

Hickory Corners 49060

ZIP code · MI · Michigan > Barry County > Hickory Corners

BALANCED MARKET

\$500K

MEDIAN SALE PRICE

+111.0%

1-YR CHANGE

12

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



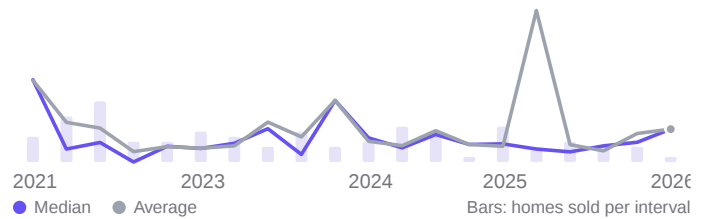
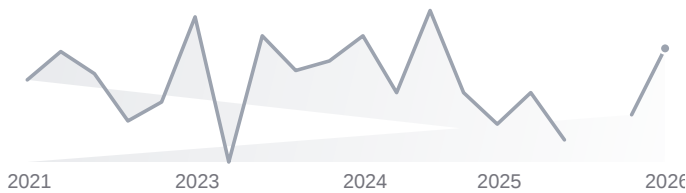
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$450K · Average \$450K

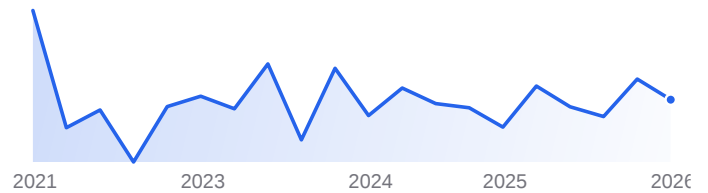
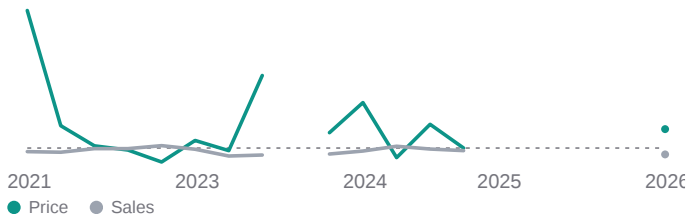


Growth (year over year)

Price +111.0% · Sales -36.8%

Price per square foot

\$184/ft²

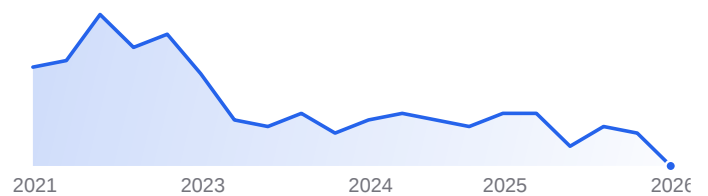


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

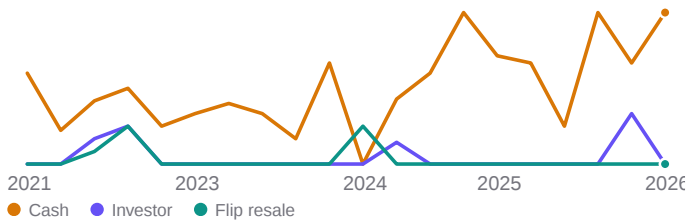
1.2%



BUYERS & OUTCOMES

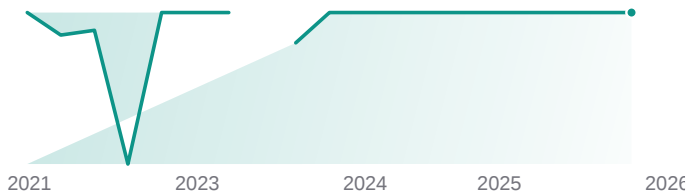
Buyer mix

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



Sellers who sold at a gain

100%

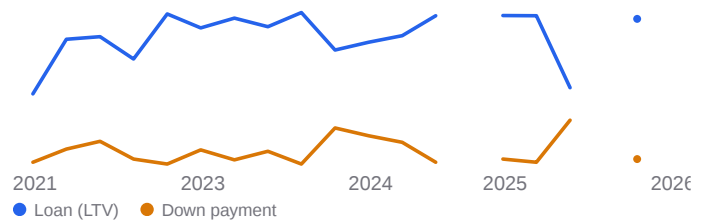


Median annualized return at resale

+8.1%

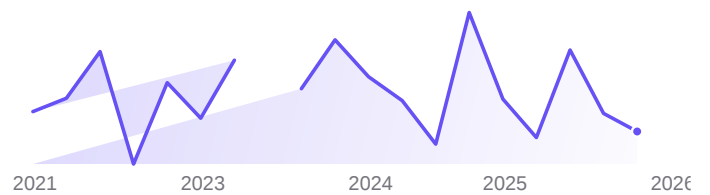


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	965
Median value (AVM)	\$373K
Median size	1,726 ft²
Median bedrooms	3
Median year built	1970
Single family	95%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.4%
Owner occupied	75%
Company owned	29%
Median loan-to-value	32%

Typical ownership tenure

26.1 yrs

COMMUNITY

Population	1,722
Density	84 / mi²
Median household income	\$93K
Average household income	\$350K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	21
Homes occupied	86%
Bachelor's or higher	32%
Poverty rate	6.5%
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.