

Vermontville 49096

ZIP code · MI · Michigan > Eaton County > Vermontville

BALANCED MARKET

\$239K

MEDIAN SALE PRICE

+37.4%

1-YR CHANGE

24

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



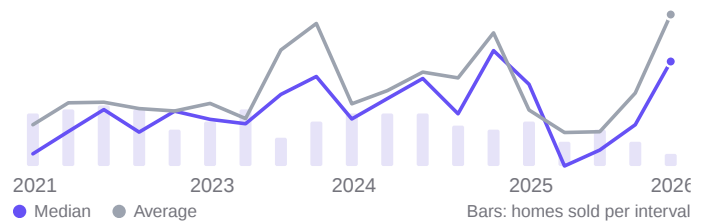
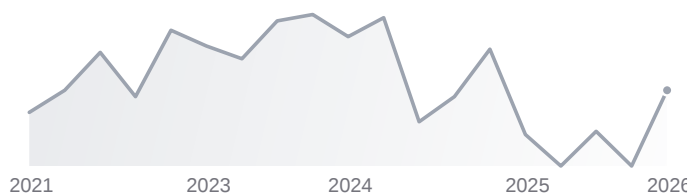
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$235K · Average \$293K

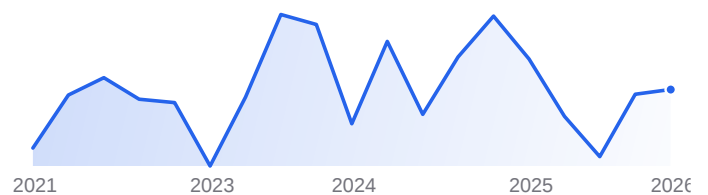
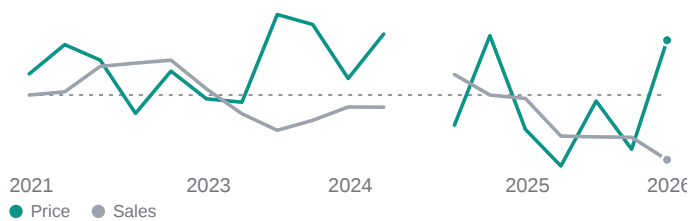


Growth (year over year)

Price +37.4% · Sales -44.2%

Price per square foot

\$117/ft²

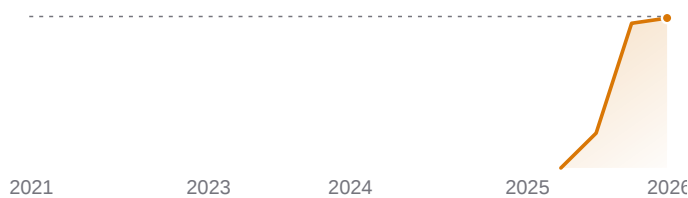


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

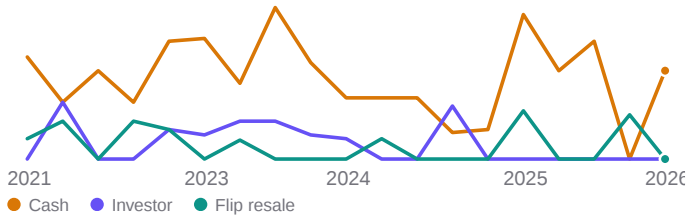
1.9%



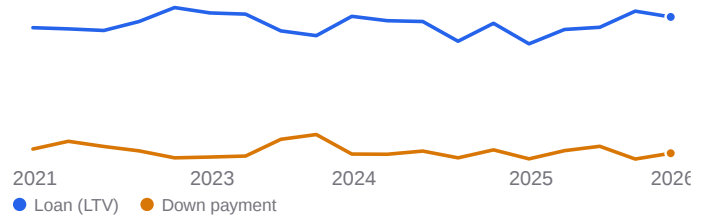
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

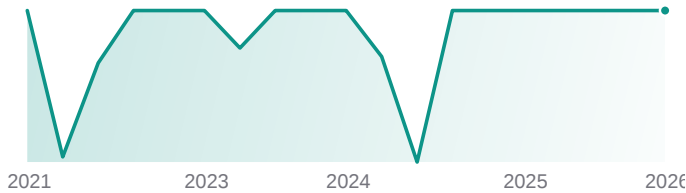


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.0%



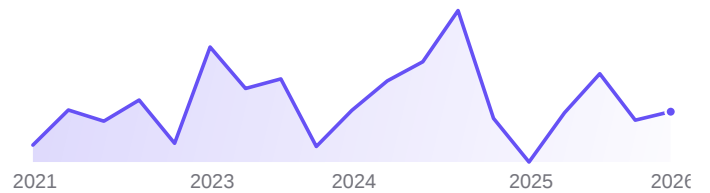
Sellers who sold at a gain

100%



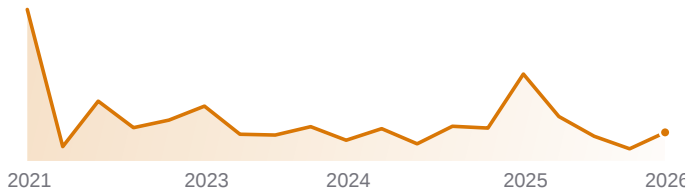
Typical hold before selling

4.8 yrs



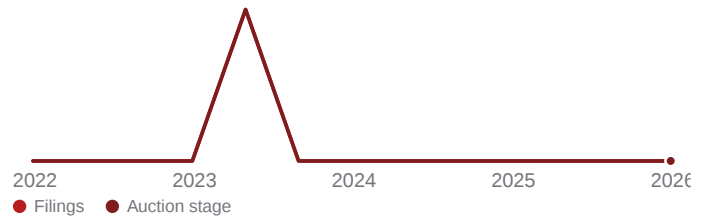
Median annualized return at resale

+8.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,245
Median value (AVM)	\$195K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1975
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.2%
Owner occupied	87%
Company owned	12%
Median loan-to-value	33%
Typical ownership tenure	21.1 yrs

COMMUNITY

Population	3,111
Density	48 / mi²
Median household income	\$75K
Average household income	\$85K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	20
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	11.8%
Unemployment	1.3%
Average temp	48°F
Annual precip	35 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.