

# Hartford 49057

ZIP code · MI · Michigan > Van Buren County > Hartford

STRONG BUYER'S MARKET

**\$108K**

MEDIAN SALE PRICE

**-31.4%**

1-YR CHANGE

**57**

SALES (12 MO)

**\$137K**

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



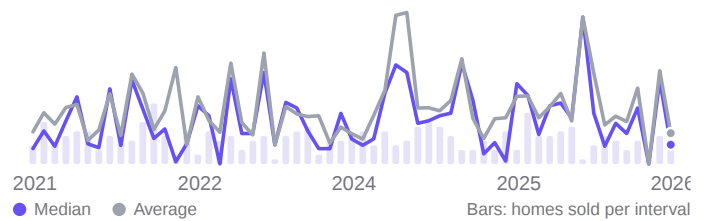
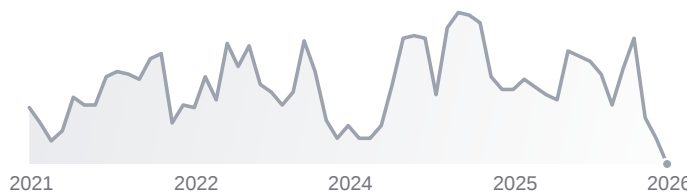
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$78K · Average \$101K

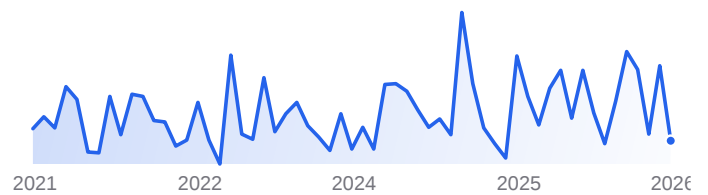
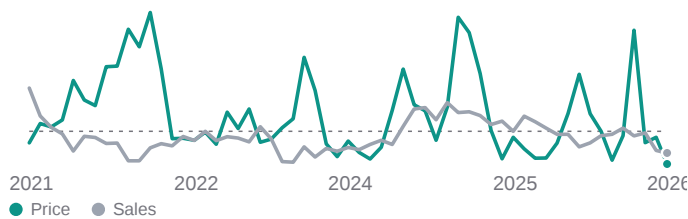


Growth (year over year)

Price -31.4% · Sales -20.8%

Price per square foot

\$60/ft²

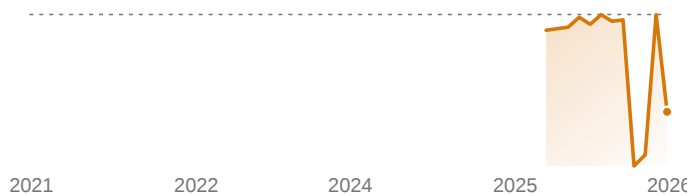


Sale premium vs estimated value

-30.5%

Annual turnover (share of homes sold)

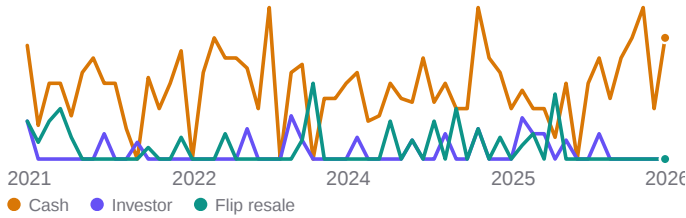
2.7%



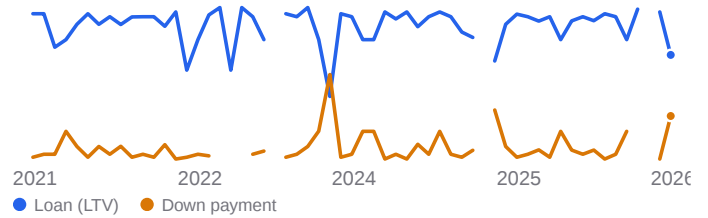
## BUYERS & OUTCOMES

### Buyer mix

Cash 80% · Investor 0% · Flip resale 0%

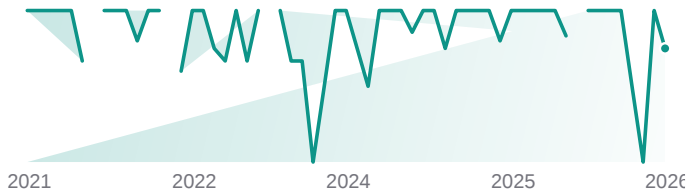


### Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



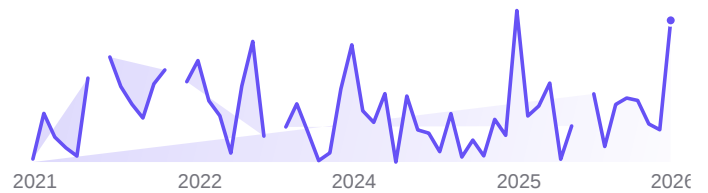
### Sellers who sold at a gain

75%



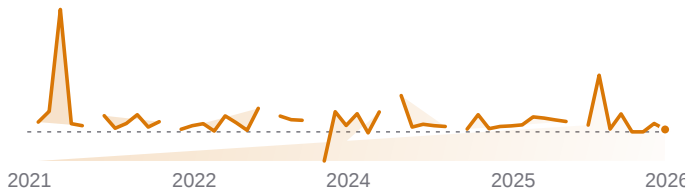
### Typical hold before selling

17.8 yrs



### Median annualized return at resale

+1.9%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,145     |
| Median value (AVM) | \$137K    |
| Median size        | 1,356 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1962      |
| Single family      | 97%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 70%      |
| Underwater (LTV 125% or more) | 2.6%     |
| Owner occupied                | 80%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 11%      |
| Typical ownership tenure      | 11.9 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>6,554</b>     |
| Density                          | <b>126 / mi²</b> |
| Median household income          | <b>\$47K</b>     |
| Average household income         | <b>\$66K</b>     |
| Crime index (US avg 100)         | <b>129</b>       |
| Air pollution index (US avg 100) | <b>80</b>        |
| Earthquake index (US avg 100)    | <b>20</b>        |
| Homes occupied                   | <b>85%</b>       |
| Bachelor's or higher             | <b>8%</b>        |
| Poverty rate                     | <b>20.6%</b>     |
| Unemployment                     | <b>1.3%</b>      |
| Average temp                     | <b>49°F</b>      |
| Annual precip                    | <b>38 in</b>     |
| Sunshine                         | <b>46%</b>       |

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.