

Nashville 49073

ZIP code · MI · Michigan > Barry County > Nashville

BUYER'S MARKET

\$138K

MEDIAN SALE PRICE

-15.8%

1-YR CHANGE

62

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



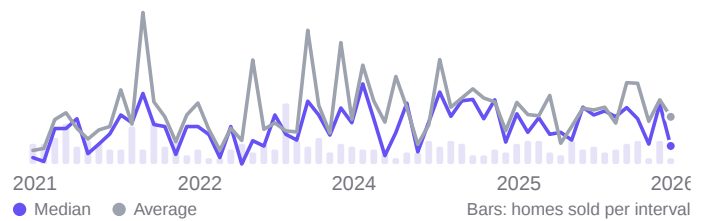
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$100K · Average \$175K

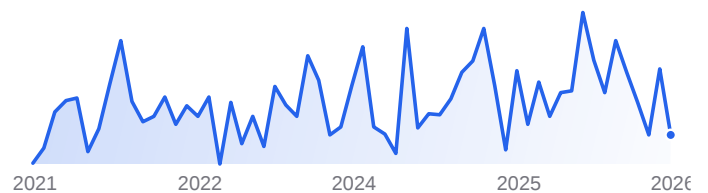
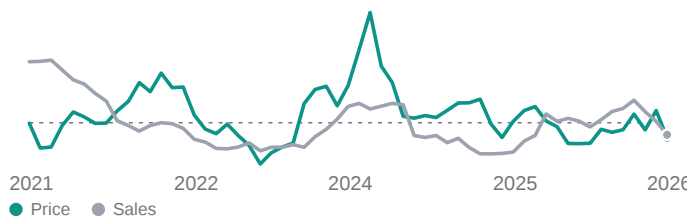


Growth (year over year)

Price -15.8% · Sales -12.7%

Price per square foot

\$72/ft²

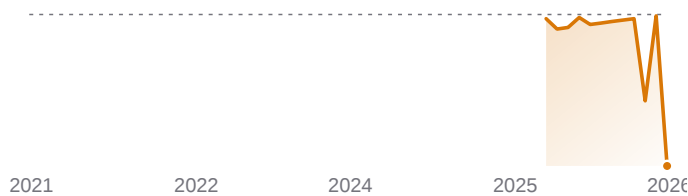


Sale premium vs estimated value

-35.1%

Annual turnover (share of homes sold)

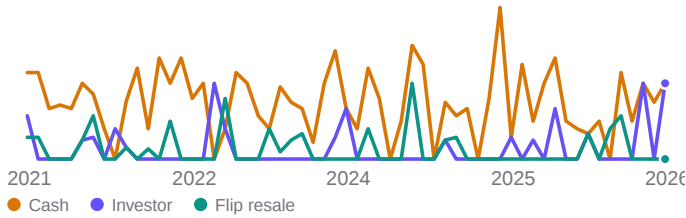
3.3%



BUYERS & OUTCOMES

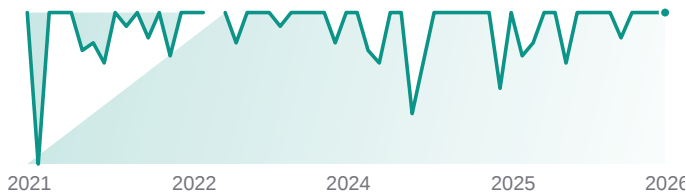
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



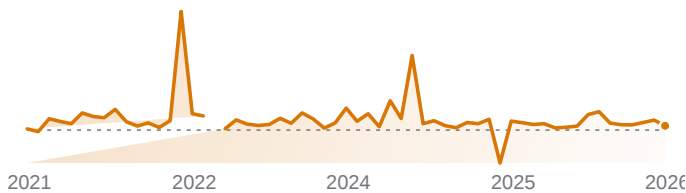
Sellers who sold at a gain

100%

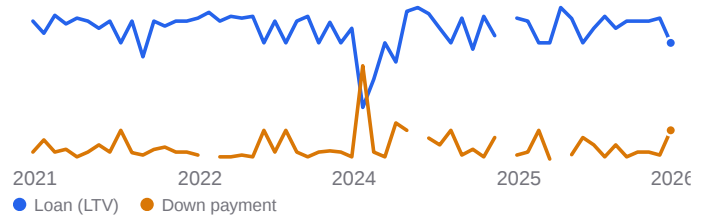


Median annualized return at resale

+3.8%

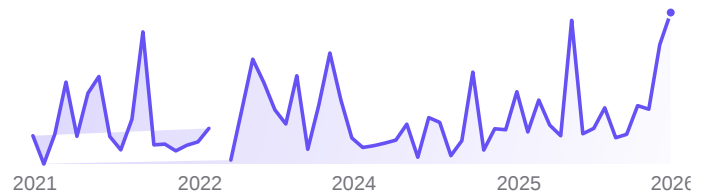


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

18.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,904
Median value (AVM)	\$193K
Median size	1,468 ft²
Median bedrooms	3
Median year built	1949
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	84%
Company owned	14%
Median loan-to-value	36%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	4,863
Density	69 / mi²
Median household income	\$60K
Average household income	\$69K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	22
Homes occupied	90%
Bachelor's or higher	6%
Poverty rate	11.5%
Unemployment	1.3%
Average temp	48°F
Annual precip	35 in
Sunshine	47%

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.