

Ithaca 48847

ZIP code · MI · Michigan > Gratiot County > Ithaca

BALANCED MARKET

\$164K

MEDIAN SALE PRICE

+7.9%

1-YR CHANGE

69

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



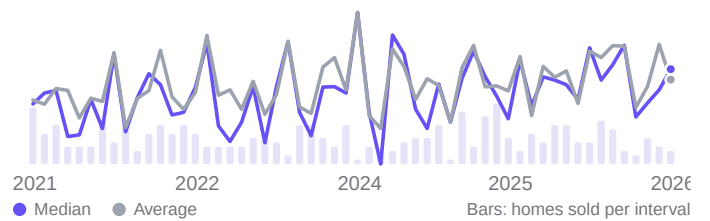
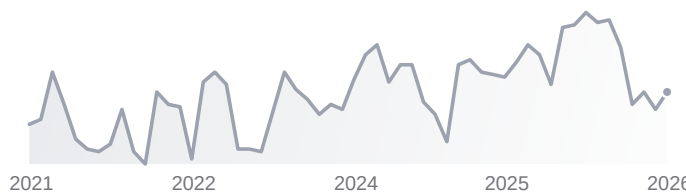
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$192K · Average \$176K

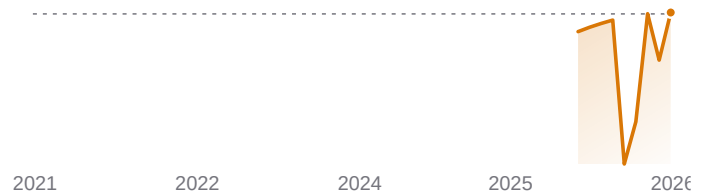
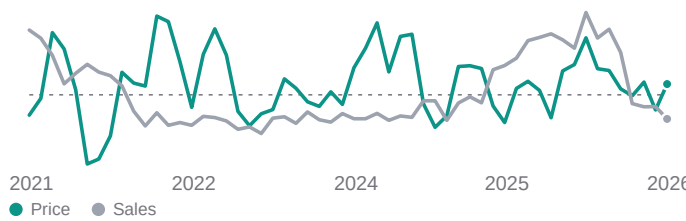


Growth (year over year)

Price +7.9% · Sales -17.9%

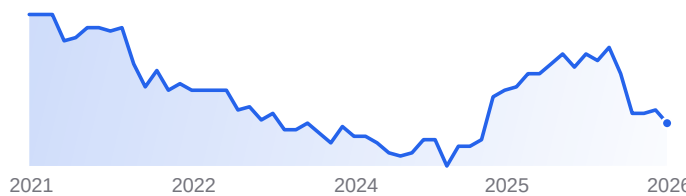
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

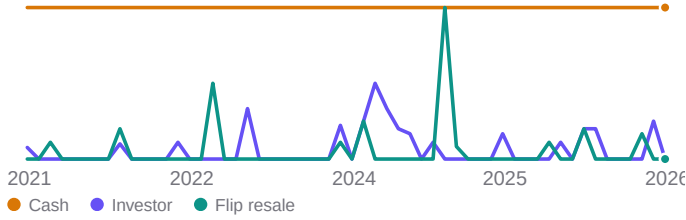
3.1%



BUYERS & OUTCOMES

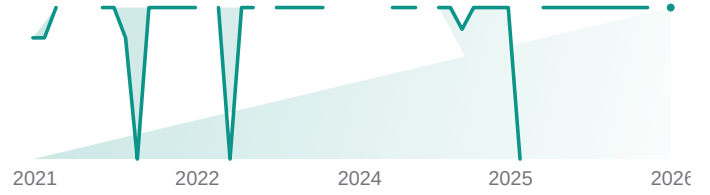
Buyer mix

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



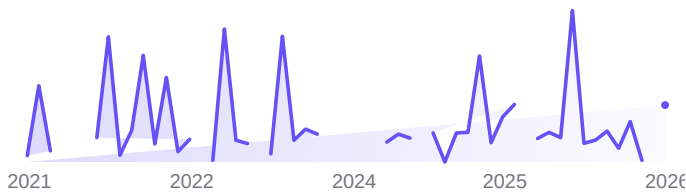
Sellers who sold at a gain

100%



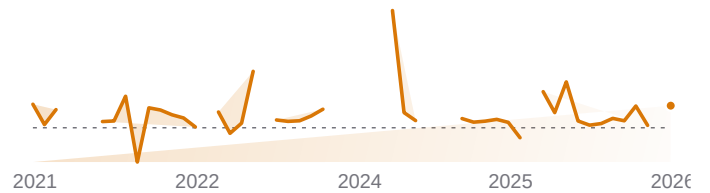
Typical hold before selling

7.0 yrs



Median annualized return at resale

+18.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,195
Median value (AVM)	\$161K
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	91%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	24.3 yrs

COMMUNITY

Population	6,126
Density	50 / mi²
Median household income	\$66K
Average household income	\$83K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	14
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	12.4%
Unemployment	1.7%
Average temp	47°F
Annual precip	33 in
Sunshine	51%

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