

# Webberville 48892

ZIP code · MI · Michigan > Ingham County > Webberville

BUYER'S MARKET

**\$178K**

MEDIAN SALE PRICE

**-23.9%**

1-YR CHANGE

**44**

SALES (12 MO)

**\$216K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



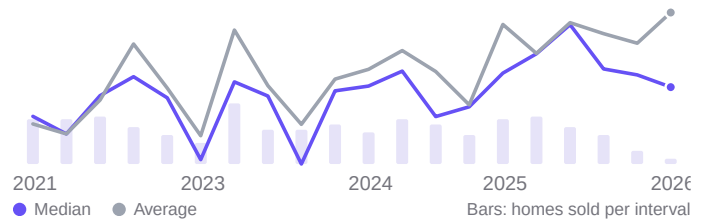
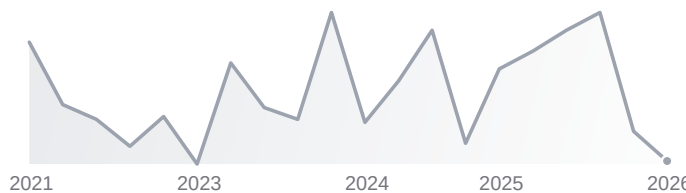
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$220K · Average \$321K

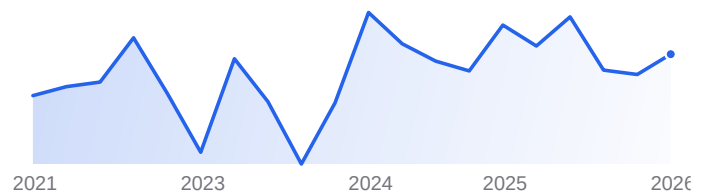
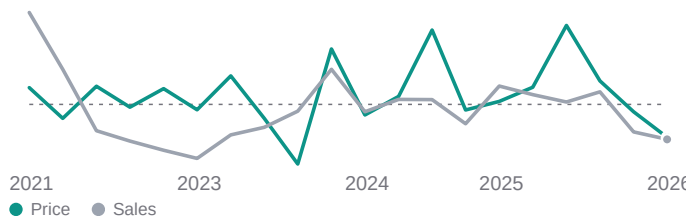


Growth (year over year)

Price -23.9% · Sales -25.4%

Price per square foot

\$167/ft²

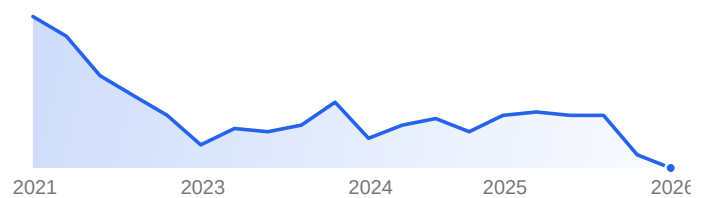


Sale premium vs estimated value

+2.7%

Annual turnover (share of homes sold)

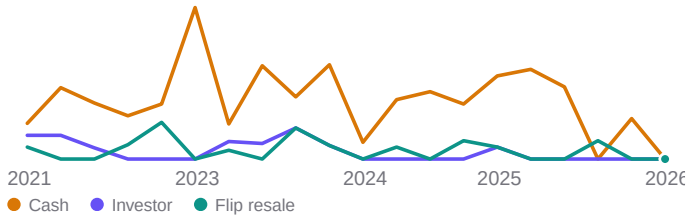
2.8%



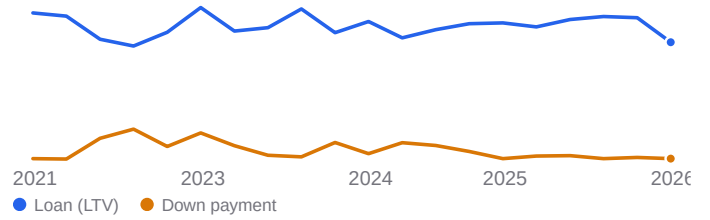
## BUYERS & OUTCOMES

### Buyer mix

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

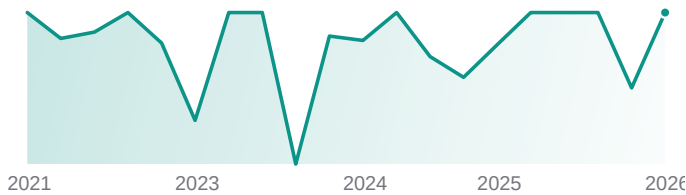


Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.0%



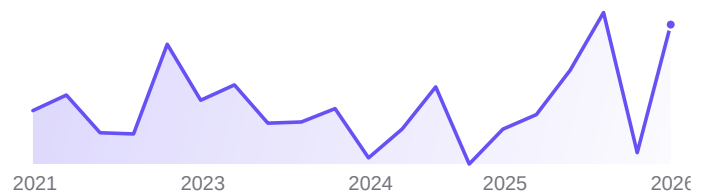
### Sellers who sold at a gain

100%



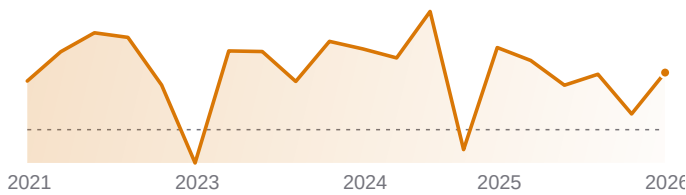
### Typical hold before selling

9.8 yrs



### Median annualized return at resale

+6.4%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,556     |
| Median value (AVM) | \$216K    |
| Median size        | 1,521 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 94%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 53%      |
| Underwater (LTV 125% or more) | 1.7%     |
| Owner occupied                | 92%      |
| Company owned                 | 8.2%     |
| Median loan-to-value          | 48%      |
| Typical ownership tenure      | 14.7 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>4,947</b>    |
| Density                          | <b>93 / mi²</b> |
| Median household income          | <b>\$80K</b>    |
| Average household income         | <b>\$106K</b>   |
| Crime index (US avg 100)         | <b>100</b>      |
| Air pollution index (US avg 100) | <b>90</b>       |
| Earthquake index (US avg 100)    | <b>19</b>       |
| Homes occupied                   | <b>97%</b>      |
| Bachelor's or higher             | <b>13%</b>      |
| Poverty rate                     | <b>7.1%</b>     |
| Unemployment                     | <b>1.4%</b>     |
| Average temp                     | <b>48°F</b>     |
| Annual precip                    | <b>33 in</b>    |
| Sunshine                         | <b>51%</b>      |

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.