

Manitou Beach 49253

ZIP code · MI · Michigan > Lenawee County

BUYER'S MARKET

\$115K

MEDIAN SALE PRICE

-81.0%

1-YR CHANGE

77

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



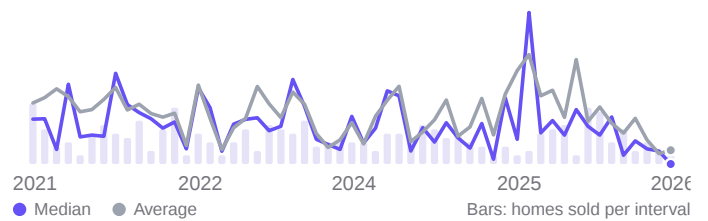
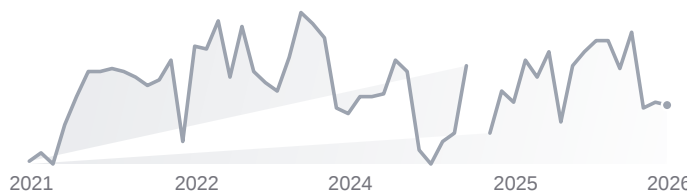
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$50K · Average \$145K

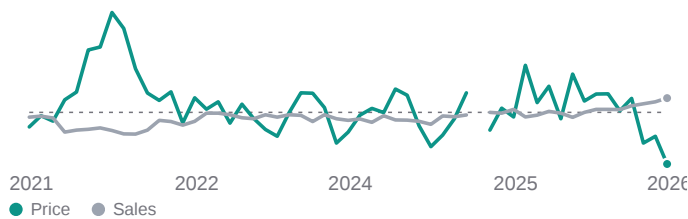


Growth (year over year)

Price -81.0% · Sales +22.2%

Price per square foot

\$37/ft²

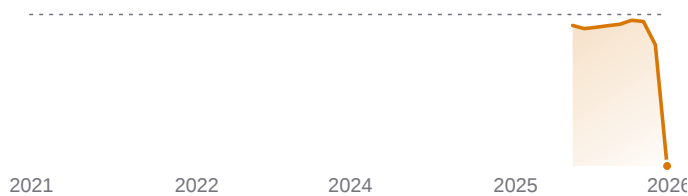


Sale premium vs estimated value

-64.0%

Annual turnover (share of homes sold)

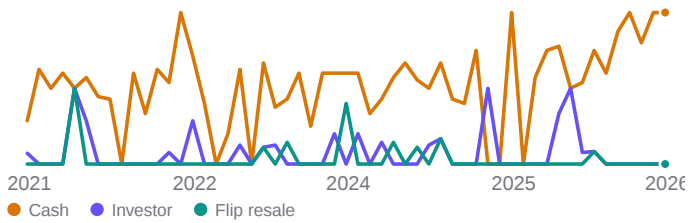
2.8%



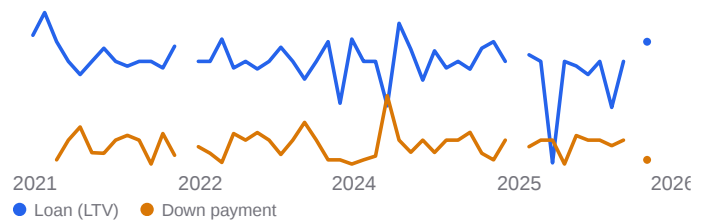
BUYERS & OUTCOMES

Buyer mix

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

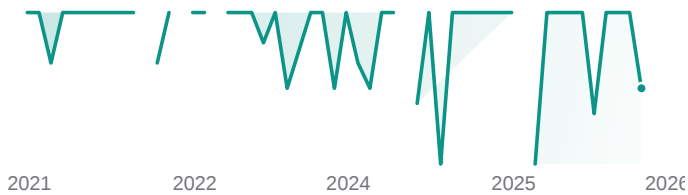


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



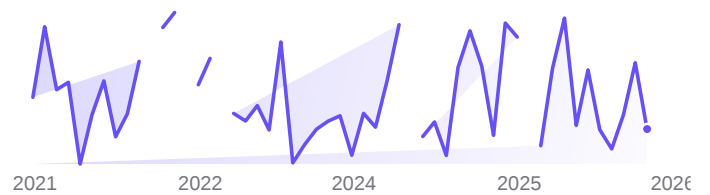
Sellers who sold at a gain

50%



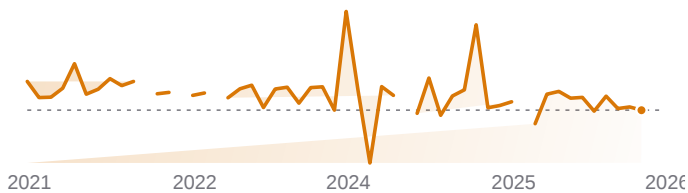
Typical hold before selling

2.1 yrs



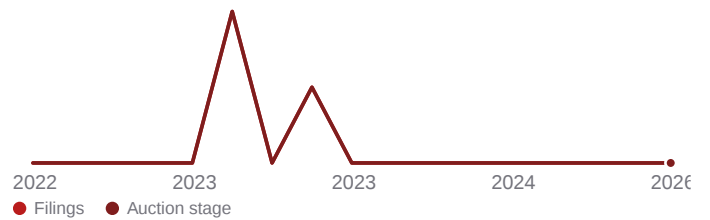
Median annualized return at resale

+0.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,722
Median value (AVM)	\$336K
Median size	1,505 ft²
Median bedrooms	3
Median year built	1966
Single family	93%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.7%
Owner occupied	55%
Company owned	28%
Median loan-to-value	13%

Typical ownership tenure

26.9 yrs

COMMUNITY

Population	2,545
Density	94 / mi²
Median household income	\$80K
Average household income	\$97K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	29
Homes occupied	61%
Bachelor's or higher	26%
Poverty rate	10.4%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.