

Okemos 48864

ZIP code · MI · Michigan > Ingham County > Okemos

SELLER'S MARKET

\$443K

MEDIAN SALE PRICE

+9.6%

1-YR CHANGE

270

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

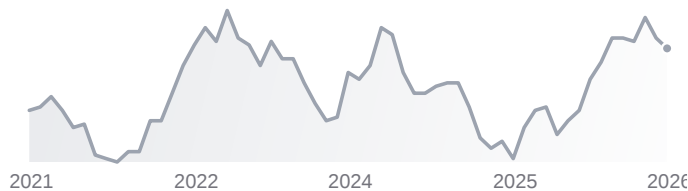
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

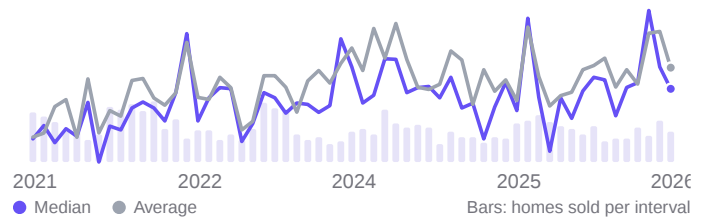
Market temperature (0–100)

67 / 100



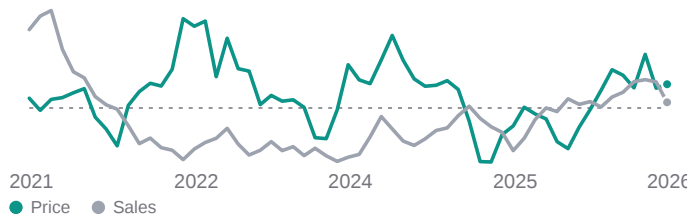
Sale prices

Median \$378K · Average \$419K



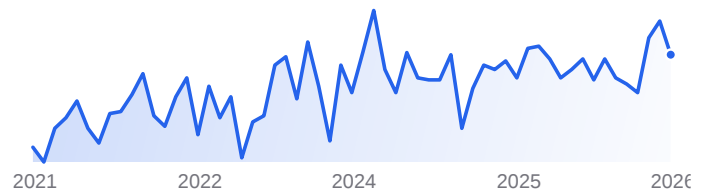
Growth (year over year)

Price +9.6% · Sales +2.3%



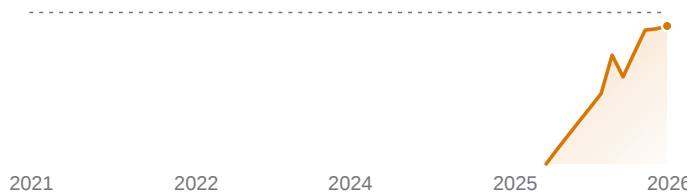
Price per square foot

\$198/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

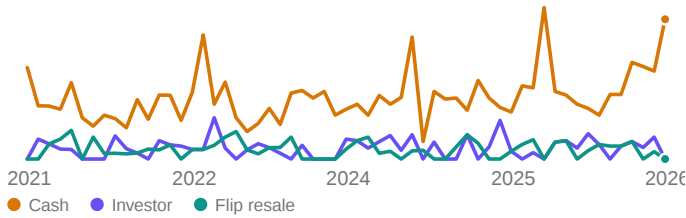
4.0%



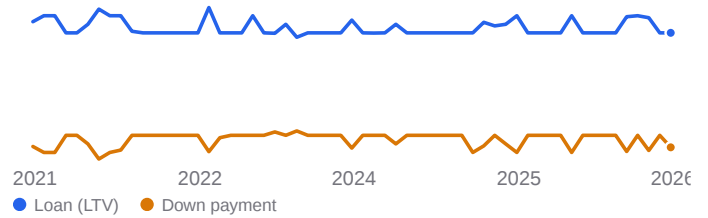
BUYERS & OUTCOMES

Buyer mix

Cash 64% · Investor 0% · Flip resale 0%

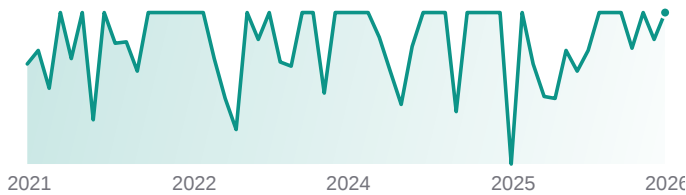


Financing (share of purchase price) Loan (LTV) 80% · Down payment 13%



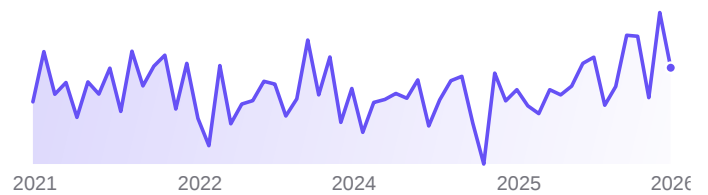
Sellers who sold at a gain

100%



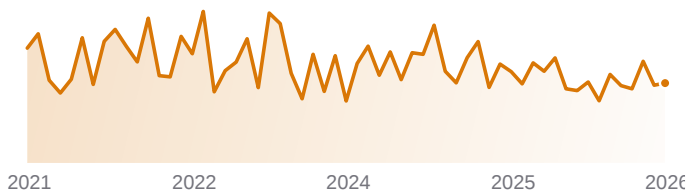
Typical hold before selling

6.9 yrs



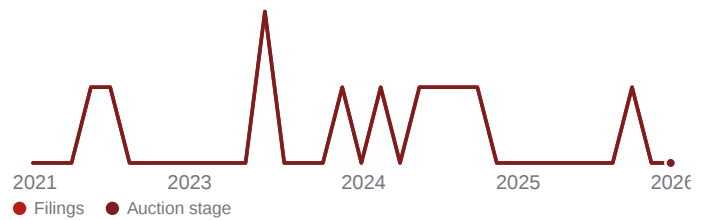
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,704
Median value (AVM)	\$402K
Median size	2,146 ft²
Median bedrooms	4
Median year built	1984
Single family	84%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.8%
Owner occupied	94%
Company owned	15%
Median loan-to-value	51%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	24,932
Density	1,116 / mi²
Median household income	\$106K
Average household income	\$134K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	8.9%
Unemployment	1.5%
Average temp	47°F
Annual precip	32 in
Sunshine	51%

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.