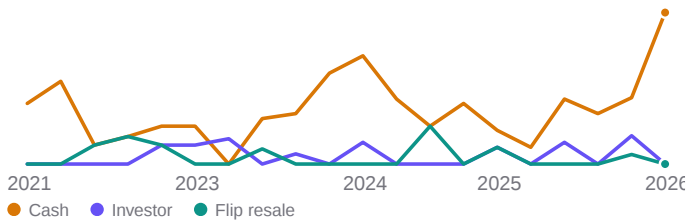
3.2%



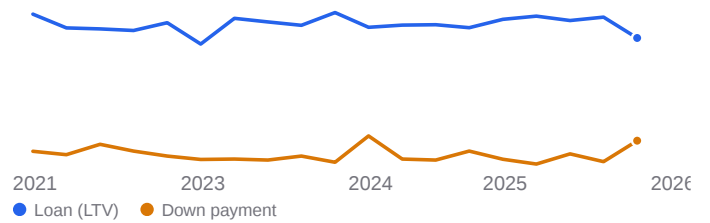
BUYERS & OUTCOMES

Buyer mix

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

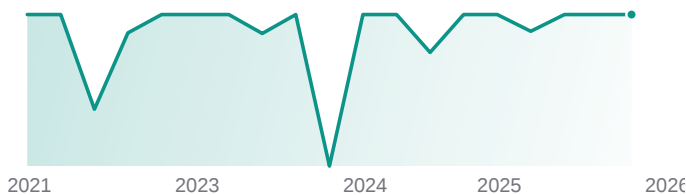


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



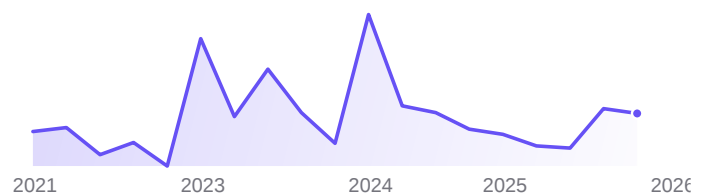
Sellers who sold at a gain

100%



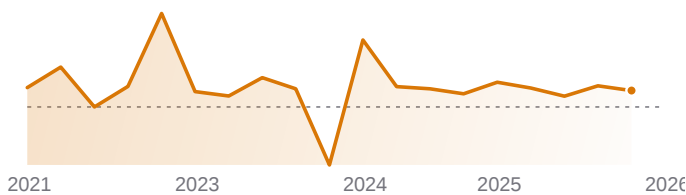
Typical hold before selling

5.1 yrs



Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,105
Median value (AVM)	\$252K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1980
Single family	91%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.7%
Owner occupied	92%
Company owned	11%
Median loan-to-value	42%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	2,780
Density	65 / mi²
Median household income	\$91K
Average household income	\$108K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	21
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	6.2%
Unemployment	1.4%
Average temp	48°F
Annual precip	33 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.