

Montgomery 49255

ZIP code · MI · Michigan > Hillsdale County > Montgomery

BALANCED MARKET

\$161K

MEDIAN SALE PRICE

+33.7%

1-YR CHANGE

27

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

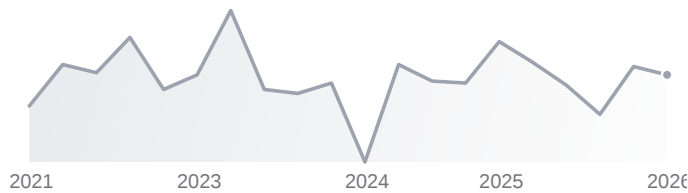
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

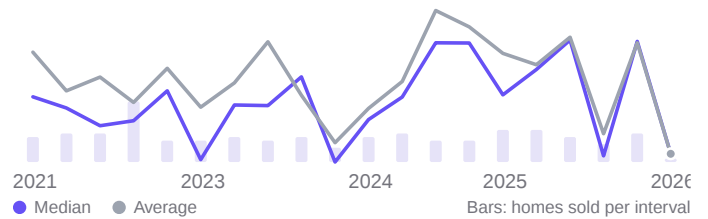
Market temperature (0–100)

55 / 100



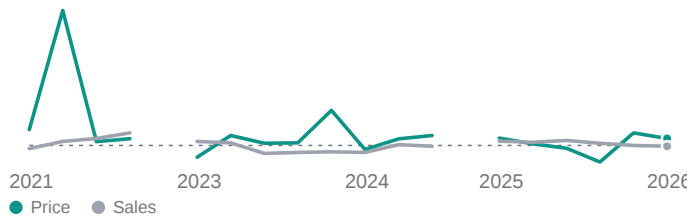
Sale prices

Median \$58K · Average \$58K



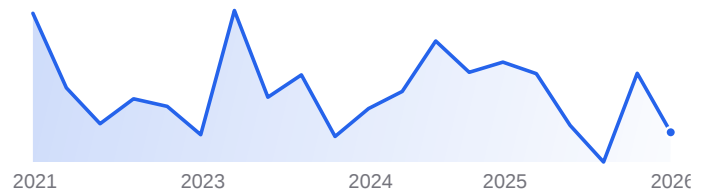
Growth (year over year)

Price +33.7% · Sales -3.6%



Price per square foot

\$61/ft²



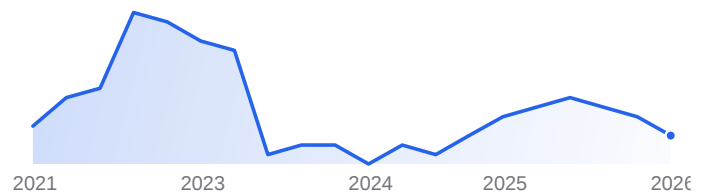
Sale premium vs estimated value

-11.4%



Annual turnover (share of homes sold)

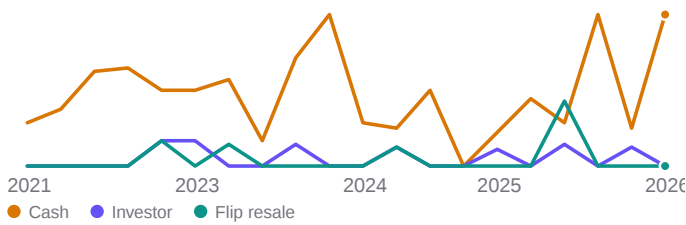
3.4%



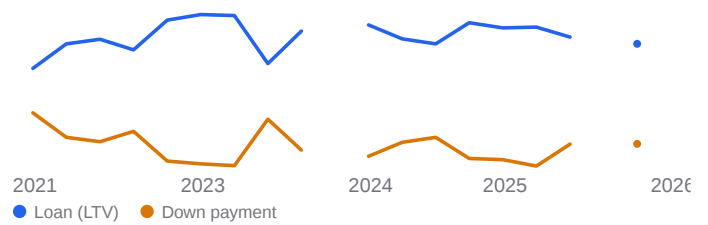
BUYERS & OUTCOMES

Buyer mix

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

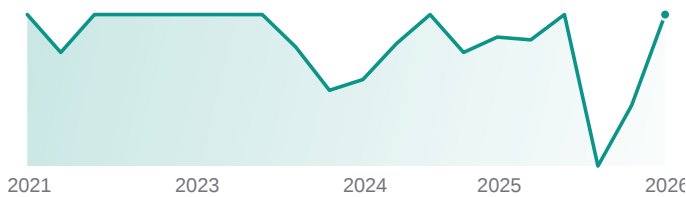


Financing (share of purchase price) Loan (LTV) 80% · Down payment 16%



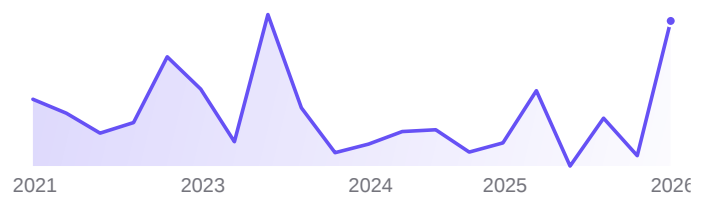
Sellers who sold at a gain

100%



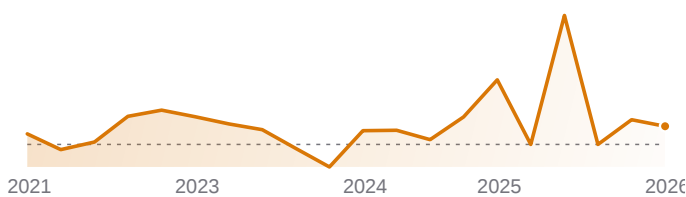
Typical hold before selling

12.5 yrs



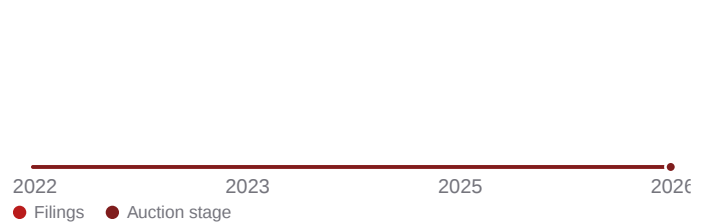
Median annualized return at resale

+13.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	798
Median value (AVM)	\$148K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1999
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.2%
Owner occupied	54%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	1,829
Density	52 / mi²
Median household income	\$53K
Average household income	\$68K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	32
Homes occupied	77%
Bachelor's or higher	7%
Poverty rate	24.2%
Unemployment	1.4%
Average temp	48°F
Annual precip	37 in
Sunshine	48%

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.