

North Adams 49262

ZIP code · MI · Michigan > Hillsdale County > North Adams

BALANCED MARKET

\$238K

MEDIAN SALE PRICE

-36.9%

1-YR CHANGE

21

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



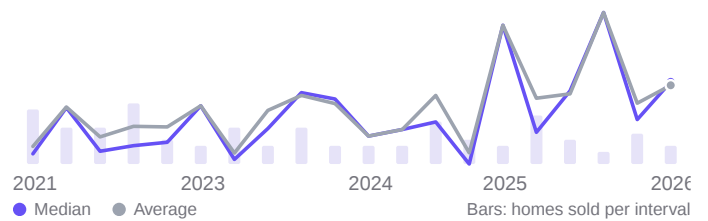
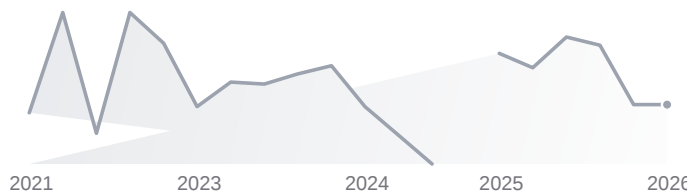
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$300K · Average \$290K

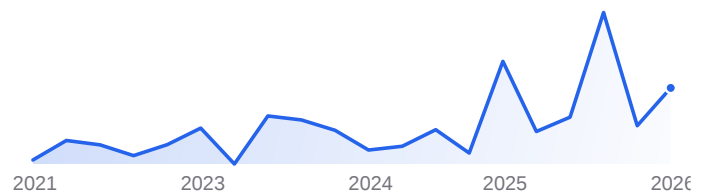
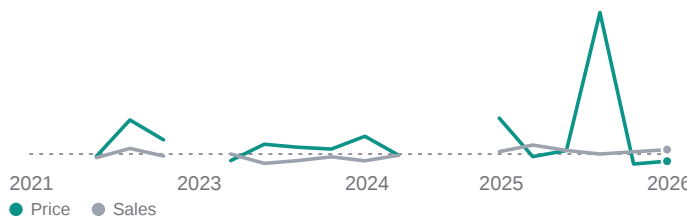


Growth (year over year)

Price -36.9% · Sales +23.5%

Price per square foot

\$250/ft²

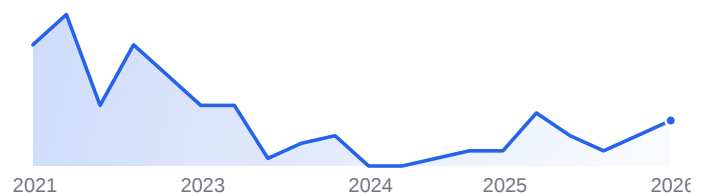


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

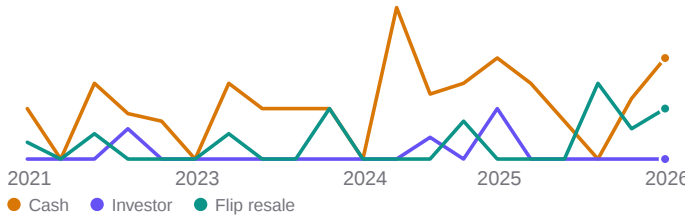
3.5%



BUYERS & OUTCOMES

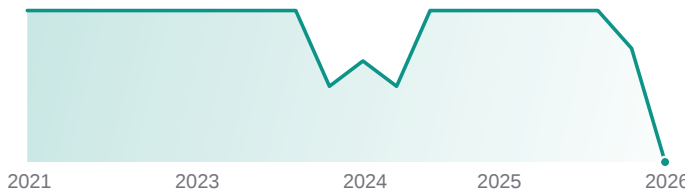
Buyer mix

Cash 67% · Investor 0% · Flip resale 33%



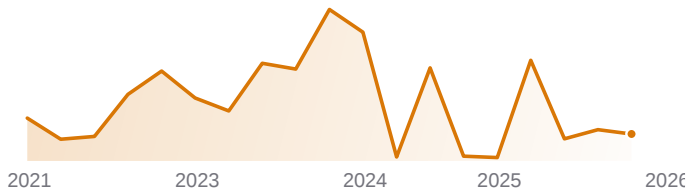
Sellers who sold at a gain

0%

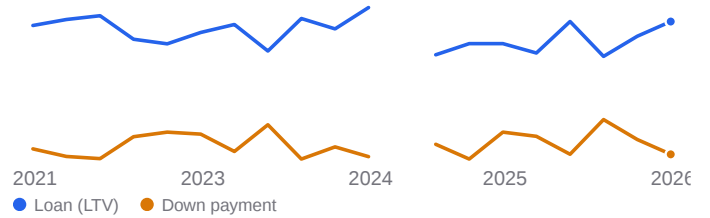


Median annualized return at resale

+5.7%

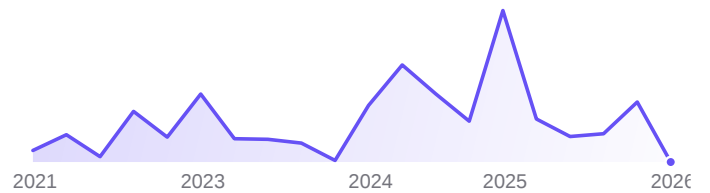


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	598
Median value (AVM)	\$165K
Median size	1,196 ft²
Median bedrooms	3
Median year built	1972
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.0%
Owner occupied	66%
Company owned	17%
Median loan-to-value	23%
Typical ownership tenure	19.6 yrs

COMMUNITY

Population	1,163
Density	54 / mi²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	26
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	8.8%
Unemployment	1.3%
Average temp	48°F
Annual precip	36 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.