

Union City 49094

ZIP code · MI · Michigan > Branch County > Union City

BALANCED MARKET

\$177K

MEDIAN SALE PRICE

-4.4%

1-YR CHANGE

76

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100

Buyer's market

Balanced

Seller's market

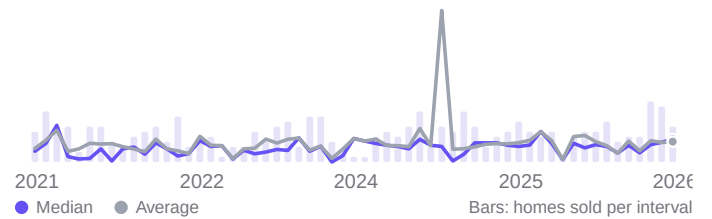
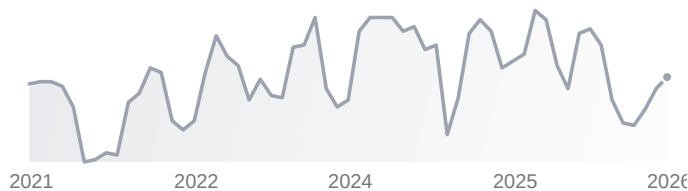
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$200K · Average \$180K

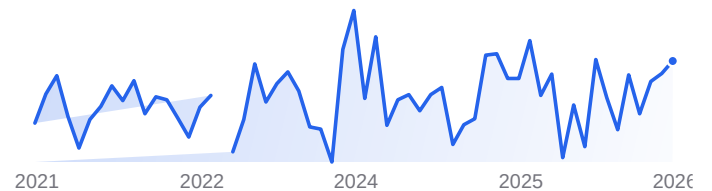
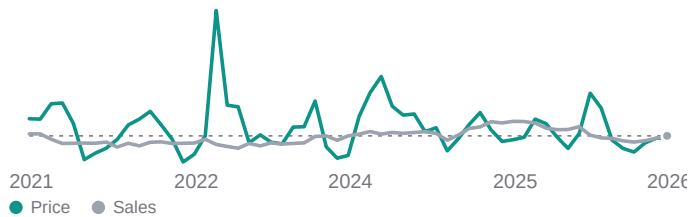


Growth (year over year)

Price -4.4% · Sales +0.0%

Price per square foot

\$150/ft²

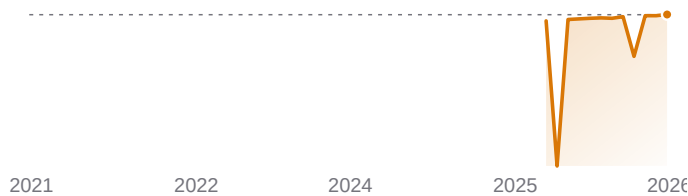


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

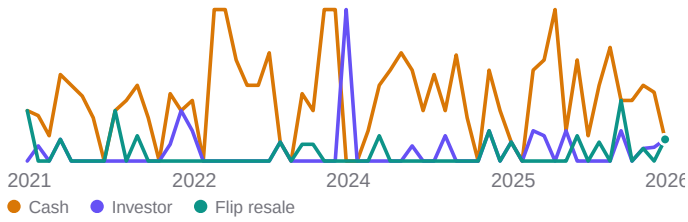
4.3%



BUYERS & OUTCOMES

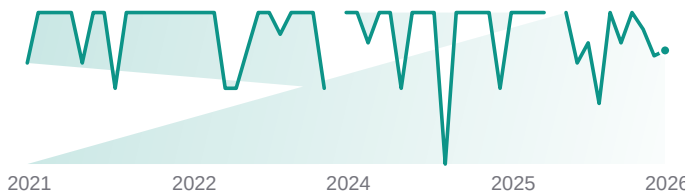
Buyer mix

Cash 14% · Investor 14% · Flip resale 14%



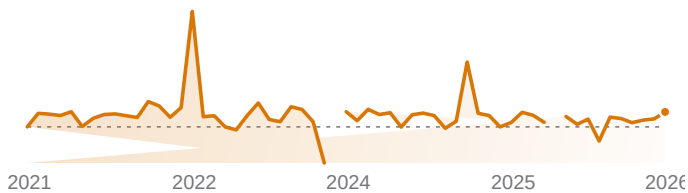
Sellers who sold at a gain

75%

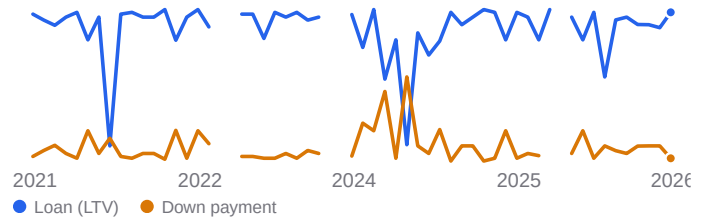


Median annualized return at resale

+12.6%

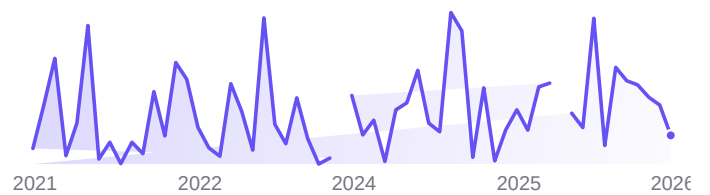


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,767
Median value (AVM)	\$153K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1952
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.7%
Owner occupied	68%
Company owned	16%
Median loan-to-value	19%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	4,060
Density	69 / mi²
Median household income	\$67K
Average household income	\$83K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	25
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	14.7%
Unemployment	1.1%
Average temp	49°F
Annual precip	37 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.