

Henderson 48841

ZIP code · MI · Michigan > Shiawassee County > Henderson

SELLER'S MARKET

\$189K

MEDIAN SALE PRICE

+84.4%

1-YR CHANGE

10

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

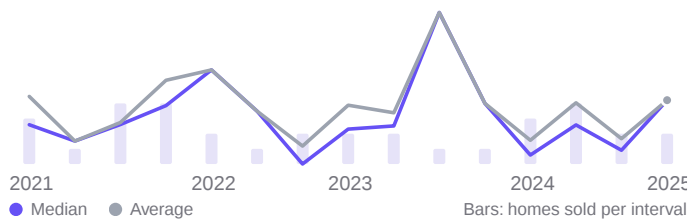
MARKET TRENDS (5 YEARS)

Sale prices

Median \$189K · Average \$189K

Growth (year over year)

Price +84.4% · Sales +100.0%



Price per square foot

\$76/ft²

Annual turnover (share of homes sold)

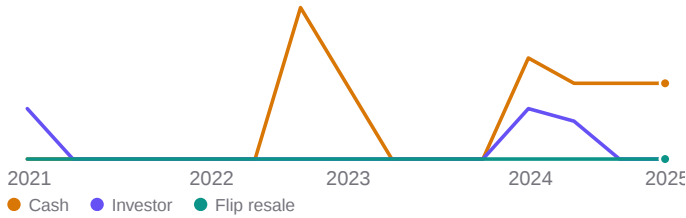
3.6%



BUYERS & OUTCOMES

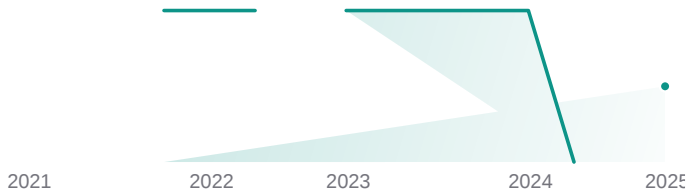
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



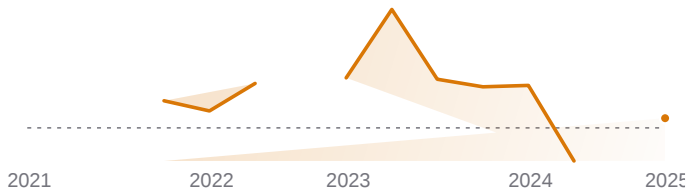
Sellers who sold at a gain

50%

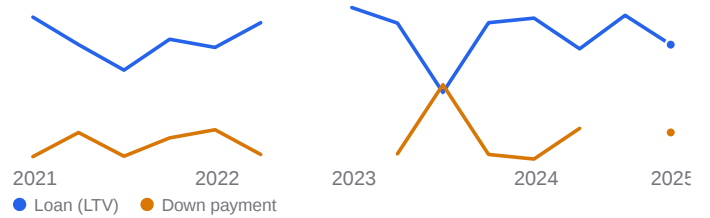


Median annualized return at resale

+3.6%

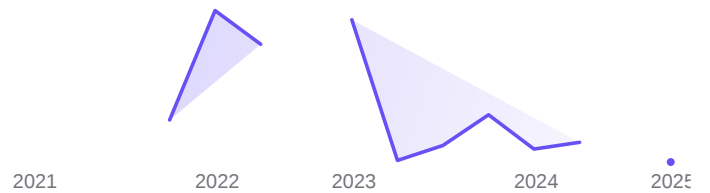


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	279
Median value (AVM)	\$151K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1972
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.0%
Owner occupied	98%
Company owned	7.2%
Median loan-to-value	36%
Typical ownership tenure	27.1 yrs

COMMUNITY

Population	1,081
Density	37 / mi²
Median household income	\$69K
Average household income	\$78K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	16
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	10.6%
Unemployment	1.6%
Average temp	47°F
Annual precip	32 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.