Elwell 48832

ZIP code · MI · Michigan › Gratiot County

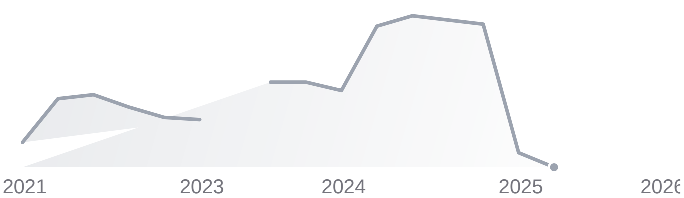
STRONG BUYER'S MARKET

$150K	+18.7%	10	$154K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

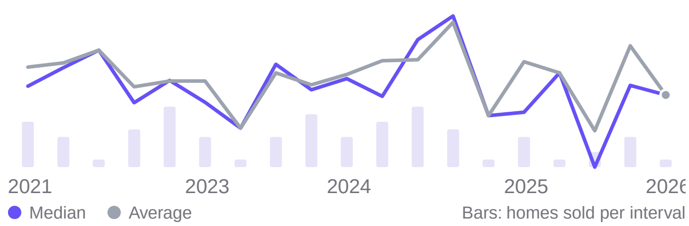
Market temperature — Strong buyer's market · 18 / 100

MARKET TRENDS (5 YEARS)

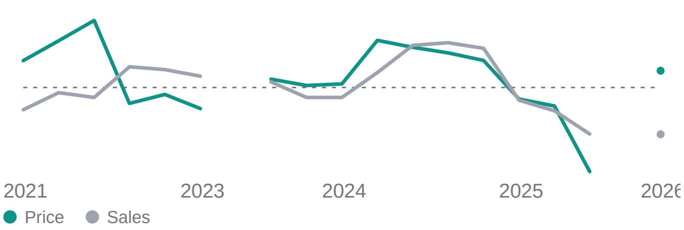
Market temperature (0–100) — 18 / 100



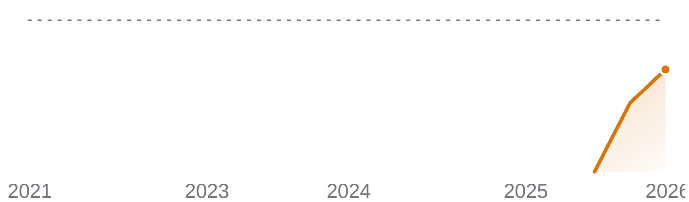
Sale prices — Median $118K · Average $118K



Growth (year over year) — Price +18.7% · Sales -52.4%



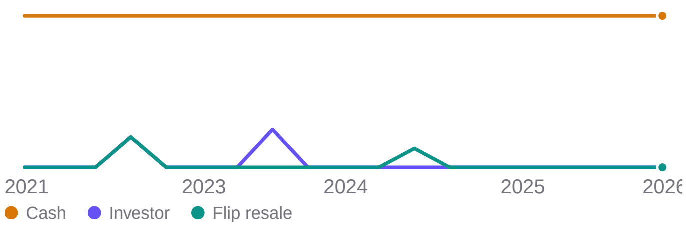
Sale premium vs estimated value — -0.9%



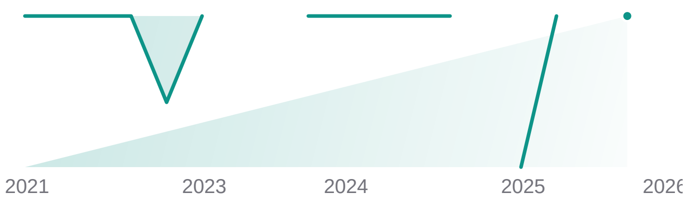
Annual turnover (share of homes sold) — 2.0%

BUYERS & OUTCOMES

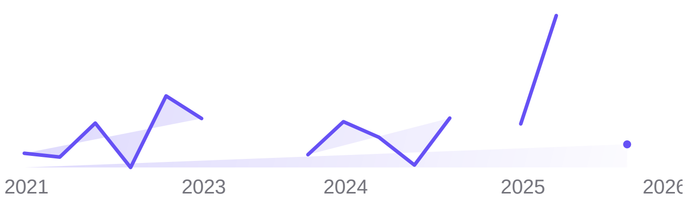
Buyer mix — **Cash 100% · Investor 0% · Flip resale 0%**



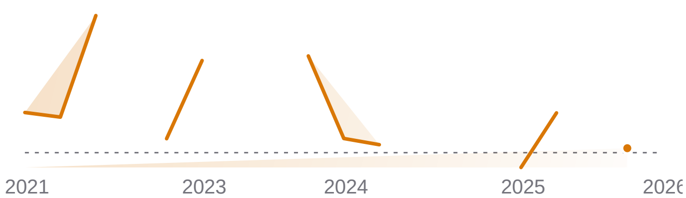
Sellers who sold at a gain — **100%**



Typical hold before selling — **2.4 yrs**



Median annualized return at resale — **+2.1%**



Preforeclosure filings — **Filings 1 · Auction stage 1**

HOUSING STOCK

Homes	**494**
Median value (AVM)	**$154K**
Single family	**100%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**92%**
Underwater (LTV 125% or more)	**0.9%**
Owner occupied	**89%**
Company owned	**14%**
Median loan-to-value	**0%**
Typical ownership tenure	**26.9 yrs**

COMMUNITY

Population	**1,424**
Density	**56 / mi²**
Median household income	**$61K**
Average household income	**$99K**
Crime index (US avg 100)	**98**
Air pollution index (US avg 100)	**93**
Earthquake index (US avg 100)	**15**
Homes occupied	**88%**
Bachelor's or higher	**12%**
Poverty rate	**13.1%**
Unemployment	**1.4%**
Average temp	**47°F**
Annual precip	**32 in**
Sunshine	**51%**

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