

Horton 49246

ZIP code · MI · Michigan > Jackson County

BUYER'S MARKET

\$50K

MEDIAN SALE PRICE

-82.0%

1-YR CHANGE

43

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



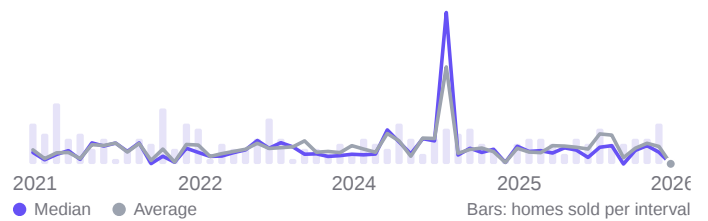
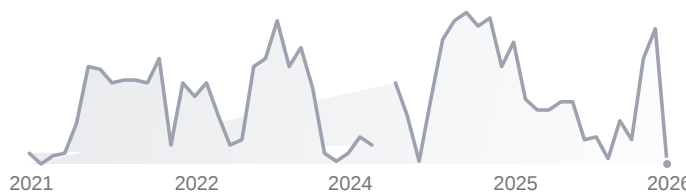
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$50K · Average \$50K

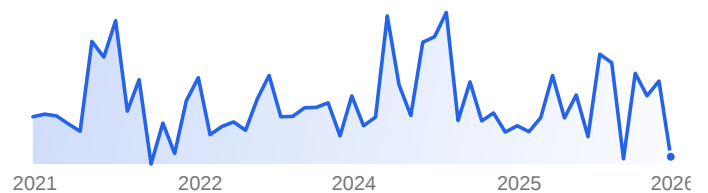
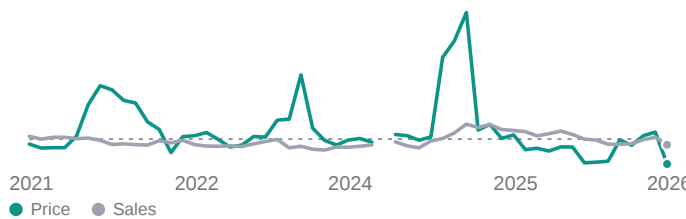


Growth (year over year)

Price -82.0% · Sales -18.9%

Price per square foot

\$54/ft²

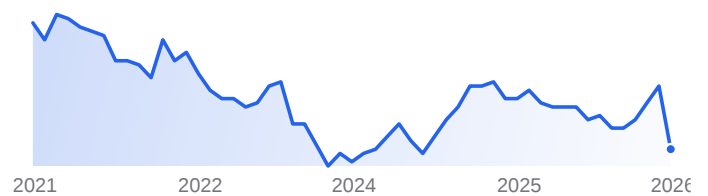
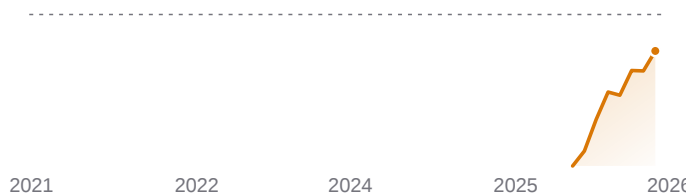


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

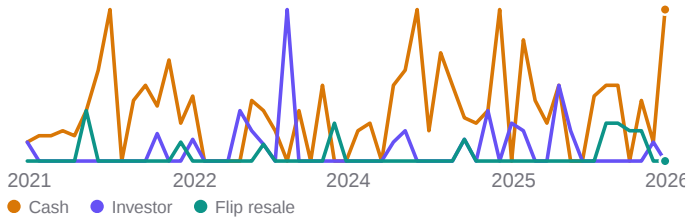
2.8%



BUYERS & OUTCOMES

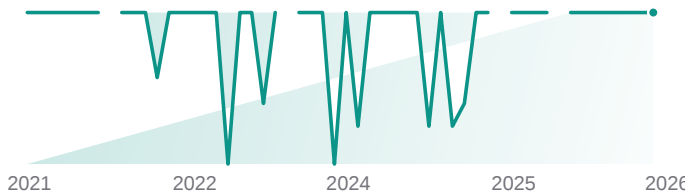
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



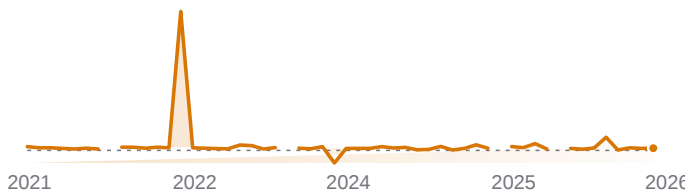
Sellers who sold at a gain

100%

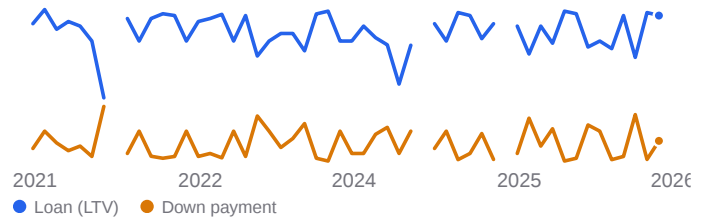


Median annualized return at resale

+7.7%

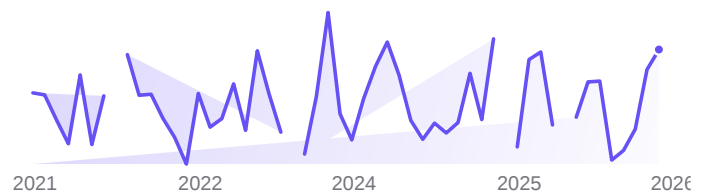


Financing (share of purchase price) Loan (LTV) 97% · Down payment 13%



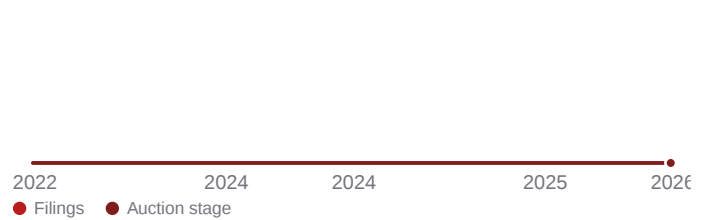
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,551
Median value (AVM)	\$280K
Median size	1,553 ft²
Median bedrooms	3
Median year built	1975
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	23%
Median loan-to-value	35%
Typical ownership tenure	26.6 yrs

COMMUNITY

Population	3,254
Density	89 / mi²
Median household income	\$78K
Average household income	\$95K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	26
Homes occupied	86%
Bachelor's or higher	18%
Poverty rate	8.8%
Unemployment	1.4%
Average temp	48°F
Annual precip	35 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.