

East Lansing 48823

ZIP code · MI · Michigan > Ingham County > East Lansing

SELLER'S MARKET

\$318K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

560

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

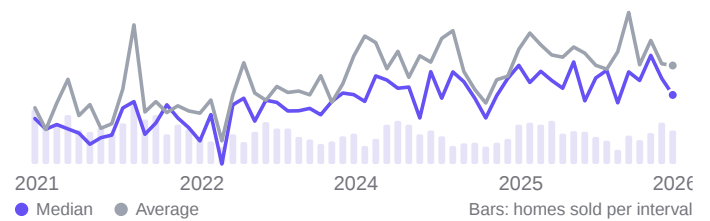
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

64 / 100

Sale prices

Median \$290K · Average \$335K

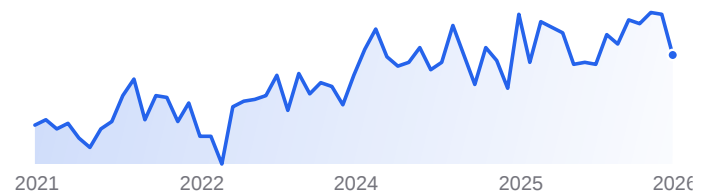
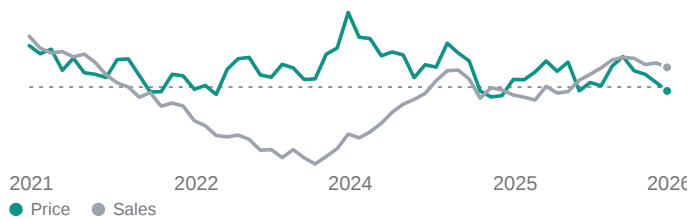


Growth (year over year)

Price -1.5% · Sales +7.9%

Price per square foot

\$192/ft²

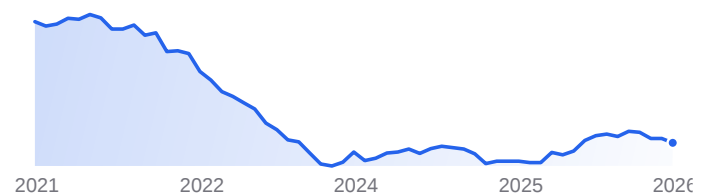
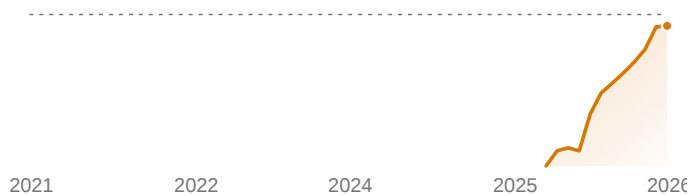


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

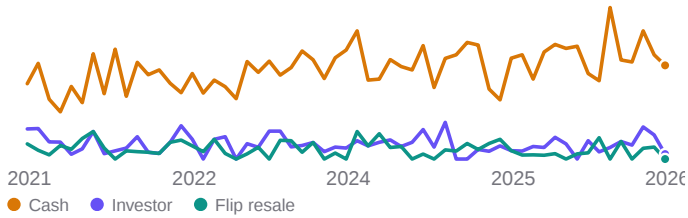
4.8%



BUYERS & OUTCOMES

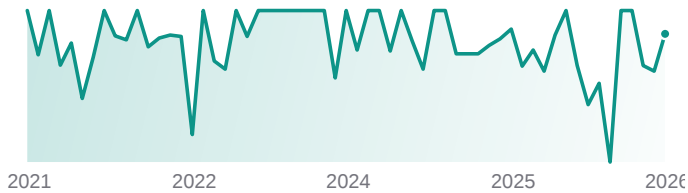
Buyer mix

Cash 37% · Investor 1.9% · Flip resale 0%



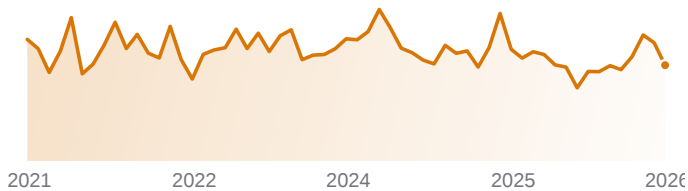
Sellers who sold at a gain

97%

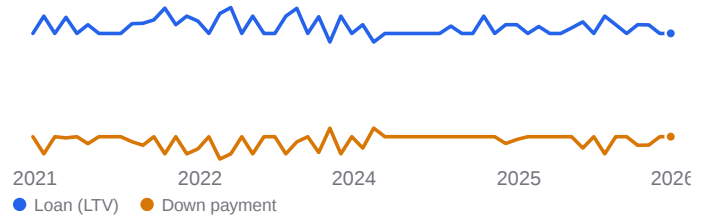


Median annualized return at resale

+5.8%

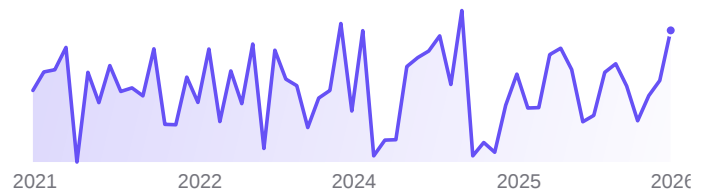


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,578
Median value (AVM)	\$343K
Median size	1,672 ft²
Median bedrooms	3
Median year built	1967
Single family	73%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	80%
Company owned	26%
Median loan-to-value	45%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	64,130
Density	2,847 / mi²
Median household income	\$63K
Average household income	\$89K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	22
Homes occupied	92%
Bachelor's or higher	30%
Poverty rate	22.9%
Unemployment	1.1%
Average temp	47°F
Annual precip	32 in
Sunshine	51%

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