

Eagle 48822

ZIP code · MI · Michigan > Clinton County > Eagle

BALANCED MARKET

\$432K

MEDIAN SALE PRICE

+56.5%

1-YR CHANGE

31

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



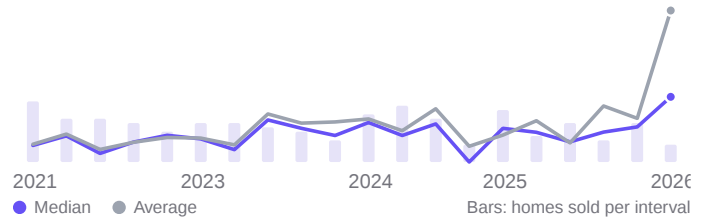
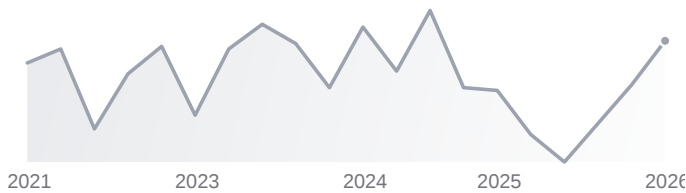
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$550K · Average \$1.1M

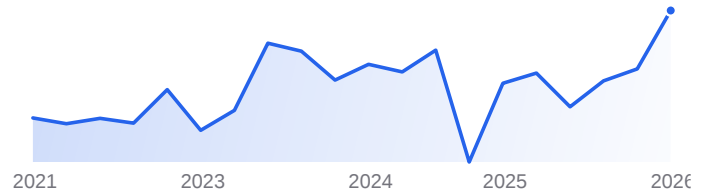
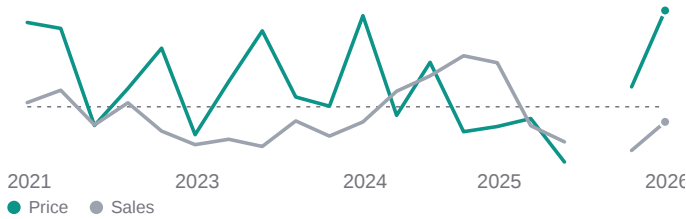


Growth (year over year)

Price +56.5% · Sales -8.8%

Price per square foot

\$277/ft²

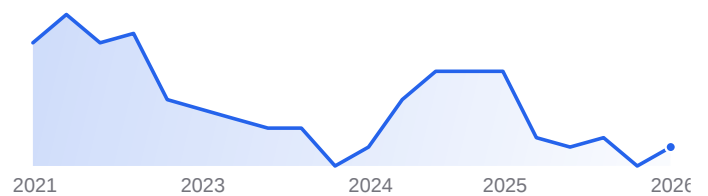


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

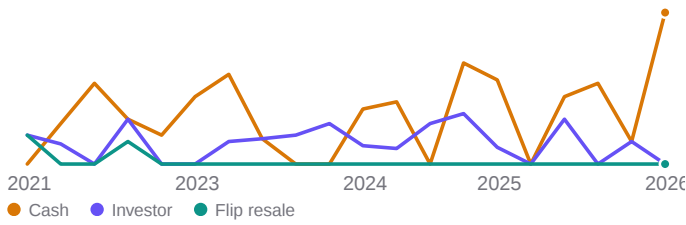
2.0%



BUYERS & OUTCOMES

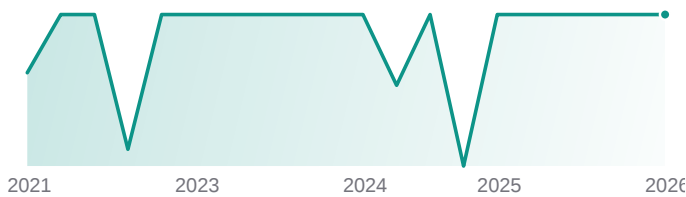
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



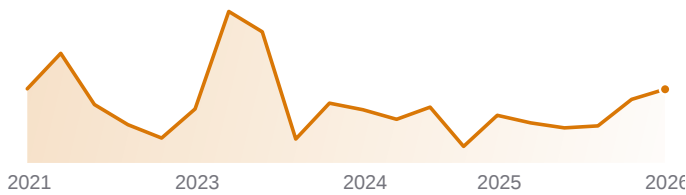
Sellers who sold at a gain

100%

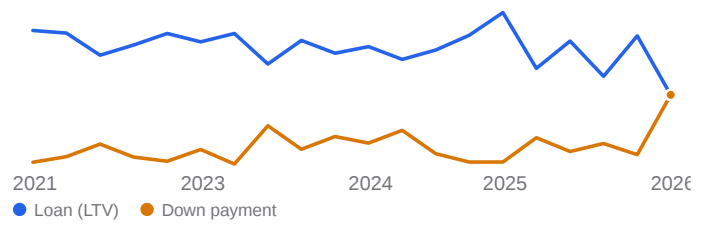


Median annualized return at resale

+10.1%

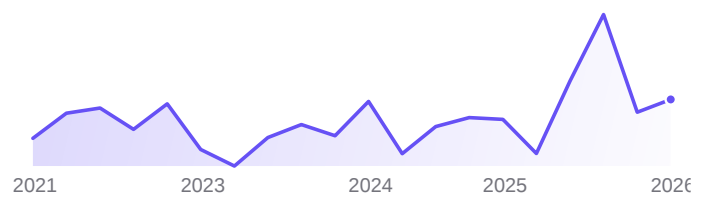


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,588
Median value (AVM)	\$334K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1979
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.0%
Owner occupied	74%
Company owned	30%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,516
Density	73 / mi²
Median household income	\$108K
Average household income	\$139K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	18
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	4.5%
Unemployment	1.3%
Average temp	47°F
Annual precip	34 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.