

Cement City 49233

ZIP code · MI · Michigan > Lenawee County > Cement City

BALANCED MARKET

\$353K

MEDIAN SALE PRICE

+74.6%

1-YR CHANGE

45

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

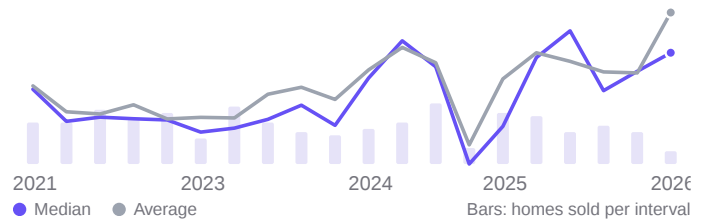
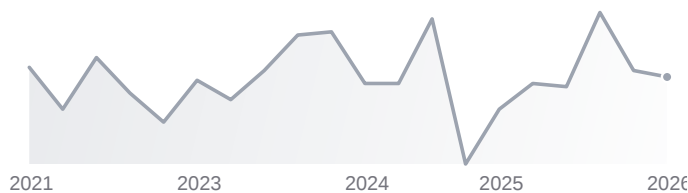
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$378K · Average \$487K

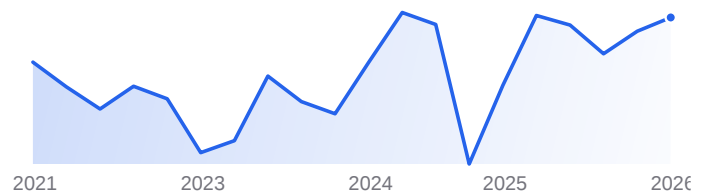
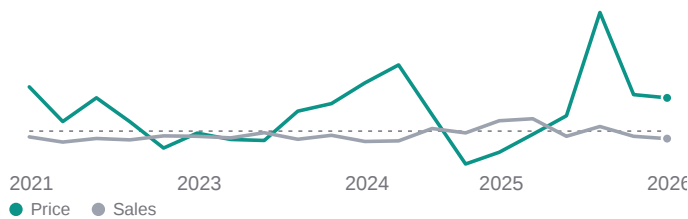


Growth (year over year)

Price +74.6% · Sales -16.7%

Price per square foot

\$264/ft²

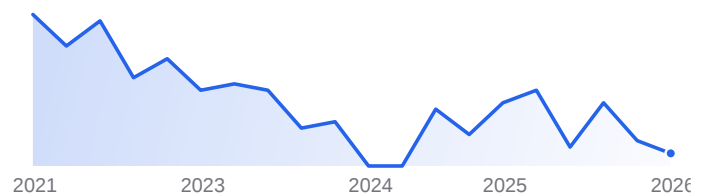


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

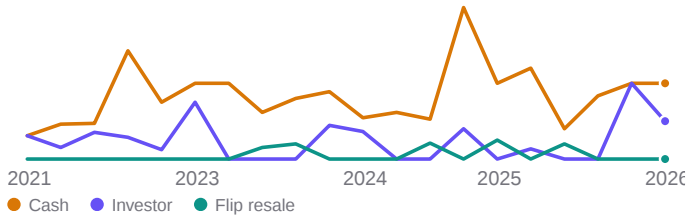
2.9%



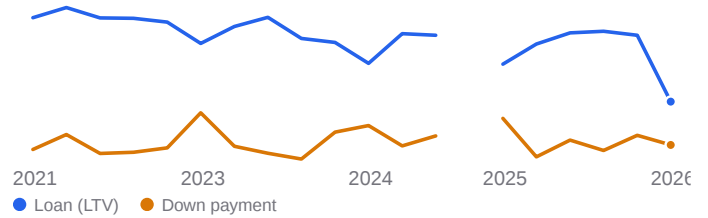
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 0%

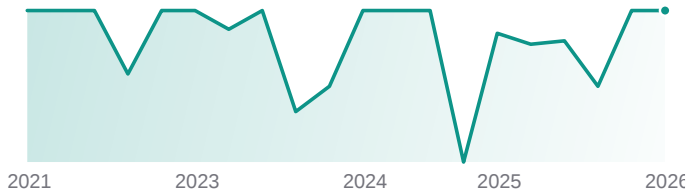


Financing (share of purchase price) Loan (LTV) 40% · Down payment 12%



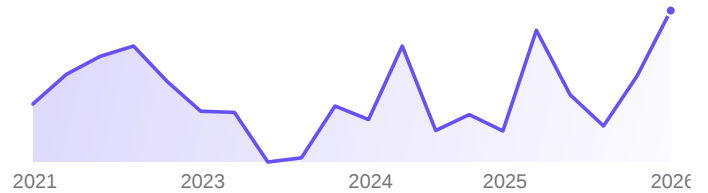
Sellers who sold at a gain

100%



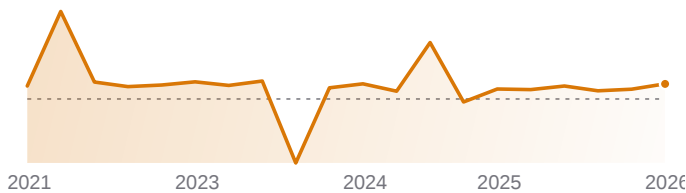
Typical hold before selling

10.9 yrs



Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,546
Median value (AVM)	\$286K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1989
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.3%
Owner occupied	67%
Company owned	14%
Median loan-to-value	39%
Typical ownership tenure	18.6 yrs

COMMUNITY

Population	2,619
Density	122 / mi²
Median household income	\$83K
Average household income	\$107K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	32
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	4.4%
Unemployment	1.5%
Average temp	48°F
Annual precip	35 in
Sunshine	51%

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.