

Hillsdale 49242

ZIP code · MI · Michigan > Hillsdale County > Hillsdale

SELLER'S MARKET

\$198K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

263

SALES (12 MO)

\$199K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

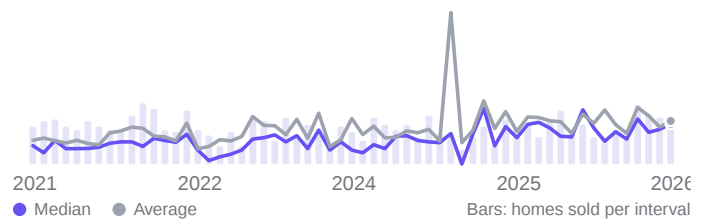
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$215K · Average \$225K

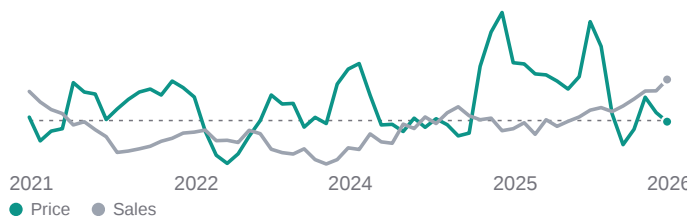


Growth (year over year)

Price -0.7% · Sales +24.6%

Price per square foot

\$205/ft²

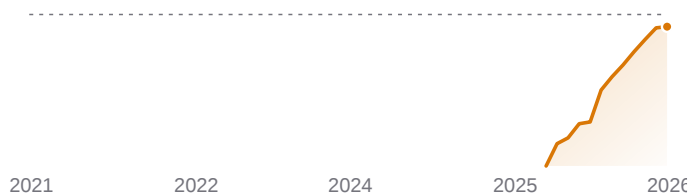


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

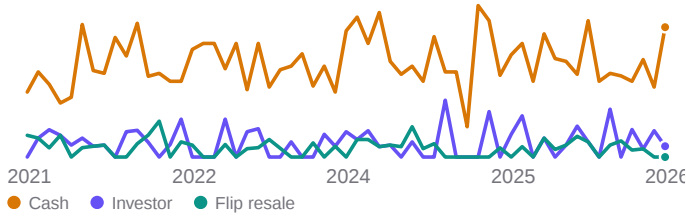
4.4%



BUYERS & OUTCOMES

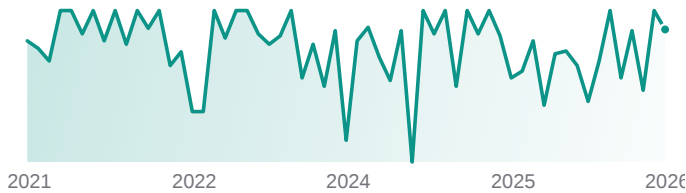
Buyer mix

Cash 57% · Investor 4.8% · Flip resale 0%



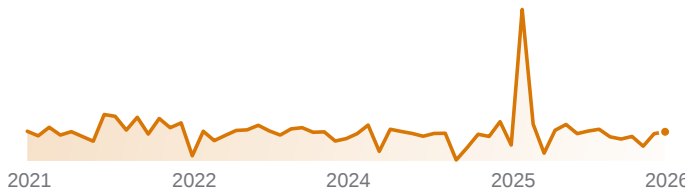
Sellers who sold at a gain

94%

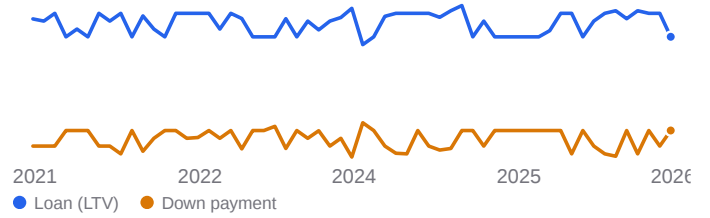


Median annualized return at resale

+8.6%

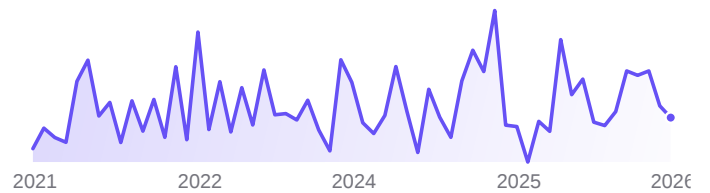


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,950
Median value (AVM)	\$199K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1960
Single family	76%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.5%
Owner occupied	59%
Company owned	18%
Median loan-to-value	27%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	14,825
Density	155 / mi²
Median household income	\$59K
Average household income	\$76K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	32
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	13.4%
Unemployment	1.4%
Average temp	48°F
Annual precip	37 in
Sunshine	51%

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.