

Morrice 48857

ZIP code · MI · Michigan > Shiawassee County > Morrice

SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

+33.3%

1-YR CHANGE

25

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

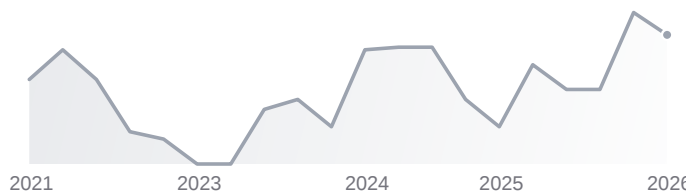
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

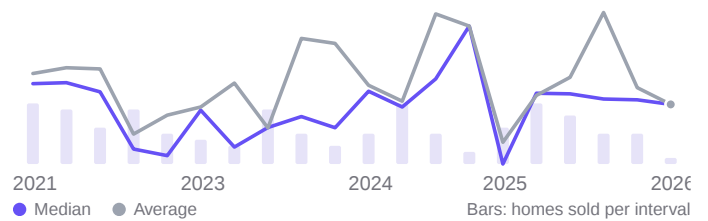
Market temperature (0-100)

69 / 100



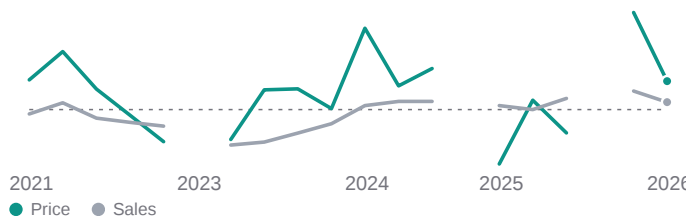
Sale prices

Median \$185K · Average \$185K



Growth (year over year)

Price +33.3% · Sales +8.7%



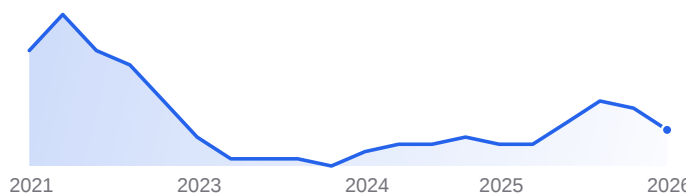
Sale premium vs estimated value

+5.8%



Annual turnover (share of homes sold)

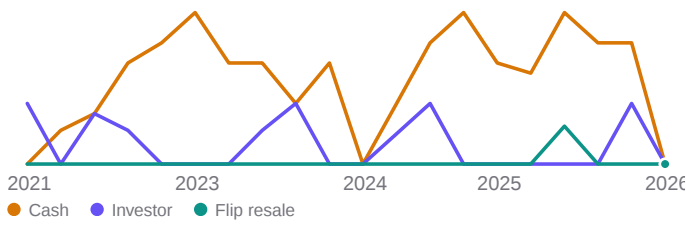
3.0%



BUYERS & OUTCOMES

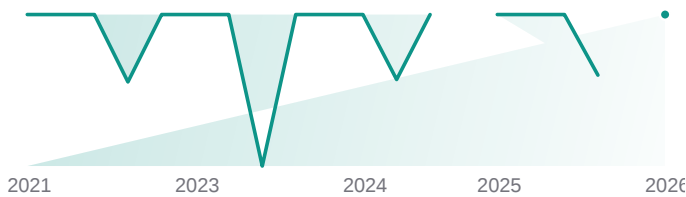
Buyer mix

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



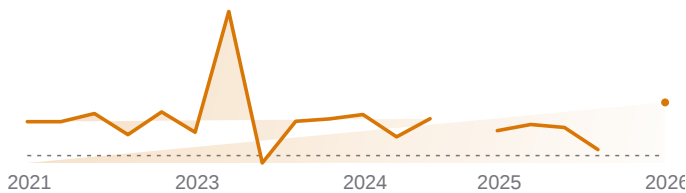
Sellers who sold at a gain

100%

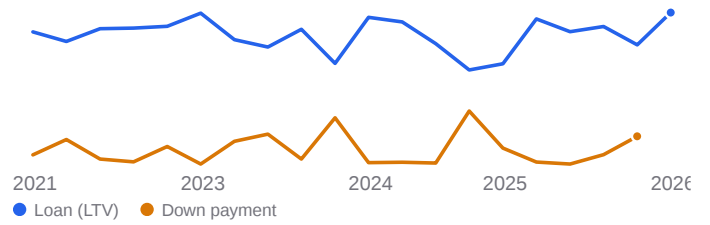


Median annualized return at resale

+15.3%

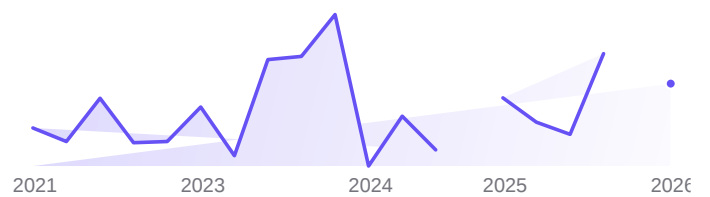


Financing (share of purchase price) Loan (LTV) 101% · Down payment 20%



Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	836
Median value (AVM)	\$214K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.0%
Owner occupied	100%
Company owned	2.9%
Median loan-to-value	51%
Typical ownership tenure	23.2 yrs

COMMUNITY

Population	2,756
Density	115 / mi²
Median household income	\$76K
Average household income	\$100K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	19
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	13.6%
Unemployment	1.4%
Average temp	48°F
Annual precip	32 in
Sunshine	50%

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