

Fenwick 48834

ZIP code · MI · Michigan > Montcalm County

STRONG BUYER'S MARKET

\$408K

MEDIAN SALE PRICE

+165.8%

1-YR CHANGE

9

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



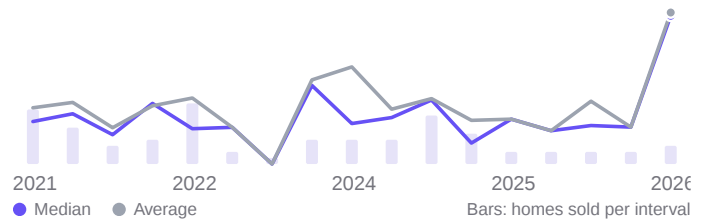
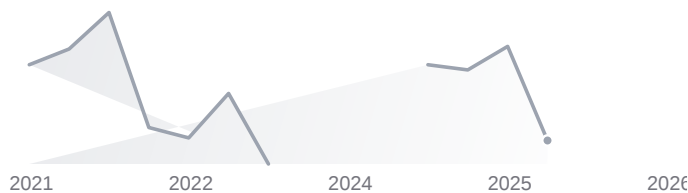
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

18 / 100

Sale prices

Median \$352K · Average \$359K

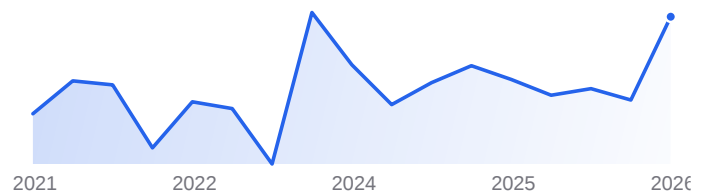


Growth (year over year)

Price +165.8% · Sales -40.0%

Price per square foot

\$189/ft²

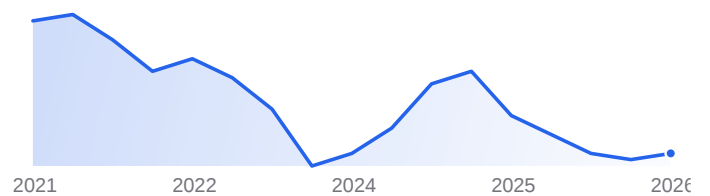


Sale premium vs estimated value

+6.3%

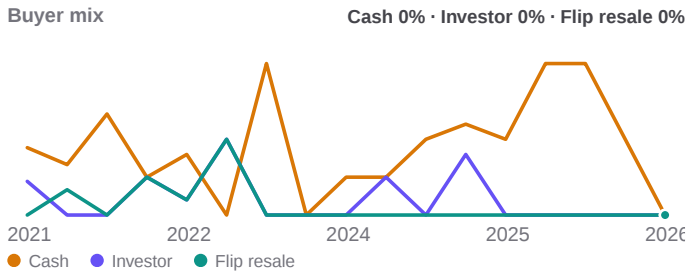
Annual turnover (share of homes sold)

1.0%

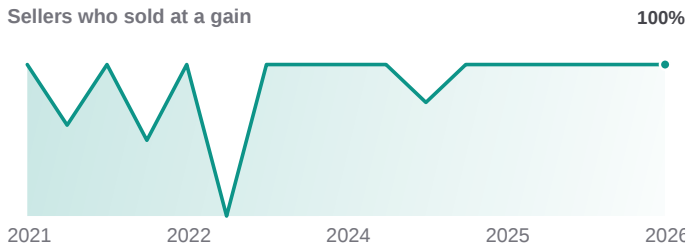


BUYERS & OUTCOMES

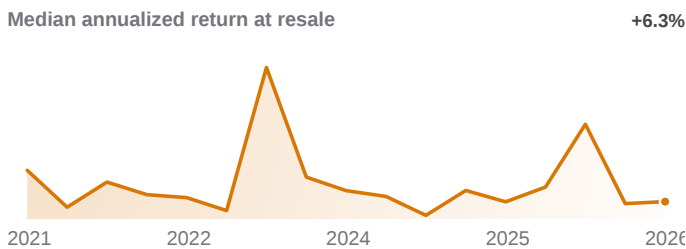
Buyer mix



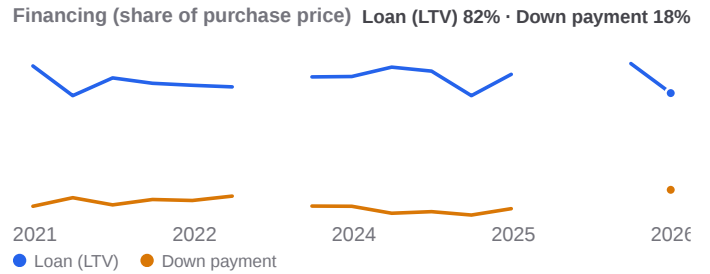
Sellers who sold at a gain



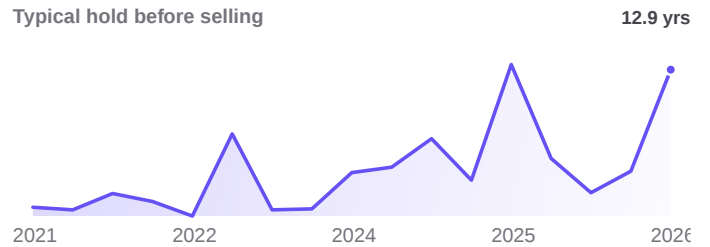
Median annualized return at resale



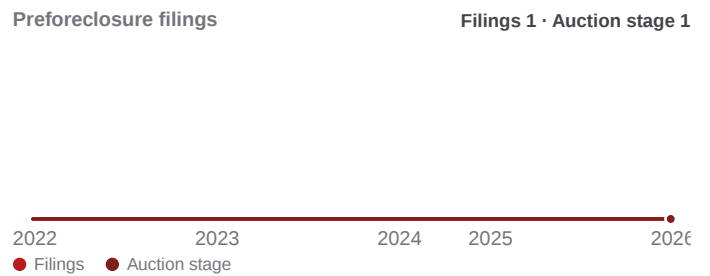
Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	910
Median value (AVM)	\$191K
Median size	1,376 ft²
Median bedrooms	3
Median year built	1988
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.9%
Owner occupied	75%
Company owned	11%
Median loan-to-value	22%
Typical ownership tenure	22.9 yrs

COMMUNITY

Population	2,717
Density	60 / mi²
Median household income	\$64K
Average household income	\$78K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	19
Homes occupied	93%
Bachelor's or higher	7%
Poverty rate	10.4%
Unemployment	1.3%
Average temp	47°F
Annual precip	34 in
Sunshine	46%

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.