

Covert 49043

ZIP code · MI · Michigan · Van Buren County

SELLER'S MARKET

\$215K

MEDIAN SALE PRICE

+86.4%

1-YR CHANGE

39

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

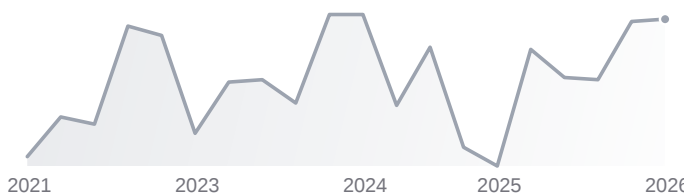
Seller's market · 72 / 100



MARKET TRENDS (5 YEARS)

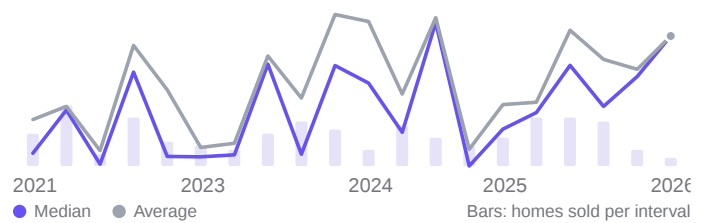
Market temperature (0–100)

72 / 100



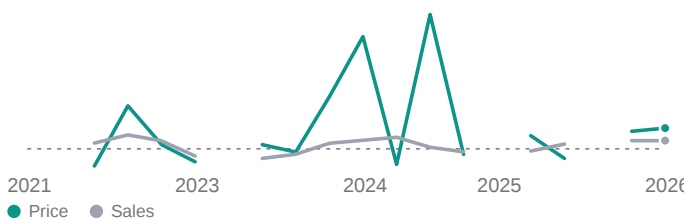
Sale prices

Median \$250K · Average \$250K



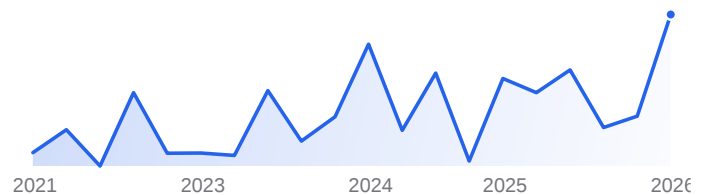
Growth (year over year)

Price +86.4% · Sales +34.5%



Price per square foot

\$225/ft²



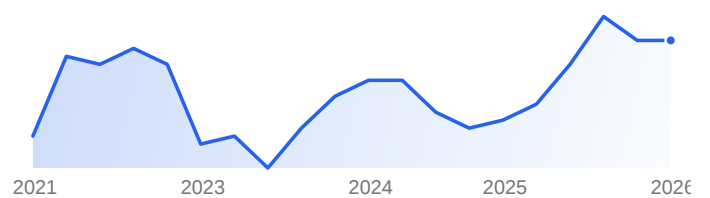
Sale premium vs estimated value

+81.3%



Annual turnover (share of homes sold)

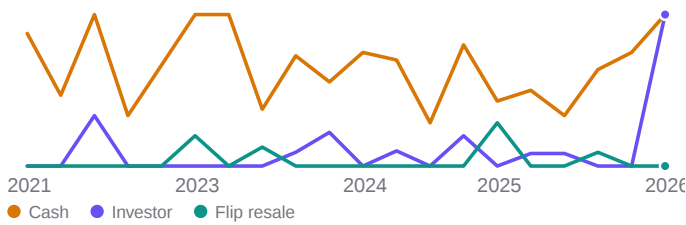
3.1%



BUYERS & OUTCOMES

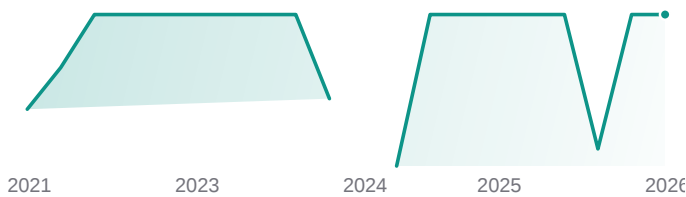
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



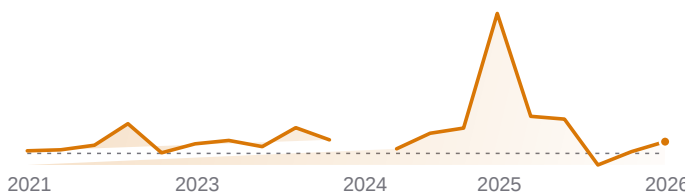
Sellers who sold at a gain

100%

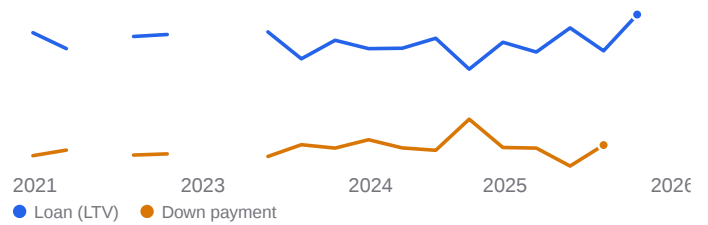


Median annualized return at resale

+5.5%

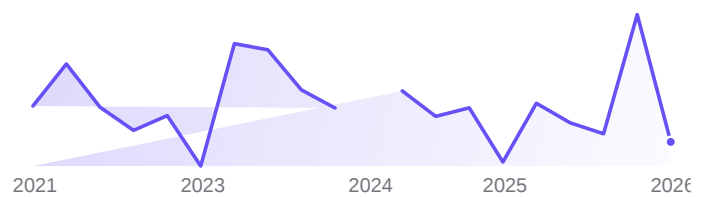


Financing (share of purchase price) Loan (LTV) 103% · Down payment 16%



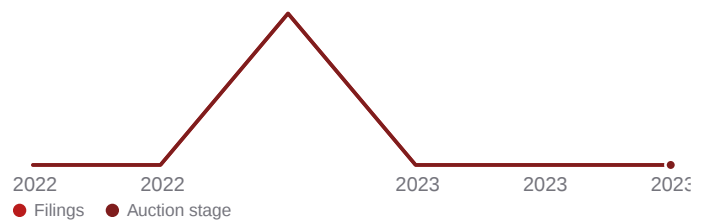
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,240
Median value (AVM)	\$182K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1977
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.4%
Owner occupied	52%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	2,330
Density	65 / mi²
Median household income	\$42K
Average household income	\$62K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	23
Homes occupied	66%
Bachelor's or higher	10%
Poverty rate	23.3%
Unemployment	1.1%
Average temp	49°F
Annual precip	37 in
Sunshine	46%

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.