

Williamston 48895

ZIP code · MI · Michigan > Ingham County > Williamston

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

138

SALES (12 MO)

\$310K

MEDIAN VALUE (AVM)

Market temperature

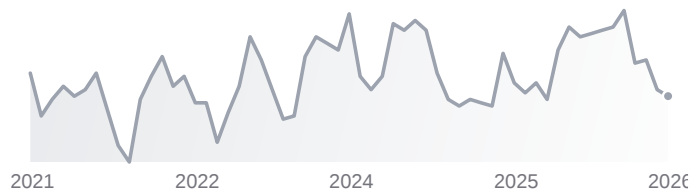
Balanced market · 43 / 100



MARKET TRENDS (5 YEARS)

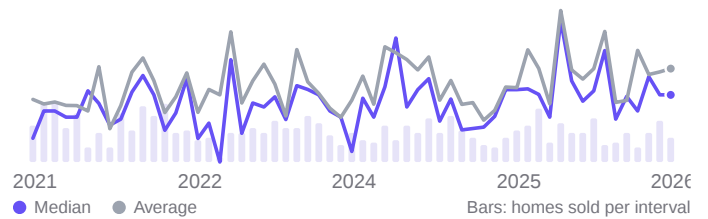
Market temperature (0-100)

43 / 100



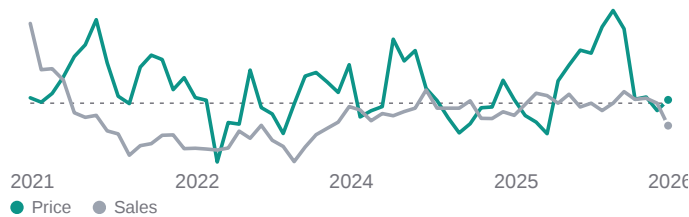
Sale prices

Median \$290K · Average \$355K



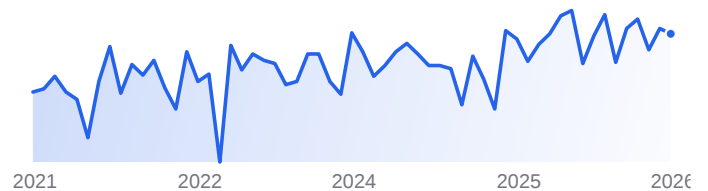
Growth (year over year)

Price +1.8% · Sales -12.1%



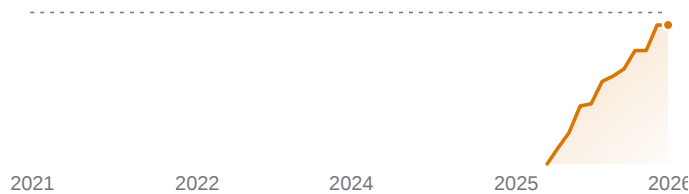
Price per square foot

\$204/ft²



Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

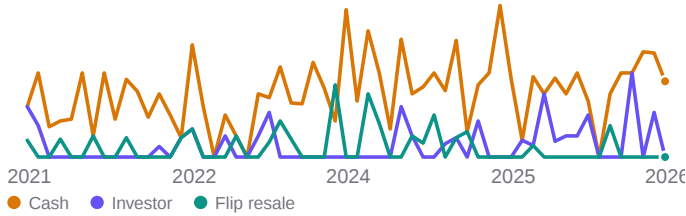
3.2%



BUYERS & OUTCOMES

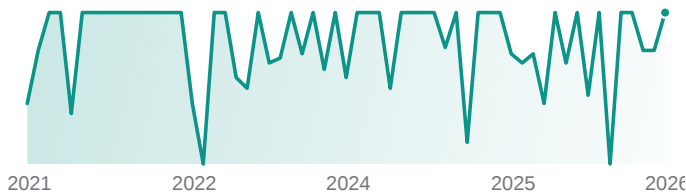
Buyer mix

Cash 30% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

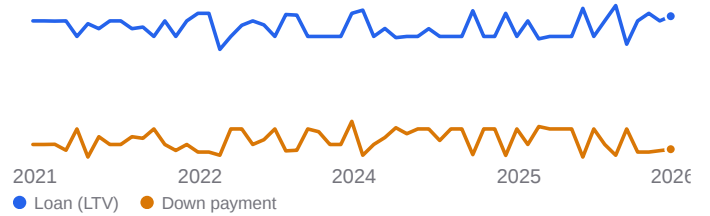


Median annualized return at resale

+8.5%

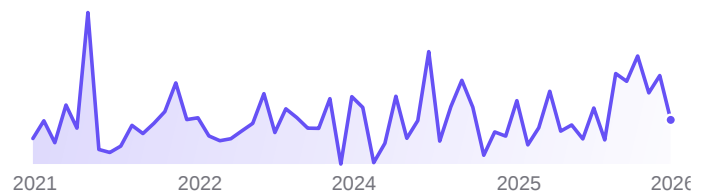


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.9%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,315
Median value (AVM)	\$310K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1974
Single family	90%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.0%
Owner occupied	92%
Company owned	15%
Median loan-to-value	49%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	11,965
Density	143 / mi²
Median household income	\$102K
Average household income	\$129K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	21
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	4.1%
Unemployment	1.5%
Average temp	48°F
Annual precip	33 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.