

Howell 48855

ZIP code · MI · Michigan > Livingston County > Howell

SELLER'S MARKET

\$388K

MEDIAN SALE PRICE

+14.4%

1-YR CHANGE

249

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

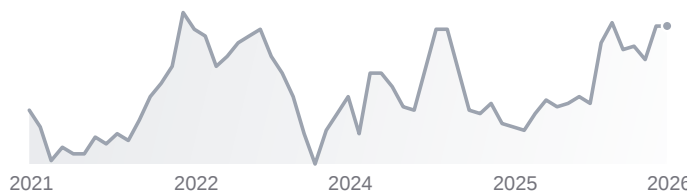
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

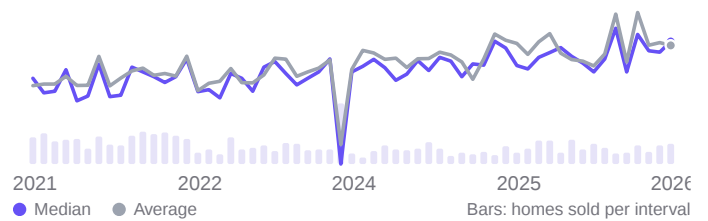
Market temperature (0–100)

71 / 100



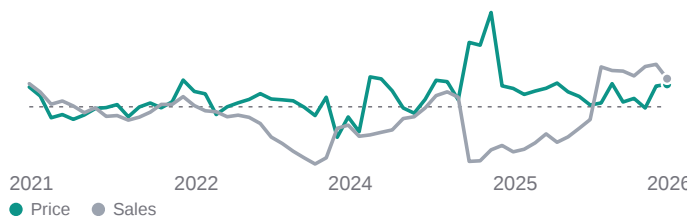
Sale prices

Median \$409K · Average \$397K



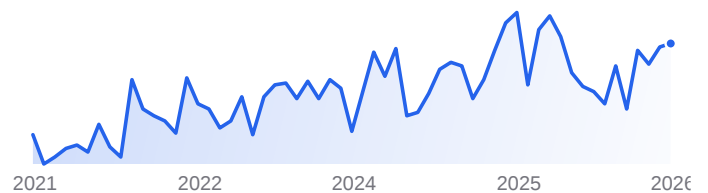
Growth (year over year)

Price +14.4% · Sales +18.0%



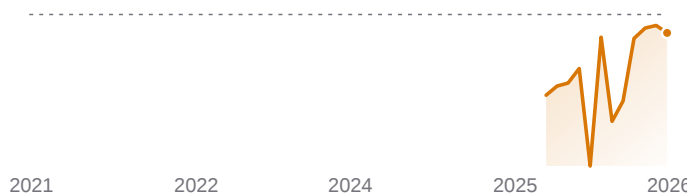
Price per square foot

\$219/ft²



Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

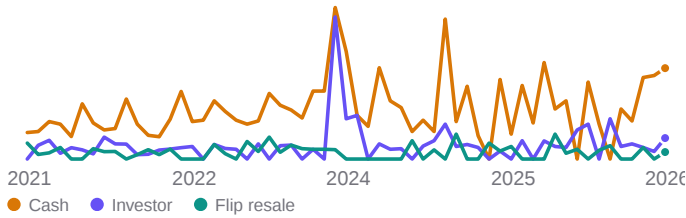
3.9%



BUYERS & OUTCOMES

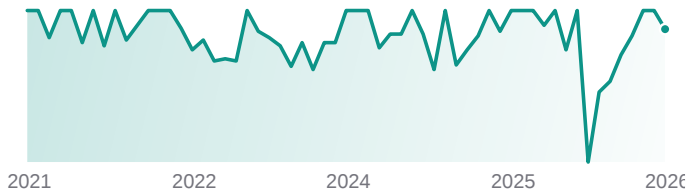
Buyer mix

Cash 52% · Investor 12% · Flip resale 4.0%



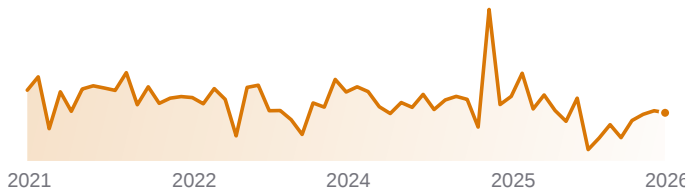
Sellers who sold at a gain

95%

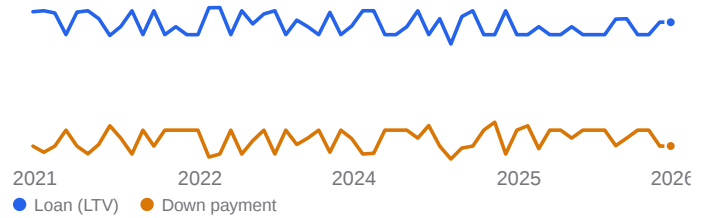


Median annualized return at resale

+5.5%

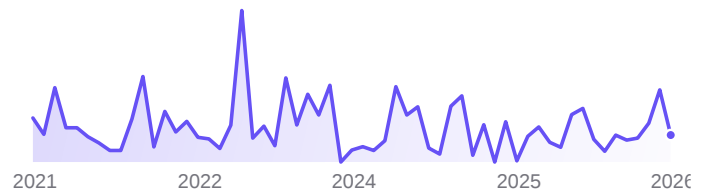


Financing (share of purchase price) Loan (LTV) 88% · Down payment 10%



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,414
Median value (AVM)	\$304K
Median size	1,762 ft²
Median bedrooms	3
Median year built	1994
Single family	74%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.9%
Owner occupied	92%
Company owned	10%
Median loan-to-value	54%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	16,756
Density	182 / mi²
Median household income	\$95K
Average household income	\$107K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	21
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	3.0%
Unemployment	1.0%
Average temp	47°F
Annual precip	32 in
Sunshine	53%

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.