

Eaton Rapids 48827

ZIP code · MI · Michigan > Eaton County > Eaton Rapids

BUYER'S MARKET

\$194K

MEDIAN SALE PRICE

-29.8%

1-YR CHANGE

181

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



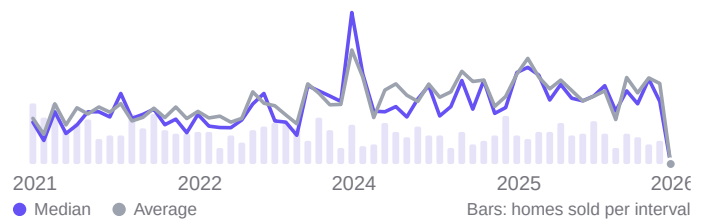
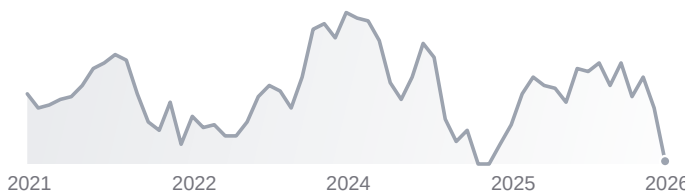
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$100K · Average \$100K

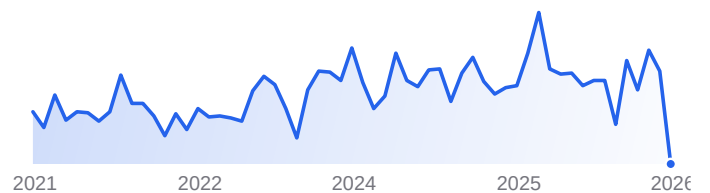
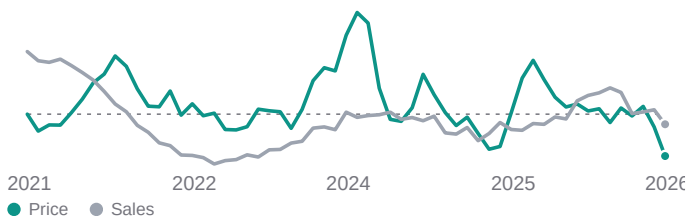


Growth (year over year)

Price -29.8% · Sales -7.2%

Price per square foot

\$80/ft²

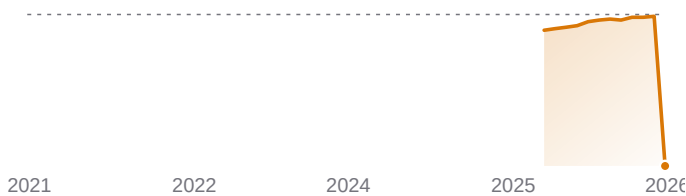


Sale premium vs estimated value

-60.8%

Annual turnover (share of homes sold)

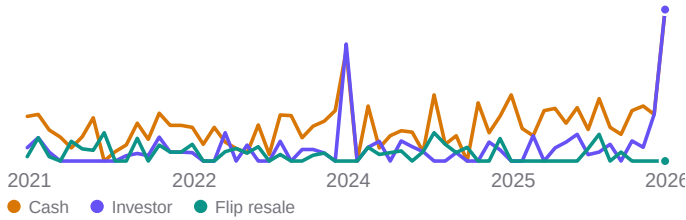
2.9%



BUYERS & OUTCOMES

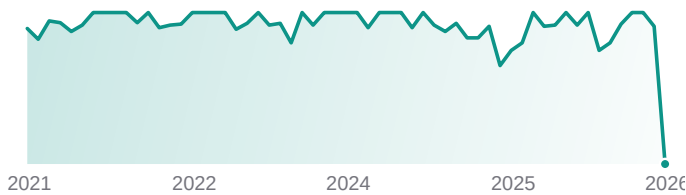
Buyer mix

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



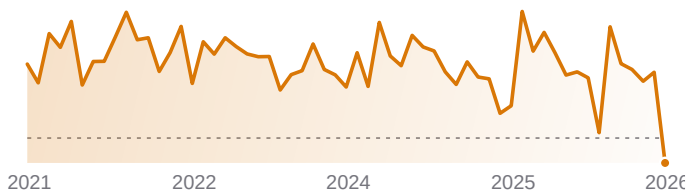
Sellers who sold at a gain

0%



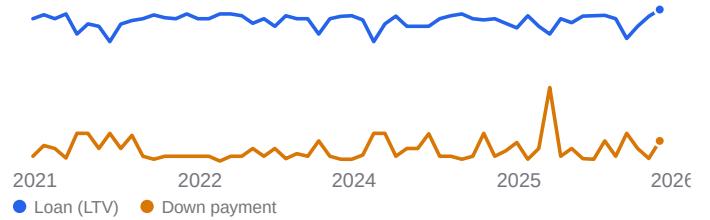
Median annualized return at resale

-2.6%



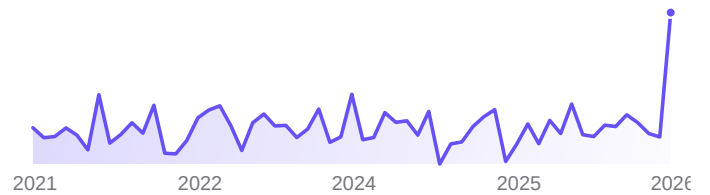
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 15%



Typical hold before selling

18.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,161
Median value (AVM)	\$225K
Median size	1,461 ft²
Median bedrooms	3
Median year built	1975
Single family	91%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.3%
Owner occupied	89%
Company owned	13%
Median loan-to-value	49%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	15,527
Density	139 / mi²
Median household income	\$81K
Average household income	\$95K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	20
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	5.9%
Unemployment	1.4%
Average temp	48°F
Annual precip	34 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.