

Lansing 48917

ZIP code · MI · Michigan > Eaton County > Lansing

BALANCED MARKET

\$222K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

383

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



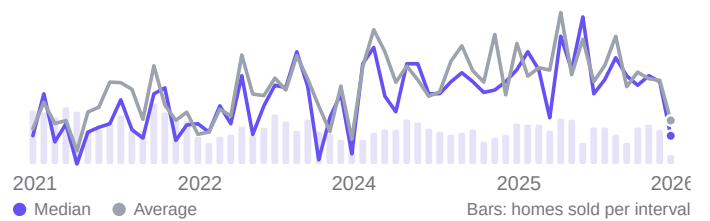
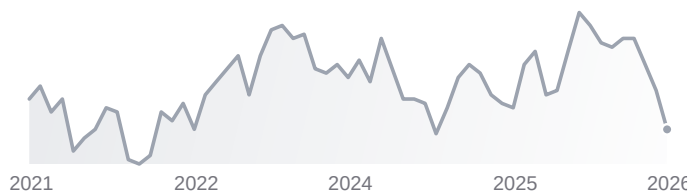
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$190K · Average \$203K

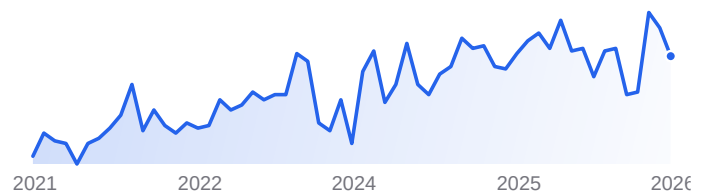
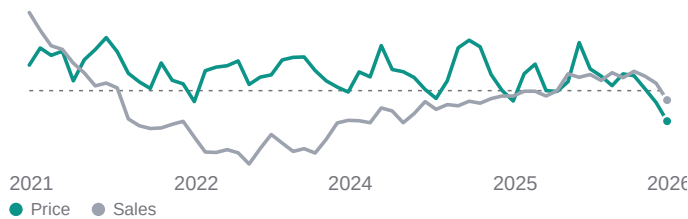


Growth (year over year)

Price -11.3% · Sales -3.5%

Price per square foot

\$169/ft²

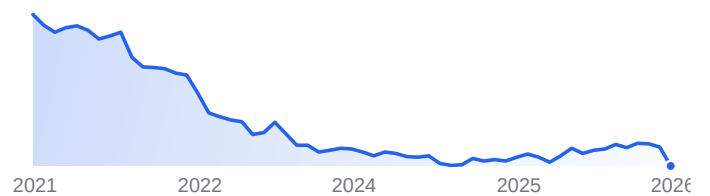
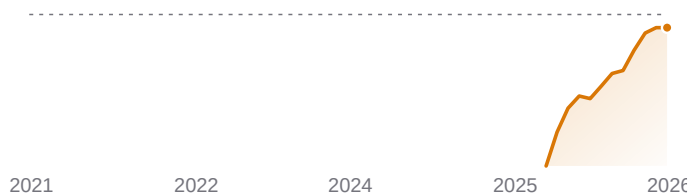


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

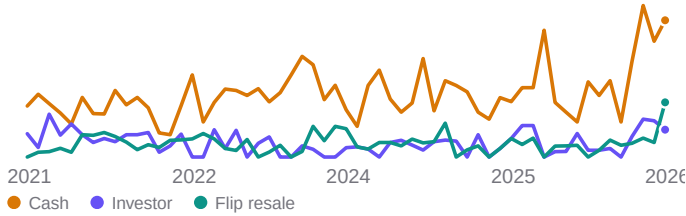
3.8%



BUYERS & OUTCOMES

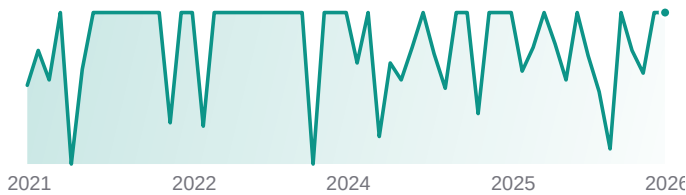
Buyer mix

Cash 56% · Investor 11% · Flip resale 22%



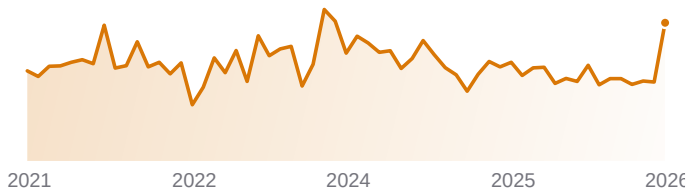
Sellers who sold at a gain

100%

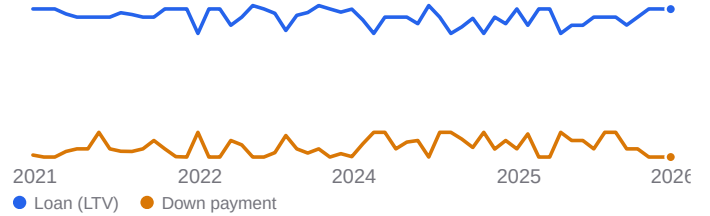


Median annualized return at resale

+10.6%

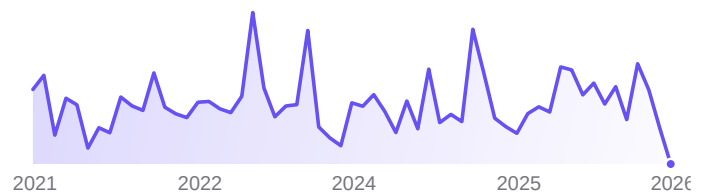


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



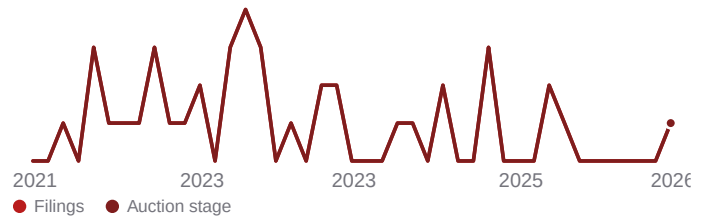
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,052
Median value (AVM)	\$253K
Median size	1,463 ft²
Median bedrooms	3
Median year built	1970
Single family	82%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.9%
Owner occupied	91%
Company owned	14%
Median loan-to-value	49%

Typical ownership tenure

14.3 yrs

COMMUNITY

Population	32,787
Density	1,340 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	21
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	8.3%
Unemployment	1.4%
Average temp	47°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.